



ATS Home
INSPECTIONS
THE INSPECTION FOR YOUR INVESTMENT



12345 Peace of Mind Way
YourTown, AZ 17761

Report Prepared For:

Jane Doe

Report Prepared By:

Timothy P. Kolb

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2. EXECUTIVE SUMMARY

Note: This summary is not meant to be technically exhaustive but rather to highlight areas where defects exist. The fact that items are listed here does not necessarily mean that repairs have to be made by the seller. Repair of any of the listed items is subject to negotiation and agreement between the buying and selling parties. Further, the condition of some of the items may already be factored into the selling price asked.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report about which they may have concerns.

Further, the Summary is not a substitute for reading and understanding the complete report.

2.1 PLUMBING SYSTEM

The flue collar on the water heater vent pipe is not secured to the ceiling as required. Recommendation: Secure flue collar as required.



2.2 ROOF SYSTEM

Several tiles on the roof are broken at the west slope. Recommendation: Repair as appropriate by a licensed roofing contractor.



One tile at the north perimeter of the roof is not secured to the roof decking. Recommendation: Repair as appropriate by a licensed roofing contractor.



2.3 INTERIOR

Some of the tile grout is missing or gapped at the dining room. Recommendation: Repair as appropriate.



One or more of the entry ways into the bedrooms were observed to have carpet tack strips that were not properly installed. In this case when putting a light pressure down on these areas the tack strip nails could be felt. Recommendations repair as appropriate by a licensed flooring contractor.



At the time of the inspection I notated the tile flooring in the master bedroom was set to high and may present a trip hazard. Recommendations repair as appropriate by a licensed flooring contractor.



One of the windows locking hardware is out of adjustment at the dining room (east) and living room (south), thus preventing the affected windows from being latched. Recommendation: Repair as appropriate by a licensed window contractor.



2.4 APPLIANCES

At the time of the inspection the water function for the refrigerator did not function using the normal controls, this may be a result of the water supply being turned off for the unit. Recommendations repair as appropriate by a licensed appliance contractor.

This concludes the Executive Summary. The full report begins on the following page.

3. GENERAL INFORMATION

3.1 Inspection Address

Street: 12345 Peace Of Mind Way

City: Yourtown

State: Arizona

Zip: 17761

3.2 Inspection Details

Inspection Date: March 23, 2017

Report Date: March 23, 2017

Report Delivered: by email

Start Time: 12:30 PM

End Time: 2:30 PM

Weather Conditions: overcast

Temperature: 65 degrees

Present During Inspection: buyer

Building Occupied: vacant empty

3.3 Building Details

Date Built: 2017

Kitchens: One

Supporting Foundation: Slab-on-grade

Approximate Area: 1733 Sq. Ft.

Entrance Faces: North

Nearest Fire Hydrant: Within 500 yards

3.4 Client Information

Name: Jane Doe

Cell: 123-456-7890

3.5 Buyers Agent Information

Name: Betsy Realtor

Cell: 123-560-2475

3.6 Inspected By

Name: Timothy P. Kolb

License: Certification Number 46224

3.7 Company Information

Company: ATS Home Inspections LLC

Address: P.O Box 5762

City: Surprise

State: Arizona

Zip: 85379

Phone: 623-266-8846

Email: tkolb@atshomeinspectionsllc.com

Web Site: www.atshomeinspectionsllc.com

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4. PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of the inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to State of Arizona inspection standards is included at the end of the report.

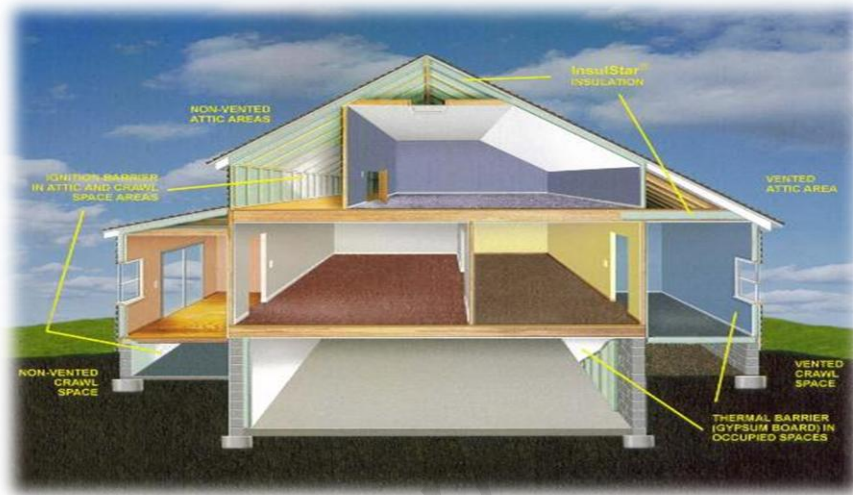
The inspection effort will concentrate on health and safety issues, major cost of repair issues and overall ability of the structure to prevent moisture intrusion to the interior of the home.

