

# One Step Above



**Home Inspections**

## Inspection Report

**John Smith**

**Property Address:**

123 Main st.  
Phoenix AZ 85302



**One Step Above Home Inspections LLC**

**David S Eggleston JR. #61520**

**8344 N 67th ave.**

**Glendale, AZ 85302**

**602.321.9937**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[1 Introductory Notes.....4](#)

[2 Structure .....5](#)

[3 Exterior.....6](#)

[4 Roofing.....7](#)

[5 Plumbing .....8](#)

[6 Electrical .....10](#)

[7 Heating and Cooling .....11](#)

[8 Attic.....13](#)

[9 Garage.....14](#)

[10 Interiors .....15](#)

[11 Kitchen .....16](#)

[12 Bathrooms.....17](#)

[13 Laundry.....18](#)

[Summary.....20](#)

[Invoice.....38](#)

<b>Date:</b> 10/23/2019	<b>Time:</b> 12:00 PM	<b>Report ID:</b> OSA02121902
<b>Property:</b> 123 Main st. Phoenix AZ 85302	<b>Customer:</b> John Smith	<b>Real Estate Professional:</b>

<b>Building Status:</b> Occupied With a Normal Amount of Interior Furnishings	<b>Style of Home:</b> One Story Single Family Dwelling	<b>Attendees:</b> No Attendees - Call Inspector for Questions
<b>Age Of Home:</b> 16 to 20 Years	<b>Standards of Practice:</b> State of Arizona Standards of Professional Practice	

## 1. Introductory Notes

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.

### Items

#### 1.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected



(1) Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.



(2) When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made



(3) The client(s) did not attend the inspection or were not present at the conclusion. It is the responsibility of the client to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector at (602) 321.9937 and review the report.

#### 1.1 INSPECTION SCOPE

**Comments:** Inspected



Because a report of a deficiency is often based on the experience and knowledge of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visual symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. **The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.** Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and cost of repairs BEFORE removing contingencies or closing escrow.

#### 1.2 ENVIRONMENTAL

**Comments:** Inspected



Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Testing for mold is not within the scope of this inspection.

Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions based on the level of expertise derived from attending a short seminar. That is why we specifically disclaim these issues in our agreement and do not inspect for, or provide an opinion on the potential for, or the existence of mold or related damage in the home.

#### 1.3 WALK THROUGH INFORMATION

**Comments:** Inspected



During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

1.4 OVERALL BUILDING CONDITIONS

Comments: Inspected

1.5 PERMITS

Comments: Inspected

Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.6 PICTURES

Comments: Inspected

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the key findings to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected;however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

<b>Foundation Type and Material:</b>	<b>Wall Structure:</b>	<b>Roof Structure:</b>
Spread Footing with Stem Wall and Floating Interior Slab	Wood	2 X 6 Nominal Lumber
<b>Ceiling Structure:</b>	<b>Floor Structure:</b>	<b>Columns or Piers:</b>
2X4	Concrete Slab	Wood Columns With Stucco Cladding

Items

2.0 IMPORTANT CLIENT INFORMATION

Comments: Not Present

2.1 STRUCTURE INSPECTION LIMITATIONS

Comments: Not Present

2.2 FOUNDATION / CONCRETE SLAB

Comments: Inspected

The entire concrete slab and or sub flooring is not visible. Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

2.3 ROOF STRUCTURE

Comments: Inspected

The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.

2.4 WALLS (Structural)

Comments: Inspected

While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

**2.5 COLUMNS**

**Comments:** Inspected

Appears intact and functional

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches including railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;

Styles & Materials		
<b>Driveway Surface:</b>	<b>Walkway Surface:</b>	<b>Patio Surface:</b>
Concrete	Concrete	Concrete
<b>Window Material:</b>	<b>Cladding:</b>	<b>Soffit/Fascia:</b>
Vinyl Frame	Stucco	Stucco
<b>Trim:</b>	<b>Exterior Door Type:</b>	<b>Fence:</b>
Wood	Wood	Concrete Block
	Sliding Glass	
<b>Gate:</b>		
Metal		

Items

**3.0 IMPORTANT CLIENT INFORMATION**

**Comments:** Not Present

**3.1 EXTERIOR INSPECTION LIMITATIONS**

**Comments:** Not Present

**3.2 VEGETATION**

**Comments:** Inspected

The vegetation at the time of the inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

**3.3 DRIVEWAY(S), PATIO(S), and WALKWAY(S)**

**Comments:** Inspected

Except for typical hairline cracks, the driveway, walkways and patio(s) showed no visible signs of any deficiencies on the day of the inspection.


**3.4 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)**

**Comments:** Inspected

The porch, patio and balcony (if applicable) structures showed no signs of any deficiencies at the time of inspection.

**3.5 GRADING, DRAINAGE, and RETAINING WALL(S)**

**Comments:** Inspected

 The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with


landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.6 FENCES and GATES

Comments: Inspected  
No significant defects were observed during our inspection of the gate(s) or fences/walls.

3.7 EAVES, SOFFITS and FASCIAS

Comments: Inspected  
(1) The exterior eaves, soffits, and fascias, were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.




(2) Water damaged fascia boards observed at the South. Some repair or replacement is needed. Consult a qualified contractor.

3.8 WALL CLADDING and TRIM

Comments: Inspected  
(1) The cracks in the stucco cladding exceed one sixteenth of an inch in width. Repairs required by a qualified person. These were noted at the ( LOCATION ).  
(2) The trim at the garage door exhibits one or all of the following conditions. Loose / deteriorated components, water damage and failed caulking. Repairs are recommended.

3.9 DOORS (Exterior)

Comments: Inspected  
(1) The exterior doors showed no signs of any defects on the day of the inspection.  
(2) The doorbell is functional but lose on the wall. The doorbell should be repaired.



(3) The Sliding glass door operates however the operation is rough. the rollers appear to be in replacement condition. Taking care of the track and cleaning on a regular basis will assist in lengthens the life span of the rollers. recommend repair of the rollers or replacement.

3.10 WINDOWS

Comments: Inspected  
The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

Styles & Materials

Roof Inspection Method: Walked Roof	Primary Roof-Type: Gable	Primary Roof Covering: Concrete Tile
Primary Roof Slope: Medium	Estimated Age Of Primary Roof: 16 To 20 Years	Flashing: Metal
Valley Flashing Material: Sheet Metal	Secondary Roof Covering: Cap Sheet Built Up Roofing	Secondary Roof-Type: Flat
Estimated Age of Secondary Roof: 15 to 20 Years		

Items

4.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected


All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.


4.1 ROOF INSPECTION LIMITATIONS


**Comments:** Inspected


4.2 ROOF COVERINGS

**Comments:** Inspected

- 

(1) The rear of side of the roof, the surface of the composition shingles is brittle, indicating advanced age and weathering. This condition indicates that the roof covering is approaching the end of its service life.
- 


(2) Rolled Roof system over the rear patio area This is a composition style shingle in much bigger sizes. Flat and/or low gradual sloped construction. Loose seams (fish mouting) and Inadequate overhang of the roof system observed at the edges of the roof dip line. This is allowing water to wick around the roof systems and causing damage to the trim materials and the roof decking. We suggest further review by a licensed roofing contractor for proper repairs. The roof appears to be in the second third of its useful life.
- 

(3) Nails or fasteners at the rolled roofing are exposed. To prevent leaks and rusting / popping of nails or fasteners all should be sealed with roof mastic or a compatible sealant by a qualified person.
- 

(4) There are cracked and dislodged tiles along the ridges and several fields of the roof. However, since the felt underlayment is exposed, repairs are needed. A qualified technician could make repairs or modifications as necessary.

4.3 FLASHINGS and PENETRATIONS

**Comments:** Inspected

- (1) All visible flashing materials showed no signs of any deficiencies on the day of the inspection.
- 

(2) One or more of the metal roof jacks installed over the plumbing vents was not properly wrapped into the pipe. This installation is below standard, can develope leaks and restricts the free flow of air that the vent was intended for.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

5. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

<b>Water Source:</b> Public	<b>Waste Source:</b> Public ( to be verified by seller )	<b>Main Water Shutoff Location:</b> North Elevation
<b>Water Supply Pressure:</b> 60-70 psi	<b>Water Pressure Regulator:</b> Yes	<b>Exterior Water Supply Pipes:</b> Copper Where Visible
<b>Interior Water Supply:</b> Copper Where Visible	<b>Waste/Drain/Vent Pipe Material:</b> ABS Where Visible	<b>Piping Support:</b> Not Visible Adequate
<b>Water Heater Capacity(s):</b> 50 Gallon	<b>Water Heater Power Source:</b> Electricity	<b>Water Heater Location(s):</b> Garage



**Water Heater Manufacturer:**

Whirlpool

**Number of Water Heaters:**

1

**Water Heater Age:**

3 to 5 years

**Main Sewer Cleanout Location:**

North Elevation

**Items**

---

**5.0 IMPORTANT CLIENT INFORMATION****Comments:** Inspected

- (1) The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.
- (2) We cannot identify the pipe material that is buried in the exterior yard. During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system.

Be aware that we will not operate:

- The main water supply shutoff (although we will report on its existence and location when accessible)
- The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
- The water heater tank supply or drain valves
- Any stop valves supplying water to plumbing fixtures
- The laundry supply shutoff valves.

Any valve that is not operated on a regular basis may fail; that is, start leaking or dripping, when tested.

This inspection does not include evaluation of public sewage systems. It does not include private waste disposal. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

**5.1 PLUMBING INSPECTION LIMITATIONS****Comments:** Inspected**5.2 MAIN WATER SHUT-OFF DEVICE****Comments:** Inspected

The photos show your shut off device at the buildings exterior and water meter box. The meter was not moving indicating that a leak in the supply lines is not present. While this does not guarantee that no leaks do or will exist it is the best that can be provided during a visual inspection.

**5.3 WATER SUPPLY PIPING and FLOW/PRESSURE****Comments:** Inspected

No defects were observed for the water supply piping to the main as identified in the Styles & Materials section. Water pressure recorded at the exterior main was (68) PSI. See Photo.

**5.4 FIXTURES and FAUCETS****Comments:** Inspected

A backflow prevention device is not installed as required on the exterior hose bibs on the building. The backflow device helps to prevent contamination of the potable water supply.

- **SUGGESTION:** Backflow devices should be installed on all exterior hose bibs in accordance with industry standards.

**5.5 DRAIN, WASTE and VENTS PIPING****Comments:** Inspected

The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.

5.6 WATER HEATER(S) INSPECTION LIMITATIONS

**Comments:** Inspected  
Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

5.7 WATER HEATING SYSTEM

**Comments:** Inspected  
(1) The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy. The water heater was functional at the time of the inspection.



(2) There is no discharge pipe on the temperature-and-pressure (T&P) valve. This can be unsafe, and can flood the adjacent area. A qualified plumber could install a discharge pipe that meets the valve manufacturer's specifications.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage;

6. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; 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; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

<b>Electrical Service Conductors:</b> Below Ground Service	<b>Service Ampacity and voltage:</b> 120 / 240 volts 200 AMP	<b>Circuit Protection Type:</b> Circuit Breakers
<b>Branch Wiring:</b> Copper and Aluminum (multi-strand circuits only)	<b>Wiring Type(s):</b> Non Metallic Sheathed Cable ( Romex )	<b>Main Panel Location:</b> West Elevation
<b>Main Disconnect Location:</b> Inside the Main Distribution Panel	<b>GFCI Reset Locations:</b> Bathroom Garage Kitchen	<b>Arc Fault Protection Present:</b> No

Items

6.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected

Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

## 6.1 ELECTRICAL INSPECTION LIMITATIONS

**Comments:** Inspected

## 6.2 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

**Comments:** Inspected

No visible defects were observed during the inspection when reviewing the electrical service entrance.