The inspection does not include invasive testing (areas not viewable due to walls and ceilings, roof coverings, foundation slabs covered by flooring, sealed heating and cooling cabinets, etc.) of any areas that cannot be visibly seen.

When a licensed contractor is recommended for repairs, it is important to note that a 2-year warranty by the contractor is included in any work they perform. This is dictated by the State of Arizona, Registrar of Contractors. Repairs done by anyone other than a licensed contractor, does not have the warranty.

5. STRUCTURAL COMPONENTS

The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.



5.1 Construction Type

Structure Type: residence is a single level

Attached - Detached: detached

Construction Type: wood frame

Residence Style: single-family dwelling

Bedrooms: three

Kitchens: one

Bathrooms: two

Supporting Foundation: no basement

5.2 Building Foundation

Foundation Type: slab on grade

Foundation Material: post-tensioned concrete

Condition: good condition-no issues

Structural movement: none observed

Support Columns: wood framed stucco support

Condition: good-no issues

5.3 Wall Structure

Wall Studs: unknown-not viewable

Wall On-Center: unviewable

Wall Sheathing: stucco, likely over foam and or oriented strand board (OSB)

Condition: good-no issues

5.4 Floor Structure

Floor Framing: unknown-not viewable

Floor Joists: unknown-not viewable

Floor On-Center: unknown-not viewable

Floor Sheathing: unknown decking concealed by floor coverings

Condition: good-no squeaking

5.5 Roof Structure

Roof Assembly Type: manufactured truss

Rafter Support: 2 by 4

Rafter/Support On-Center: 24-inch

Roof Sheathing: unknown-covered by radiant barrier

Ceiling Joist: 2 by 4

Ceiling Joist On-Center: 24-inch

Condition: unknown - covered by radiant barrier

5.6 Crawlspace Entrance Inspection

Entrance Location: none

5.7 Attic Entrance Inspection

Inspection Method: flashlight

Entrance Location: ceiling hatch in the hall

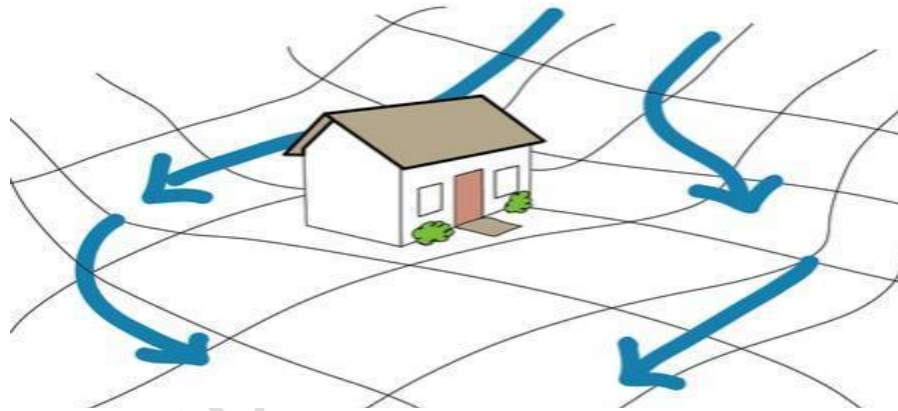
Wall framing is 2 by 4 studs on 16-inch centers sheathed with stucco over presumed foam over oriented strand board (OSB) or plywood, likely nailed directly to wall studs.

All visible components of the ceiling and flooring appear to be in serviceable condition.

All visible components of the structure appeared to be in satisfactory condition.

6. EXTERIOR

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.



6.1 Building Exterior

Wall Surface Material: stucco

Condition: good condition-no issues

Wall Trim: wood, aluminum and vinyl

Condition: good condition-no issues

Entry Door Types: solid wood core, metal clad insulated and metal-clad with glass panel inserts

Condition: good condition-no issues

Garage Door: metal, sectional rollup

Condition: good condition-no issues

Eave Type: closed cornices with no overhang

Condition: good condition-no issues

6.2 Slope and Drainage

Direction of Lot Slope: slopes away from the home on all sides

Condition: satisfactory condition

Drainage Piping: none found

Drains Connected to: N/A

Gutters Downspouts Drain: none

Catch Basins Located: none

6.3 Drives Walks and Patios

Driveway Types: brick pavers

Condition: good condition-no issues

Walkway Type: brick pavers

Walkway condition: good condition-no issues

Flatwork Type: brick pavers

Flatwork Locations: western exterior

Condition: good condition-no issues

Patio Type: poured concrete-covered by main roof of home

Patio Locations: south exterior of home

Condition: good condition-no issues

Fence and Gate: concrete block with metal frame wood slat gate

Condition: good condition-no issues

6.4 Retaining Walls

Retaining Wall Type: masonry-conventional CMU

Retaining Wall Locations: southern exterior

Retaining wall Condition: good condition-no issues

The exterior woodwork and painted surfaces appear in satisfactory condition. No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

Gaps between dissimilar exterior components should be caulked and painted in order to prevent moisture infiltration into the structure.

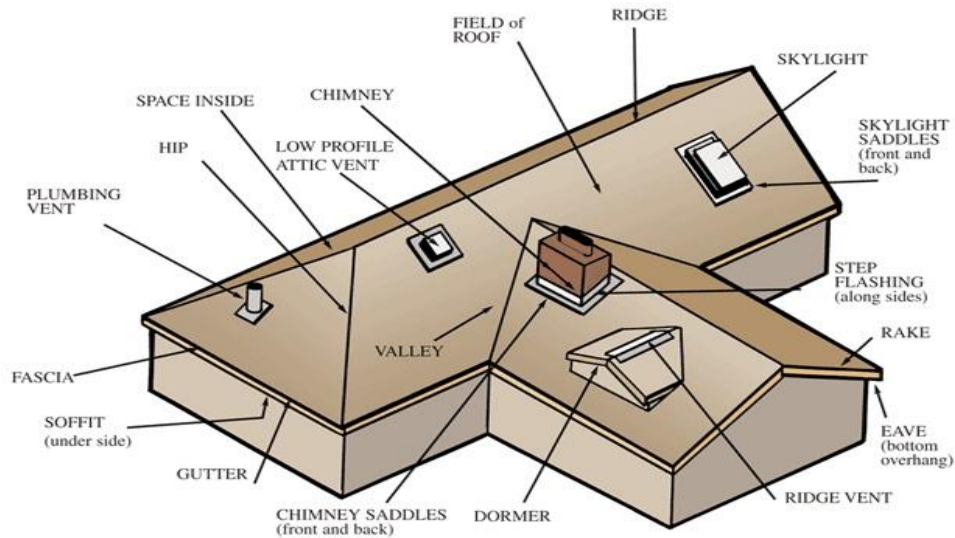
Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked in order to prevent moisture infiltration into the structure.

The garage door raises and lowers with a powered door operator. The door reverses upon impact or breaking of the light beam as required.

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7. ROOF SYSTEM

Inspection of the roof includes the cover, flashing, venting, skylights and chimneys. Ideally, the roof is walked. In cases where walking is not possible, observations are limited to what can be seen by the method employed.



Anatomy of a Roof

7.1 Roof Covering

Roof Inspected: by walking the entire surface

Roof Slope: steep pitch

Roof Style: hip

Roofing Materials: concrete tile

Material Condition: satisfactory-minor repairs needed

7.2 Flashing

Flashing Type: metal

Flashing Locations: plumbing vents, B-Vent Penetrations, dry vent penetrations, roof valleys and roof valley by entry

7.3 Flashing Condition

Flashing Condition: good condition-no repairs needed

7.4 Skylights

Skylight Type: none

7.5 Chimneys

Chimneys Type: none

The roof indicated to be in satisfactory condition with defects notated below.

The rear patio cover is an integrated part of the main roof structure and indicated to be to be in satisfactory condition.

Several tiles on the roof are broken at the west slope. Recommendation: Repair as appropriate by a licensed roofing contractor.

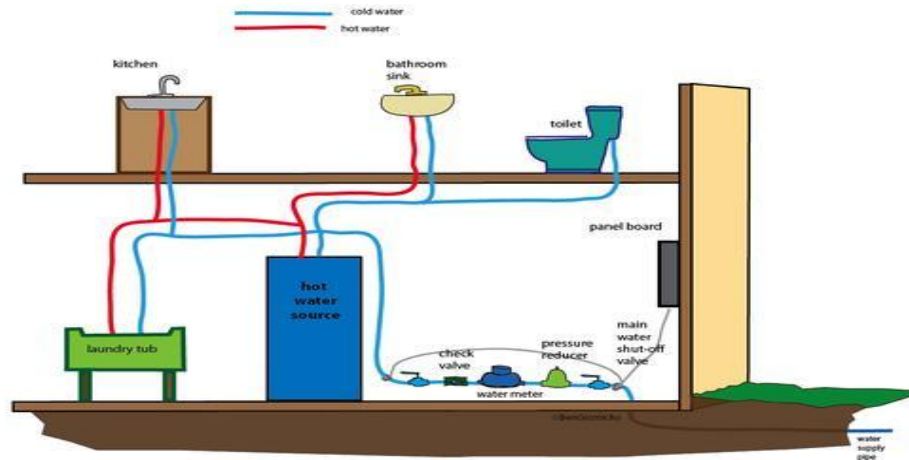
One tile at the north perimeter of the roof is not secured to the roof decking. Recommendation: Repair as appropriate by a licensed roofing contractor.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

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8. PLUMBING SYSTEM

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.