## 6.3 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

**Comments:** Inspected

No deficiencies were noted in the main service panel at time of inspection.

## 6.4 WIRING

**Comments:** Inspected

The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

## 6.5 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

**Comments:** Inspected

All receptacles within six feet of any plumbing fixture, garage receptacles, and exterior receptacles, were grounded, had correct polarity, and were GFCI controlled when necessary per local building standards.

## 6.6 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

**Comments:** Inspected



Lights in the kitchen are not completely functional. The bulbs may have been damaged. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.

## 6.7 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

## 7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

## Styles & Materials

<b>Number of Heat Systems:</b> One	<b>Heat Type:</b> Heat Pump (air to air)	<b>Heat System Location:</b> Roof
<b>Heat Energy Source:</b> Electric	<b>Heat System Brand:</b> Goodman	<b>Heat Source in Each Room:</b> Yes
<b>Cooling source in each room:</b> Yes	<b>Air Handler Age:</b> Unable to determine	<b>Air Handler Location:</b> Roof
<b>Number of AC Units:</b> One	<b>Cooling Equipment Type:</b> Heat Pump (air to air) Package Unit	<b>Cooling Equipment Energy Source:</b> Electric
<b>Compressor/Heat Pump Location:</b> Roof	<b>Central Air Brand:</b> Goodman	<b>Condensing Unit Age:</b> Unable to Determine
<b>Cooling Equipment Tonnage:</b> Three Tons	<b>Duct system:</b> Insulated Flex Ducting	<b>Operable Fireplaces:</b> None
<b>Ceiling fans installed in home:</b> Yes		

## Items

### 7.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected



Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

### 7.1 HEATING and COOLING INSPECTION LIMITATIONS

**Comments:** Inspected



Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

### 7.2 DUCT SYSTEM LIMITATIONS/ HUMIDIFIER

**Comments:** Inspected



The heat pump does not have a season of rest as does a gas furnace / electric A/C system. You should expect a decreased life span as compared to a gas furnace / electric A/C system. **I.E. the heat pump performs double duty.**

### 7.3 HEATING SYSTEM(S)

**Comments:** Inspected

The heat pump(s) performed its intended function in the heating mode on the day of the inspection. The heat pump(s) cycled to and acceptable temperature of 95 degrees or above. NOTE: Due to seasonal restrictions for operation of heat pumps (see HEATING & COOLING INSPECTION LIMITATIONS), the reversing valve component allowing the system to operate in the COOLING mode could not be tested. While we regret this limitation, operation of heat pumps in the non seasonal mode could damage the compressor in the condensing unit.

### 7.4 COOLING SYSTEM(S)

**Comments:** Inspected

The condensing unit located at the building exterior performed its intended function and showed no visible signs of distress on the day of the inspection.

### 7.5 A/C SPLITS (cooling)

**Comments:** Not Inspected

7.6 CEILING FANS

**Comments:** Inspected

Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.

7.7 DISTRIBUTION SYSTEM(S)

**Comments:** Inspected

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.


Styles & Materials

<b>Method Used to Observe Attic:</b>	<b>Attic Access:</b>	<b>Attic Ventilation:</b>
Inspected From Access Hatch Only	Hatch	Gable Vents
<b>Attic Insulation:</b>	<b>Location of attic access:</b>	
Blown	Garage	
Cellulose	Master Bedroom Closet	

Items

8.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected

 When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

8.1 ATTIC INSPECTION LIMITATIONS

**Comments:** Inspected

Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

8.2 ATTIC ACCESS and GENERAL CONDITIONS

**Comments:** Inspected

The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.

8.3 ATTIC MOISTURE and VENTILATION

**Comments:** Inspected

The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

8.4 ATTIC INSULATION

**Comments:** Inspected  
The depth of the attic insulation meets or exceeds current standards where your Inspector measured it at several locations.Please note that within reason, most attics benefit from added insulation.

---

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

<b>Garage Door Type:</b> Two automatic	<b>Garage Type:</b> Attached	<b>Garage door material:</b> Metal
<b>Garage Walls:</b> Finished Walls	<b>Garage Ceilings:</b> Finished Ceilings	<b>Garage Flooring:</b> Concrete

Items


9.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected


9.1 GARAGE INSPECTION LIMITATIONS

**Comments:** Inspected  
Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

9.2 GARAGE DOOR(S) and OPENER(S)

**Comments:** Inspected  
 The garage door opener raised and lowered the door, and it stopped and reversed when meeting resistance. There was no light beam installed. The light beam is an added safety feature. Consider installing a light beam if possible or installing a new opener that has the light beam included.

9.3 FIRE WALL and PASSAGE DOOR

**Comments:** Inspected  
 The passage door is fire-rated and equipped with an automatic self closer. However, the door does not fully close and latch. The door and/or door self closing hardware should be repaired, replaced or adjusted to ensure that the door closes and latches properly by a qualified contractor.

9.4 GARAGE OUTLETS & LIGHTING

**Comments:** Inspected  
The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

9.5 GARAGE WALLS and CEILINGS

**Comments:** Inspected  
The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.

9.6 GARAGE FLOOR

**Comments:** Inspected  
The garage floor ( where visible) was intact and functional. No major defects were visible at time of inspection.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Sheetrock/Drywall/Gypsum Board	Sheetrock/Drywall/Gypsum Board	Ceramic/Clay Tile
		Carpet
Window Type/Design:	Interior Door Type:	
Sliding	Wood Hollow Core	

Items

10.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected

Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

10.1 LIMITATIONS to the INTERIOR INSPECTION

**Comments:** Inspected

An Overview Of Windows; Because it is impossible during the relatively brief time of your building inspection to discover all possible or potential faults with all of the windows, we have prepared this information for the express purpose of enhancing the knowledge and refining the expectations of our Inspection clients. Our intent is to give you an overview of the current condition of the windows, which may indicate a need for general repairs, not a detailed listing of deficiencies.