8.1 Supply and Piping

Supply and Waste System: municipal supply and waste system

Service Piping Size: 1 1/2-inch

Service Piping Type: copper

Branch Piping Size: 1/2-inch

Branch Piping Type: cross-linked polyethylene (PEX)

Condition: not inspected-concealed in walls and attic

Fixtures/Faucets Condition: Good condition-no issues

Supports/Insulation Condition: no access - not inspected

Functional Flow: satisfactory

Function Drainage: satisfactory

Waste Piping: undetermined

Condition: no access-not inspected¹

Vent Piping: undetermined

Condition: No access-not inspected

¹ Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

8.2 Water Heater

Water Heater Type: one conventional storage tank

Water Heater Energy Source: natural gas

Capacity: 50 Gallons

Date of Manufacture: 2016-Nov

Make: Bradford-White

Model: RG250T6N

Serial No.: NL38602247

Water Heater Location: garage

Condition: satisfactory condition-in need of minor repairs

Water Heater Vented: through the roof via a B-vent

8.3 Fuel Tank & Controls

Fuel Shut Off Location: at the water heater

Automatic Safety Controls (TPR) Condition: satisfactory condition-no defects apparent

8.4 Water Controls and Drains

Main Water Shut Off Location: east exterior of building

Main Water Regulator Location: north entry of building

Waste Clean Out Locations: north exterior of building

Main Floor Drain Location: none found

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection and are further not required of the home inspector by State of Arizona regulations.

Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

The support methods of all plumbing pipes and materials are within closed walls and therefore determined to be beyond the scope of this non-invasive inspection.

All faucets inside and outside the home were operated and checked for cross installation, functional flow and all drains were checked for functional drainage. No defects were found.

Hot water was available at all applicable faucets and the water heating controls were determined to be in working order with no defects noted.

Although the water supply valves/connectors and drain pipe appeared to be in satisfactory condition at the time of the inspection at the laundry room. The supply valves were not turned on or off for function and is not required by the AZBTR standards of practice. Keep in mind that clothes washer supply valves and piping often develop new leaks during the move-out/move-in process - watch carefully for leaks.

A conventional storage tank with 50 gallons of capacity provides hot water for the residence. The tank indicated to be in serviceable condition with exceptions notated below.

The temperature pressure relief valve and drain line was checked for proper material and installation and no defects were observed

The flue collar on the water heater vent pipe is not secured to the ceiling as required. Recommendation: Secure flue collar as required.

The gas line plumbing is black steel. The interior gas shut-off valve is located at the branch gas line to the water heater. The visible portion of the line indicated to be properly supported with no defects noted.

9. ELECTRICAL SYSTEM

9.1 Service Entry



Service Drop Type: underground service lateral

Condition: good condition-no issues

Service Entry Conductor: not viewable

Condition: not viewable

Service Ground Conductor: stranded copper

Service Ground Location: water pipe at exterior of building

Condition: good condition-for what could be seen

Meter Location: west side of the residence

9.2 Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 200 amps

Main Disconnect Location: inside the service entrance panel

9.3 Main Panel

Service Entrance Panel Location: west side of the building

Panel Type: Square D

Panel Style: breaker system

Amperage Rating: 200 amps

Voltage Rating: 120/240 volts

Condition: good condition-no issues

Final Service Rating: 200 amps

9.4 Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

Wiring Conductors: copper and aluminum

Condition: good condition-no issues

GFCI Locations: Kitchen, Bathroom(s) and Garage

AFCI Locations: Bedroom(s), family room and smoke alarms¹

Outlets & Switches Tested: inside the building, front of the residence and back of the residence

Polarity & Ground Tested: inside the building and exterior of the residence

9.5 Smoke Alarm Detectors

Smoke Alarms: Alarms Found

9.6 Sub Panel

Sub Panel Location: none

The service entry panel was inspected and indicated to be in serviceable condition with no obvious defects noted.

The main service panel indicated to have some room for future upgrades or additions to the system.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

The State of Arizona, Board of Technical Registration (home inspector regulating body) does not require that smoke alarms be inspected as part of a home inspection. The reasoning is that even though the alarm beeps when the test button is depressed, the beep is no guarantee that the alarm will sound in the event of a fire.

¹ AFCI's involve a technology that detects arcing-faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125V, single phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms be protected by an arc-fault Circuit interrupter.

CO/Gas detectors were present in the home.

A number of ground fault circuit interrupters were found and tested, no obvious defects were observed with the system.

The bedrooms, family room and smoke alarms were protected by AFCI outlets and indicated to function as designed, at time of inspection, with no defects noted.

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10. HEATING SYSTEM

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.



10.1 Heating Systems

Type of Heating System: natural gas forced air furnace

Heating System Location: HEATING SYSTEM

Condition: good condition-no issues

Heating System Access: in the attic

Location Electric Safety Switch: at the breaker panel

Type of Thermostats: programmable

Location of Thermostats: south hall

Condition: started as expected using normal controls

10.2 Furnace

Make: Lennox (manufacture date: 2016)

Model: ML18OUH090P48B-55

Serial: 1716429562

Type of Gas: natural gas

Dirt leg present: Yes¹

¹ The gas line has a dirt leg installed before the appliance ignition area as appropriate. Dirt legs are designed to keep impurities out of the burn area.

10.3 Exhaust

Exhaust Vent Type: double-wall metal

Exhausts Through: vents up through the roof

Condition: good condition-no issues

Flue Shared with Hot Water: no

Inspection Tag Present: YES

10.4 Gas System

Type Gas Line: black steel

Gas Meter Location: west side of the building

Interior Gas Cutoff Location: branch line

Exterior Gas Cutoff Location: at the meter

10.5 Ducting Ventilation

Type of Ducting: flexible polyethylene

Condition: satisfactory condition-for what could be seen

Type of Return Ducting: flexible polyethylene

Condition: satisfactory condition-for what could be seen

10.6 Air Filter

Location: return intake

Type: pleated cartridge

Condition: clean

Width: 20"

Height: 30"

Depth: 1"

10.7 Other Air Filter

Location: return intake

Type: pleated cartridge

Condition: clean

Width: 20"

Height: 20"

Depth: 1"

The flue is not shared with the water heater. An inspection tag was found on the heating system at the time of the inspection.

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a heat source (delivery register) with no defects noted.

Temperature readings at all delivery and return registers were found to be within normal tolerances.

Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, however, by inaccessible attics and pipe being enclosed within walls. Recommendation: Client should contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

The furnace filters were clean and serviceable at the time of the inspection.

The inspection of the heating system includes the coil, fan, mounting apparatus, ducting and venting where appropriate. Heating is not inspected during the summer months when the air conditioning is normally in use. Heating is never tested when the outside air temperature is above 80 degrees Fahrenheit. The system is tested (when outside temperature permits) and temperature splits are recorded. Unless otherwise noted, all of the above was in acceptable condition at the time of inspection.

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11. AIR CONDITIONING SYSTEM

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.



11.1 System Description

Type of system: central air conditioner

Energy source: electricity

11.2 Thermostat

Type: programmable

Locations: south hall

Thermostat Condition: Satisfactory

Location of Cutoff: within sight of the unit

11.3 Air Handler Evaporator

Inside Unit Location: attic

Condition: good-no issues

Make: Lennox (manufacture date: 2016)

Model: CH33-50/60C-2F-3

Serial: 6016J00582

11.4 Coil Condenser

Outside Unit Location: east exterior ground

Condition: good-no issues

Make: Lennox (manufacture date: 2016)

Model: 14ACX-042-230A18

Serial: 1916K21032

11.5 Air Ducting

Type of Ducting: same as heat

Condition: satisfactory condition-for what could be seen

Type of Return Ducting: same as heat

Condition: satisfactory condition-for what could be seen

11.6 Air Filter

Location: Same as heating system

Type: same as heating system

Condition: Clean

Width: 20"

Height: 30"

Depth: 1"

11.7 Other Air Filter

Location: Same as heating system

Type: same as heating system

Condition: Clean

Width: 20"

Height: 20"

Depth: 1"

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

The HVAC filters were clean and serviceable at the time of the inspection.

The thermostat, ductwork and filters for the cooling system are the same used to control, deliver and clean the air, for the heating system. Unless otherwise noted, all of the above areas were in acceptable condition at the time of the inspection.

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12. INTERIOR

12.1

Room Interior

Heat Source: ceiling registers

Wall Surface Type: drywall

Condition: serviceable-with exceptions

Ceiling Surface Type: drywall

Condition: serviceable-with exceptions

Flooring Type: ceramic tile and carpeting throughout

Condition: satisfactory-in need of minor repairs

Kitchen Flooring Material: ceramic tile

Condition: satisfactory-with exceptions

Kitchen Counter Top Type: granite

Condition: good-no issues

12.2 Cabinets and Counters

Kitchen Cabinet Type: face frame

Condition: good-no issues

Bathroom Flooring Material: ceramic tile

Condition: good-no issues

Bathroom Counter Top Type: solid surface resin

Condition: good-no issues

Bathroom Cabinet Type: face frame

Condition: good-no issues

Inside Door Type: hollow core wood panel

Condition: good-no issues

12.3 Windows and Doors

Window Frame Type: aluminum

Window Pane Type: double glazed

Condition: satisfactory-in need of minor repairs

Security Bar Locations: none

12.4 Garage Door

Garage Walk Through Door: wood-solid core

Garage Walk Through Door Condition: good-no issues

Fire Separation Walls and Ceilings Condition: satisfactory-no issues visible

There are minor wall and ceiling blemishes throughout the home that are of no real significance other than cosmetic.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

Some of the tile grout is missing or gapped at the dining room. Recommendation: Repair as appropriate.