10.2 GENERAL COMMENTS ABOUT THE INTERIOR

**Comments:** Inspected

The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

10.3 CEILINGS and WALLS

**Comments:** Inspected

The ceilings and walls components were in acceptable condition on the day of the inspection

10.4 FLOORS

**Comments:** Inspected

The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.

10.5 WINDOWS

**Comments:** Inspected

The interior windows showed no signs of any deficiencies on the day of the inspection. Note that identifying damaged thermal seals can be difficult if not impossible on any given day.

10.6 DOORS AND CLOSETS

**Comments:** Inspected





One or more closet/pocket doors are off their tracks and not operating properly. A qualified technician should make repairs or modifications as necessary.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

## 11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

### Styles & Materials

<b>Sink:</b> 2 Bowls Stainless Steel	<b>Garbage Disposall:</b> No	<b>Countertop:</b> Laminate
<b>Cabinetry:</b> Wood	<b>GFCI Outlets:</b> Yes	<b>Microwave:</b> Microwave Not installed
<b>Dishwasher Installed:</b> Yes	<b>High Loop/Air Gap Installed:</b> Yes	<b>Exhaust/Range Hood:</b> Exhaust Fan Built into the Microwave that Re-circulates Through a Filter
<b>Cooking Fuel:</b> Electric	<b>Range/Oven:</b> Electric	<b>Range Anti-tip Device:</b> No

### Items

#### 11.0 IMPORTANT CLIENT INFORMATION

**Comments:** Inspected

(1) Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to. These items are not within the scope of an Arizona licensed inspection.

(2) Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens is beyond the scope of this inspection.

#### 11.1 KITCHEN INSPECTION LIMITATIONS

**Comments:** Inspected

The refrigerator and related equipment were not evaluated and is specifically excluded from this report.

#### 11.2 SINK(S) and GROUT/CAULKING

**Comments:** Inspected

(1) The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.



(2) A nonconforming flexible rubber or plastic drain fitting is present under the kitchen sink. Modification would be considered optional. However, flexible drain fittings are prone to clogging. These are typically used during re-models, allowing new fixtures to connect with original drain lines.

#### 11.3 COUNTERTOP and CABINETRY

**Comments:** Inspected

The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.

#### 11.4 RANGE(S), OVEN(S), and COOKTOP(S)

**Comments:** Inspected

(1) The burners and oven elements operated normally at time of inspection.



(2) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.



**11.5 KITCHEN ELECTRICAL****Comments:** Inspected**11.6 GARBAGE DISPOSAL(S)****Comments:** Not Present**11.7 DISHWASHER(S)****Comments:** Inspected

The dishwasher door gasket is defective. This can allow water to leak around the door. Have a qualified technician evaluate and replace as necessary.

**11.8 BUILT-IN MICROWAVE****Comments:** Not Present**11.9 RANGE HOOD/EXHAUST****Comments:** Inspected

The kitchen cooking vent system performed its intended function on the day of the inspection.

## 12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

### Styles & Materials

**Number of Bathrooms:**

Two

**Countertop Material:**

Laminate

**Tub:**

Fiberglass

**Bathroom Ventilation:**

Exhaust Fan

Window

**GFCI Protected Outlets:**

Yes

**Shower Wall Material:**

Plastic/Acrylic/Fiberglas

**Wash Basins:**

Cultured Marble

**Flooring:**

Ceramic Tile

### Items

**12.0 IMPORTANT CLIENT INFORMATION****Comments:** Inspected**12.1 FAUCETS / BASINS / DRAINS****Comments:** Inspected

(1) No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.



(2) A defective regulator cartridge was noted at the Hall Bathroom faucet. The flow of water will not turn off when the handle is turned to the off position. The faucet and cartridge should be evaluated by a qualified person.

**12.2 COUNTERTOP and CABINETRY****Comments:** Inspected

One or more cabinet door(s) in the master bathroom is damaged. Missing or damaged doors should be replaced to restore the appearance and function of the cabinets.

**12.3 TOILET(S)****Comments:** Inspected


The toilets flushed and were not loose on the day of the inspection. The master bathroom toilet is missing its lid. Recommend replacing the lid if able.

**12.4 SHOWER WALLS and ENCLOSURE****Comments:** Inspected

The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.

**12.5 BATHTUB(S)****Comments:** Inspected

 (1) One or more of the bathtub drain stops are missing. These are the pop up type that are easily replaced.

 (2) A shower diverter valve in the Master Bathroom is frozen and does not operate. The diverter valve and spout (if diverter is not removable type) will need replacement.

(3) The surface finish of the bathtub in the master bathroom is chipped. Further deterioration may occur if not repaired. Repair or refinishing of the surface by a qualified technician is recommended. There are companies that specialize in the refinishing of bathroom surfaces with epoxy coatings. Consider this type of repair as an alternative to the more expensive option of replacing the bathroom fixture.

**12.6 FLOOR and WALLS****Comments:** Inspected

The bathroom flooring was in acceptable condition on the day of the inspection.

**12.7 BATH ELECTRICAL****Comments:** Inspected

The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.

**12.8 BATHROOM VENTILATION****Comments:** Inspected

The bathroom vents are functional and vent to the building exterior.

**13. Laundry****Styles & Materials****Dryer Power Source:**

220 Electric

**Clothes Dryer Vent:**

Vents to Exterior

**Visible Clothes Dryer Vent Material:**

Flexible Metal

**Washing Machine Water Shut Off Valve:**

Present


**Laundry Ventilation:**

Fan


**GFCI Protection:**

Not Required

**Items****13.0 IMPORTANT CLIENT INFORMATION****Comments:** Inspected


 (1) The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor.

Have the owner demonstrate the function of the drain if there is any question.

 (2) We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the faucets if there is any question.

 (3) The dryer vent was inaccessible and was not inspected.

**13.1 LAUNDRY APPLIANCES and PLUMBING INSPECTION LIMITATIONS****Comments:** Inspected

 (1) Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.

 (2) The dryer vent was inaccessible and was not inspected.

**13.2 CLOTHES WASHER and DRYER HOOK-UPS****Comments:** Inspected

The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. These valves should be lubricated annually to prevent "freezing".

**13.3 CLOTHES WASHER**

**Comments:** Not Inspected

**13.4 CLOTHES DRYER**

**Comments:** Not Inspected

**13.5 LAUNDRY AREA VENTILATION**

**Comments:** Inspected

The laundry room vent fan is operational and vents to the building exterior.

**13.6 DRYER VENT**

**Comments:** Inspected

(1) The dryer vent line piping is plumbed to the exterior.

(2) The dryer vent should be kept clear of lint and other debris to ensure proper function. A vent clogged with debris or lint will decrease the efficiency of the dryer, and is a fire hazard. The building should never be left unoccupied when the dryer is in use.

## Summary

# One Step Above



## Home Inspections

One Step Above Home Inspections LLC

8344 N 67th ave.  
Glendale, AZ 85302  
602.321.9937

**Customer**  
John Smith

**Address**  
123 Main st.  
Phoenix AZ 85302

## Action Items

### IMPORTANT CLIENT INFORMATION

#### Inspected

1. (1) Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.
2. (3) The client(s) did not attend the inspection or were not present at the conclusion. It is the responsibility of the client to contact the inspector to discuss the findings. We cannot be responsible for any misinterpretations of the inspection report. We strongly urge the client to call your inspector at (602) 321.9937 and review the report.

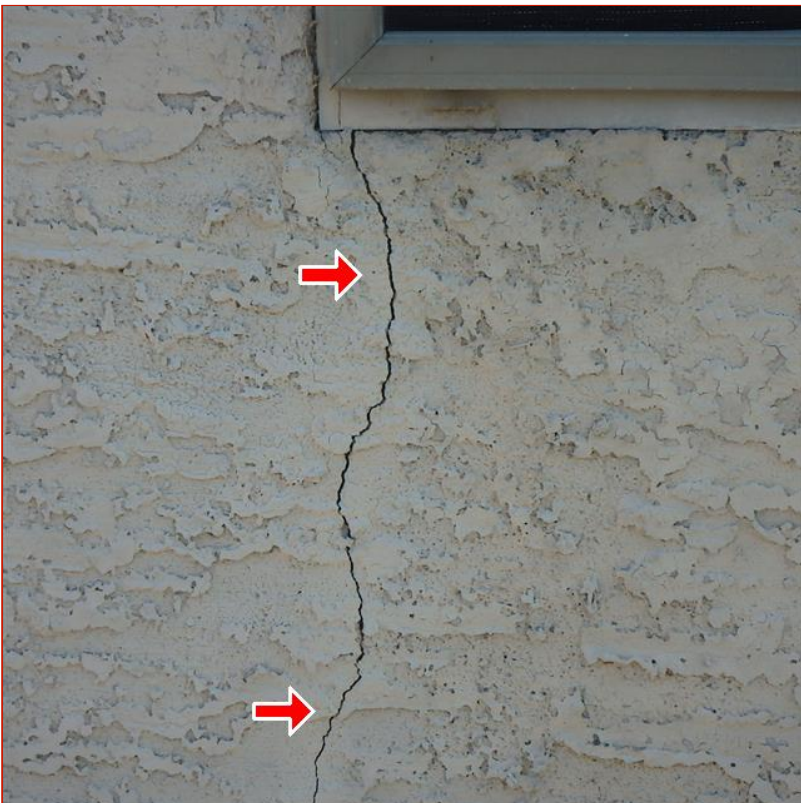
#### EAVES, SOFFITS and FASCIAS

#### Inspected

3. (2) Water damaged fascia boards observed at the South. Some repair or replacement is needed. Consult a qualified contractor.

**WALL CLADDING and TRIM****Inspected**

4. (1) The cracks in the stucco cladding exceed one sixteenth of an inch in width. Repairs required by a qualified person. These were noted at the ( LOCATION ).







5. (2) The trim at the garage door exhibits one or all of the following conditions. Loose / deteriorated components, water damage and failed caulking. Repairs are recommended.