One or more of the entry ways into the bedrooms were observed to have carpet tack strips that were not properly installed. In this case when putting a light pressure down on these areas the tack strip nails could be felt.

Recommendations repair as appropriate by a licensed flooring contractor.

At the time of the inspection I notated the tile flooring in the master bedroom was set too high and may present a trip hazard. Recommendations repair as appropriate by a licensed flooring contractor.

The fire separation wall between the garage and the structure was examined and there were no obvious discrepancies noted. A Home Inspection is non-invasive consequently it is virtually impossible to verify that the proper materials were used during construction of the home. If the client is concerned about this facet of the inspection, the recommendation is to engage the services of a licensed contractor to determine through invasive means, the condition of the wall.

One of the windows locking hardware is out of adjustment at the dining room (east) and living room(south), thus preventing the affected windows from being latched. Recommendation: Repair as appropriate by a licensed window contractor.

13. APPLIANCES

Inspection Will Include: range, oven, refrigerator, dishwasher, food disposer and microwave oven

Inspection Will Exclude: Washer and Dryer

Kitchen Fans: in built-in microwave

13.1 Range

Range Style: Free standing, self contained cook top and oven

Fuel: Gas

Make: General Electric

Model: JB700SEJ2SS

Serial: ZG226585P

13.2 Oven

Oven Style: Integral to the range

Fuel: Gas

Make: General Electric

Model: same as range

Serial: same as range

13.3 Refrigerator

Refrigerator Style: Side-by-side refrigerator/freezer

Fuel: an electric

Make: General Electric

Model: GSE25GSHECSS

Serial: ZG406849

13.4 Dishwasher

Dishwasher Style: Built-in

Make: General Electric

Model: PDT85SSJ0SS

Serial: AH101523B

13.5 Food Disposer

Food Disposer Type: Electric

Make: In-Sink Erator

Model: 1-87A

Serial: 1611187835

13.6 Microwave Oven

Microwave Oven Type: a built-in type

Make: GE

Model: PVM9215SK1SS

Serial: RG252029B

13.7 Washing Machine

Washing Machine Type: top-loading clothes washer

Make: General Electric

Model: GTW220ACK1WW

Serial: ZG115607G

13.8 Clothes Dryer

Clothes Dryer Type: an electric clothes dryer

Make: General Electric

Model: GTX22EASKOWW

Serial: ZG7588922C

At the time of the inspection the water function for the refrigerator did not function using the normal controls, this may be a result of the water supply being turned off for the unit. Recommendations repair as appropriate by a licensed Appliance contractor.

Unless otherwise noted, all of the above appliances were in serviceable condition and functioned as designed at the time of the inspection.

14. INSULATION AND VENTILATION

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or un-viewable areas, I suggest consulting an insulation contractor or certified energy auditor.



14.1 Attic Locations and Access

Attic Spaces: One

Attic Access Locations: Ceiling hatch in hallway

Certificate Posted: Yes

Certificate Insulation Locations: Attic only

14.2 Attic Floor Insulation

Insulation Type: blown-in cellulose

Insulation Measure: 9-10 inches

Insulation R-Value: 30-31

Vapor Retarder: Unknown-no view

14.3 Wall Insulation

Insulation Type: Unknown-no access

Insulation Measure: Unknown-no access

Vapor Retarder: Unknown-no access

Retarder Location: Unknown-no access

14.4 Attic Ventilation

Attic Ventilation Type: Passive ventilation

Attic Ventilation Intake Location: none

Attic Exhaust Ventilation: Simulated tile roof vents

14.5 House Ventilation

Exhaust Fans Devices: bathrooms/kitchen/laundry (all)

Due to the construction and location of the roof trusses in the attic, access to all areas was either limited or un-accessible. For that reason, all areas that could not be accessed are excluded from the scope of the inspection.

All fans functioned as designed at the time of the inspection.

The dryer vent was inspected and no obvious defects or restrictions were noted at the time of the inspection.

Yours truly,

Timothy P. Kolb

ATS Home Inspections LLC

623-266-8846

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15. ARIZONA STANDARDS OF PROFESSIONAL PRACTICE

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1. INTRODUCTION

- 1.1 These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 These Standards of Practice
 - A. provide inspection guidelines.
 - B. make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

Inspections performed to these Standards shall provide the *client* with a better understanding of the property conditions, as observed at the time of the *inspection*.

2.2 Inspectors shall:

- A. before the inspection report is delivered, enter into a written agreement with the *client* or their authorized agent that includes:
 1. the purpose of the inspection.
 2. the date of the inspection.
 3. the name address and certification number of the *inspector*.
- the fee for services.