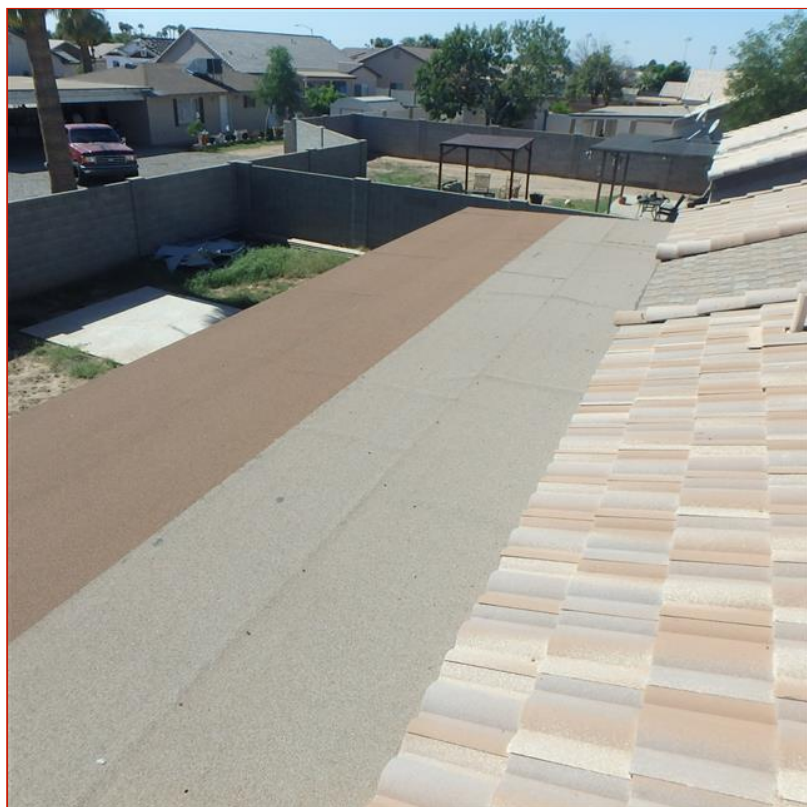
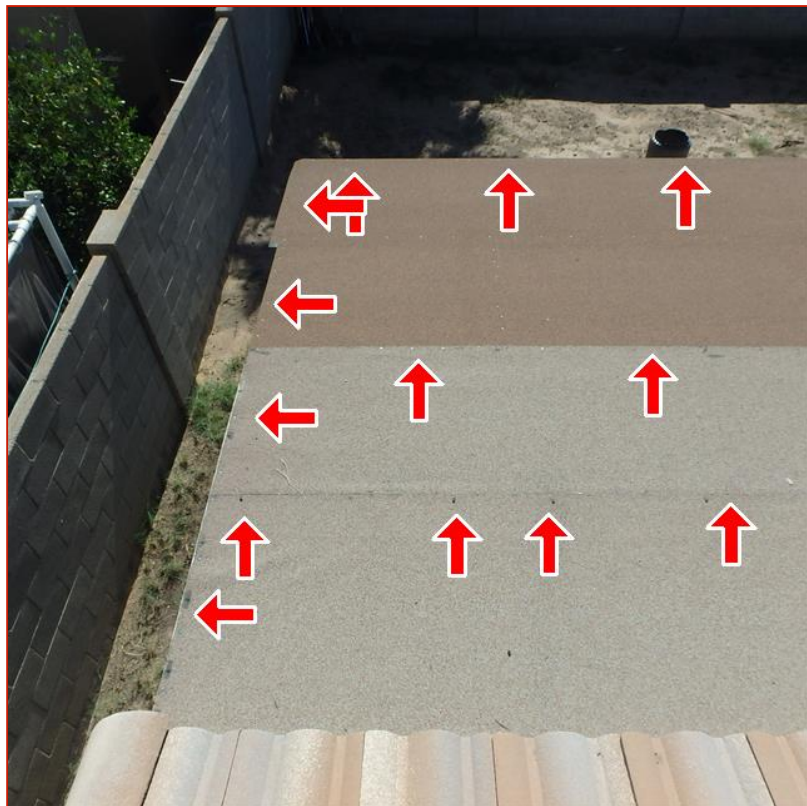
**DOORS (Exterior)****Inspected**

6. (3) The Sliding glass door operates however the operation is rough. the rollers appear to be in replacement condition. Taking care of the track and cleaning on a regular basis will assist in lengthens the life span of the rollers. recommend repair of the rollers or replacement.



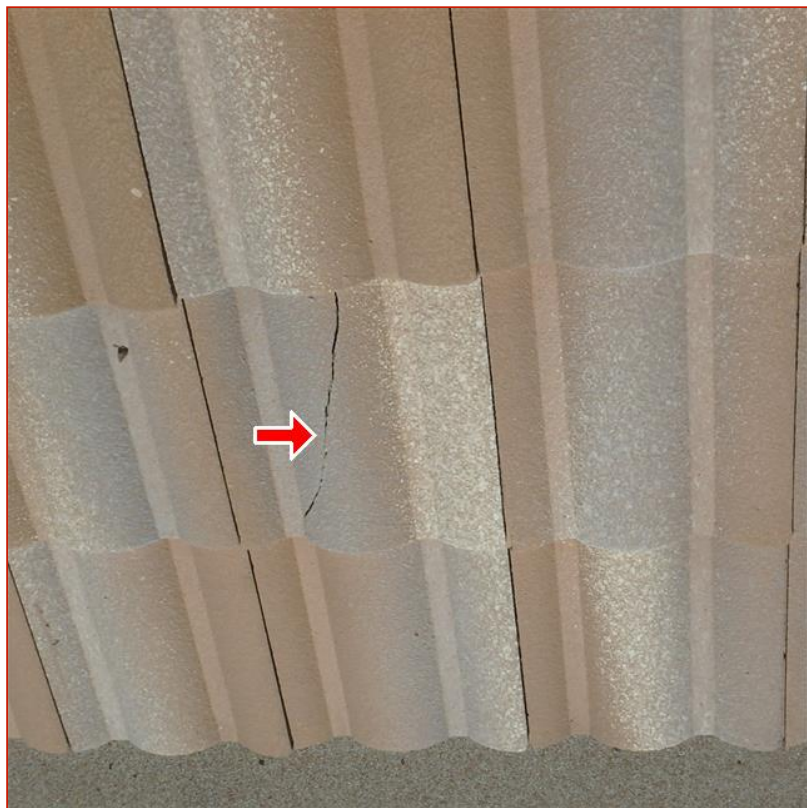
**ROOF COVERINGS****Inspected**

7. (3) Nails or fasteners at the rolled roofing are exposed. To prevent leaks and rusting / popping of nails or fasteners all should be sealed with roof mastic or a compatible sealant by a qualified person.



8. (4) There are cracked and dislodged tiles along the ridges and several fields of the roof. However, since the felt underlayment is exposed, repairs are needed. A qualified technician could make repairs or modifications as necessary.