4. a statement that the inspection is performed in accordance with these Standards.
limitations or exclusions of *systems* or *components* inspected.
 - B. *Observe readily accessible installed systems and components* listed in these Standards.
 - C. submit a written report to the *client*, which shall:
 1. *describe systems and components* identified in sections 4-12 of these Standards.
 2. state which *systems and components* designated for inspection in these Standards have been inspected and any *systems and components* designated for inspection in these Standards, which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
 - 3 state any *systems and components* so inspected which were found to be in need of *immediate major repair* and any recommendations to correct, monitor or *evaluate by appropriate persons*.
- 2.3 These Standards are not intended to limit *inspectors* from:
- A. reporting observations and conditions in addition to those required in Section 2.2.
 - B. excluding *systems and components* from the inspection if requested by the *client*.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

- A. Inspections done in accordance with these Standards are visual, not *technically exhaustive* and will not identify concealed conditions or latent defects.

These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. **Inspectors are NOT required to report on:**

1. life expectancy of any *component* or *system*.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any *component* or *system*, which was not *observed*.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently *installed*.

B. **Inspectors are NOT required to:**

1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any *system* or *component*.
3. enter any area or perform any procedure, which may damage the property or its *components* or be dangerous to the *inspector* or other persons.

4. operate any *system* or *component*, which is *shut down* or otherwise inoperable.
5. operate any *system* or *component*, which does not respond to *normal operating controls*.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris, which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, and contaminants in soil, water, and air.
8. determine the effectiveness of any *system installed* to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of *components*.
10. project operating costs of *components*.
11. evaluate acoustical characteristics of any *system* or *component*.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. **SYSTEM: STRUCTURAL COMPONENTS**

4.1 **The inspector shall observe:**

A. *structural components* including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 **The Inspector shall:**

A. *describe* the type of:

1. foundation.
2. floor structure.
3. wall structure.
4. columns.
5. ceiling structure.
6. roof structure.

B. probe *structural components* where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C. enter *under floor crawl spaces* and attic spaces except when access is obstructed, when entry could damage the property, or when *dangerous or adverse situations* are suspected.

D. report the methods used to inspect *under floor crawl spaces* and attics.

E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

5. **SYSTEM: EXTERIOR**

5.1 **The inspector shall observe:**

- A. wall cladding, flashings and trim.
- B. entryway doors and *representative number* of windows.
- C. garage door operators.
- D. decks, balconies, stoops, steps, areaways, and porches including railings.
- E. eaves, soffits and fascias.
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 **The inspector shall:**

- A. *describe* wall-cladding materials.
- B. operate all entryway doors and *representative number* of windows including garage doors, manually or by using permanently *installed* controls of any garage door operator.
- C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 **The inspector is NOT required to observe:**

- A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. fences.
- C. *safety glazing*.
- D. garage door operator remote control transmitters.
- E. geological conditions.
- F. soil conditions.
- G. *recreational facilities*.
- H. outbuildings other than garages and carports.

6. **SYSTEM: ROOFING**

6.1 **The inspector shall observe:**

- A. roof coverings.
- B. *roof drainage systems*.
- C. flashings.
- D. skylights, chimneys and roof penetrations.
- E. signs of leaks or abnormal condensation on building *components*.

6.2 **The inspector shall:**

- A. *describe* the type of roof covering materials.
- B. report the methods used to inspect roofing.

6.3 **The inspector is NOT required to:**

- A. walk on the roofing.
- B. *observe* attached accessories including but not limited to solar *systems*, antennae, and lightning arresters.

7. **SYSTEM: PLUMBING**

7.1 **The *inspector* shall *observe*:**

- A. interior water supply and distribution *system* including:
 - 1. piping materials, including supports and insulation.
 - 2. fixtures and faucets.
 - 3. functional flow.
 - 4. leaks.
 - 5. *cross connections*.
- B. interior drain, waste and vent *system*, including:
 - 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. leaks.
 - 3. *functional drainage*.
- C. hot water *systems* including:
 - 1. water heating equipment.
 - 2. *normal operating controls*.
 - 3. *automatic safety controls*.
 - 4. chimneys, flues and vents.
- D. fuel storage and distribution *systems* including:
interior fuel storage equipment, supply piping, venting and supports.
leaks.
- E. sump pumps.

7.2 **The *inspector* shall:**

- A. *describe*:
 - 1. water supply and distribution piping materials.
 - 2. drain, waste and vent piping materials.
 - 3. water heating equipment.
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 **The *inspector* is NOT required to:**

- A. state the effectiveness of anti-siphon devices.
- B. determine whether water supply and waste disposal *systems* are public or private.
- C. operate *automatic safety controls*.
- D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E. *observe*:

1. water conditioning *systems*.
2. fire and lawn sprinkler *systems*.
3. *on-site water supply quantity and quality*.
4. on-site waste disposal *systems*.
5. foundation irrigation *systems*.
6. spas, except as to *functional flow and functional drainage*.