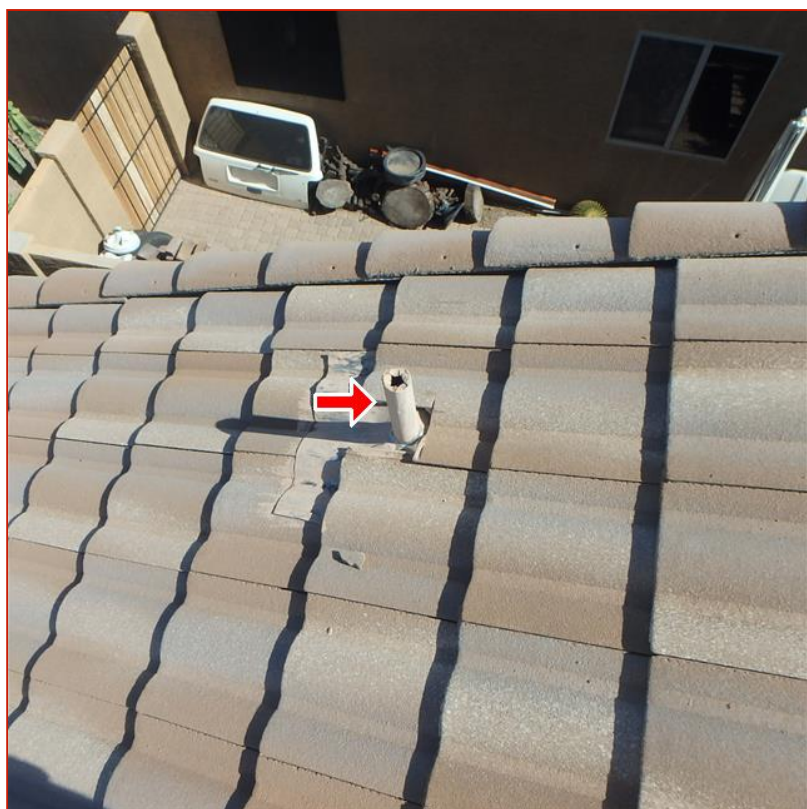




## FLASHINGS and PENETRATIONS

### Inspected

9. (2) One or more of the metal roof jacks installed over the plumbing vents was not properly wrapped into the pipe. This installation is below standard, can develop leaks and restricts the free flow of air that the vent was intended for.

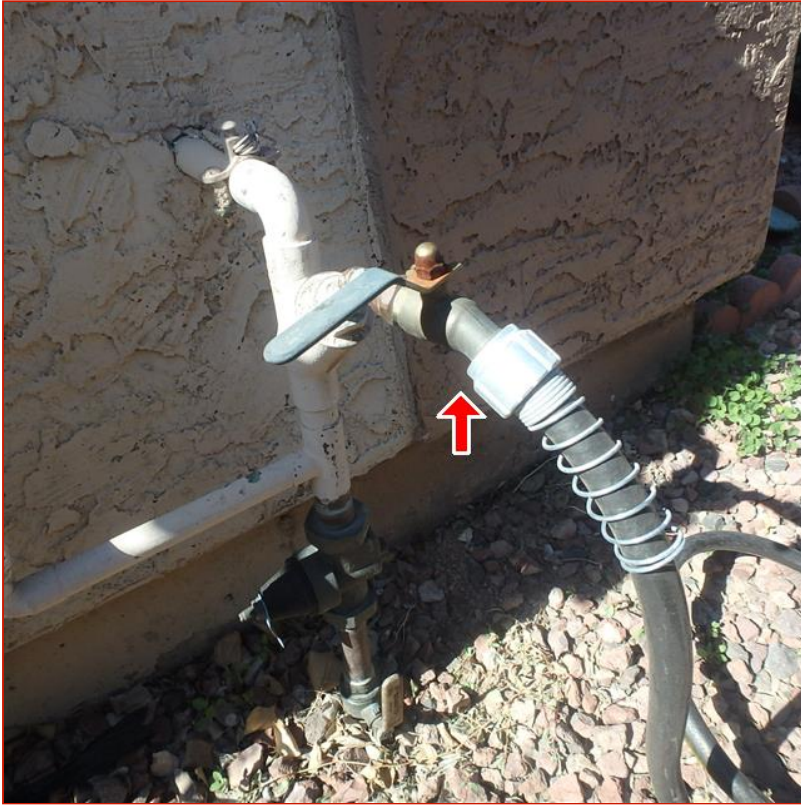


## FIXTURES and FAUCETS

### Inspected

10. A backflow prevention device is not installed as required on the exterior hose bibs on the building. The backflow device helps to prevent contamination of the potable water supply.
- SUGGESTION: Backflow devices should be installed on all exterior hose bibs in accordance with industry standards.



**WATER HEATING SYSTEM****Inspected**

11. (2) There is no discharge pipe on the temperature-and-pressure (T&P) valve. This can be unsafe, and can flood the adjacent area. A qualified plumber could install a discharge pipe that meets the valve manufacturer's specifications.

**IMPORTANT CLIENT INFORMATION**

**Inspected**

12. Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

**GARAGE DOOR(S) and OPENER(S)****Inspected**

13. The garage door opener raised and lowered the door, and it stopped and reversed when meeting resistance. There was no light beam installed. The light beam is an added safety feature. Consider installing a light beam if possible or installing a new opener that has the light beam included.

**FIRE WALL and PASSAGE DOOR****Inspected**

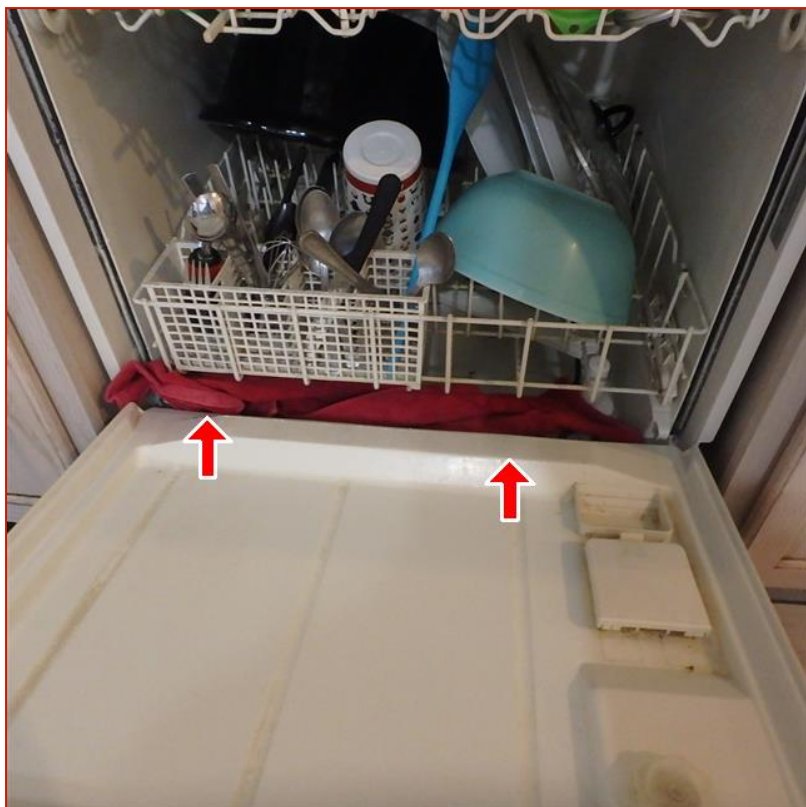
14. The passage door is fire-rated and equipped with an automatic self closer. However, the door does not fully close and latch. The door and/or door self closing hardware should be repaired, replaced or adjusted to ensure that the door closes and latches properly by a qualified contractor.