8. **SYSTEM: ELECTRICAL**

8.1 **The *inspector* shall *observe*:**

- A. service entrance conductors.
- B. service equipment, grounding equipment, main over-current device, and main and distribution panels.
- C. amperage and voltage ratings of the service.
- D. branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. the operation of a *representative number* of *installed* lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. the operation of ground fault circuit interrupters.

8.2 **The *inspector* shall:**

- A. *describe*:
 1. service amperage and voltage.
 2. service entry conductor materials.
 3. service type as being overhead or underground.
 4. location of main and distribution panels.
- B. report any *observed* aluminum branch circuit wiring.

8.3 **The *inspector* is *NOT* required to:**

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any over current device except ground fault interrupters.
- C. *dismantle* any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. *observe*
 1. smoke detectors.
 2. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. **SYSTEM: HEATING**

9.1 **The *inspector* shall *observe*:**

- A. permanently *installed* heating *systems* including:
 - 1. heating equipment.
 - 2. normal operating controls.
 - 3. automatic safety controls.
 - 4. chimneys, flues and vents.
 - 5. solid fuel heating devices.
 - 6. heat distribution *systems* including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
 - 7. the presence of an *installed* heat source in each room.

9.2 **The inspector shall:**

- A. *describe*:
 - 1. energy source.
 - 2. heating equipment and distribution type.
- B. operate the *systems* using normal operating controls.
- C. open *readily operable access panels* provided by the manufacturer or installer for routine homeowner maintenance.

9.3 **The inspector is NOT required to:**

- A. operate heating *systems* when weather conditions or other circumstances may cause equipment damage.
- B. operate *automatic safety controls*.
- C. ignite or extinguish solid fuel fires.
- D. *observe*:
 - 1. the interior of flues.
 - 2. fireplace insert flue connections.
 - 3. humidifiers.
 - 4. electronic air filters.
 - 5. the uniformity or adequacy of heat supply to the various rooms.

10. **SYSTEM: CENTRAL AIR CONDITIONING**

10.1 **The inspector shall observe:**

- A. *central air conditioners* including:
 - 1. cooling and air handling equipment.
 - 2. normal operating controls.
- B. distribution *systems* including:
 - 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 - 2. the presence of an *installed* cooling source in each room.

10.2 **The inspector shall:**

- A. *describe*:
 - 1. energy sources.
 - 2. cooling equipment type.
- B. operate the *systems* using *normal operating controls*.
- C. open *readily openable access panels* provided by the manufacturer or installer for routine homeowner maintenance.

10.3 **The inspector is NOT required to:**

- A. operate cooling *systems* when weather conditions or other circumstances may cause equipment damage.
- B. *observe* non-central air conditioners.
- C. *observe* the uniformity or adequacy of cool-air supply to the various rooms.

11. **SYSTEM: INTERIORS**

11.1 **The inspector shall observe:**

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a *representative number* of cabinets.
- D. a *representative number* of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. sumps.

11.2 **The inspector shall:**

- A. operate a *representative number* of primary windows and interior doors.
- B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

11.3 **The inspector is NOT required to observe:**

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.
- D. household appliances.
- E. *recreational facilities* or another dwelling unit.

12. **SYSTEM: INSULATION & VENTILATION**

12.1 **The inspector shall observe:**

- A. insulation and vapor retarders in unfinished spaces.
- B. ventilation of attics and foundation areas.
- C. kitchen, bathroom, and laundry venting *systems*.

12.2 **The inspector shall describe:**

- A. insulation and vapor retarders in unfinished spaces.
- B. absence of same in unfinished space at conditioned surfaces.

12.3 **The *inspector* is NOT required to report on:**

- A. concealed insulation and vapor retarders.
- B. venting equipment, which is integral with household appliances.

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16. GLOSSARY

Automatic Safety Controls:

Devices designated and *installed* to protect *systems* and *components* from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other *unsafe* conditions.

Central Air Conditioning:

A *system*, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home *inspector* for a home inspection.

Component:

A *readily accessible* and observable aspect of a *system*, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the *system*.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations, which pose a threat of injury to the *inspector*, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a *system* or *component* by its type, or other *observed* characteristics, to distinguish it from other *components* used for the same purpose.

Dismantle:

To take apart or remove any *component*, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and *engineering* sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home *inspector*.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A *major defect*, which if not quickly addressed, will be likely to do any of the following:

worsen appreciably

cause further damage

be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home *inspector* by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the *installed* item requires tools for removal.

Major Defect:

A system or component that is *unsafe* or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a *system* or *component* and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors, which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building *components*.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical *components* such as windows and electrical outlets, the inspection of one such *component* per room. For multiple identical exterior *components*, the inspection of one such *component* on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splash blocks, and similar *components* used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a *system* that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is *technically exhaustive* when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or *engineering* findings, conclusions, and recommendations.

Under floor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural *component*.

Unsafe:

A condition in a readily accessible, installed *system* or *component*, which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.

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