**RANGE(S), OVEN(S), and COOKTOP(S)****Inspected**

15. (2) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

**DISHWASHER(S)****Inspected**

16. The dishwasher door gasket is defective. This can allow water to leak around the door. Have a qualified technician evaluate and replace as necessary.

**FAUCETS / BASINS / DRAINS****Inspected**

17. (2) A defective regulator cartridge was noted at the Hall Bathroom faucet. The flow of water will not turn off when the handle is turned to the off position. The faucet and cartridge should be evaluated by a qualified person.



#### BATHTUB(S)

##### Inspected

18. (1) One or more of the bathtub drain stops are missing. These are the pop up type that are easily replaced.







19. (2) A shower diverter valve in the Master Bathroom is frozen and does not operate. The diverter valve and spout (if diverter is not removable type) will need replacement.



### Consideration Items

#### IMPORTANT CLIENT INFORMATION

**Inspected**

20. (2) When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made

**INSPECTION SCOPE****Inspected**

21. Because a report of a deficiency is often based on the experience and knowledge of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visual symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. **The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.** Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and cost of repairs BEFORE removing contingencies or closing escrow.

**ENVIRONMENTAL****Inspected**

22. Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do allege adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Testing for mold is not within the scope of this inspection.
- Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions based on the level of expertise derived from attending a short seminar. That is why we specifically disclaim these issues in our agreement and do not inspect for, or provide an opinion on the potential for, or the existence of mold or related damage in the home.

**WALK THROUGH INFORMATION****Inspected**

23. During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

**GRADING, DRAINAGE, and RETAINING WALL(S)****Inspected**

24. The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

**DOORS (Exterior)****Inspected**

25. (2) The doorbell is functional but loose on the wall. The doorbell should be repaired.

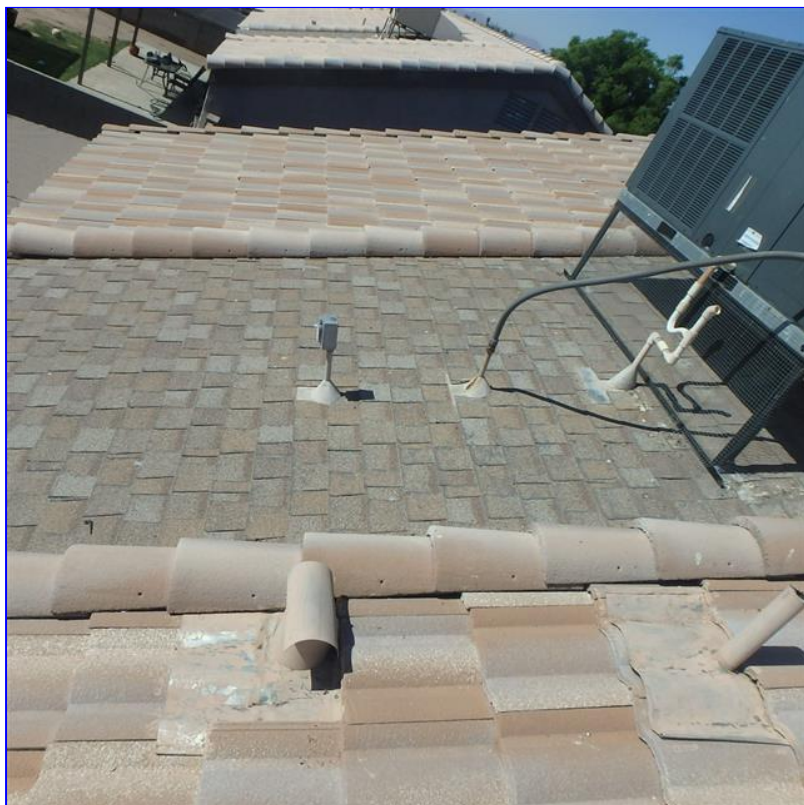




## ROOF COVERINGS

### Inspected

26. (1) The rear of side of the roof, the surface of the composition shingles is brittle, indicating advanced age and weathering. This condition indicates that the roof covering is approaching the end of its service life.



27. (2) Rolled Roof system over the rear patio area This is a composition style shingle in much bigger sizes. Flat and/or low gradual sloped construction. Loose seams (fish mouthing) and Inadequate overhang of the roof system observed at the edges of the roof dip line. This is allowing water to wick around the roof systems and causing damage to the trim materials and the roof decking. We suggest further review by a licensed roofing contractor for proper repairs. The roof appears to be in the second third of its useful life.



#### INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

##### Inspected

28. Lights in the kitchen are not completely functional. The bulbs may have been damaged. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.



#### HEATING and COOLING INSPECTION LIMITATIONS

##### Inspected

29. Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

**DUCT SYSTEM LIMITATIONS/ HUMIDIFIER****Inspected**

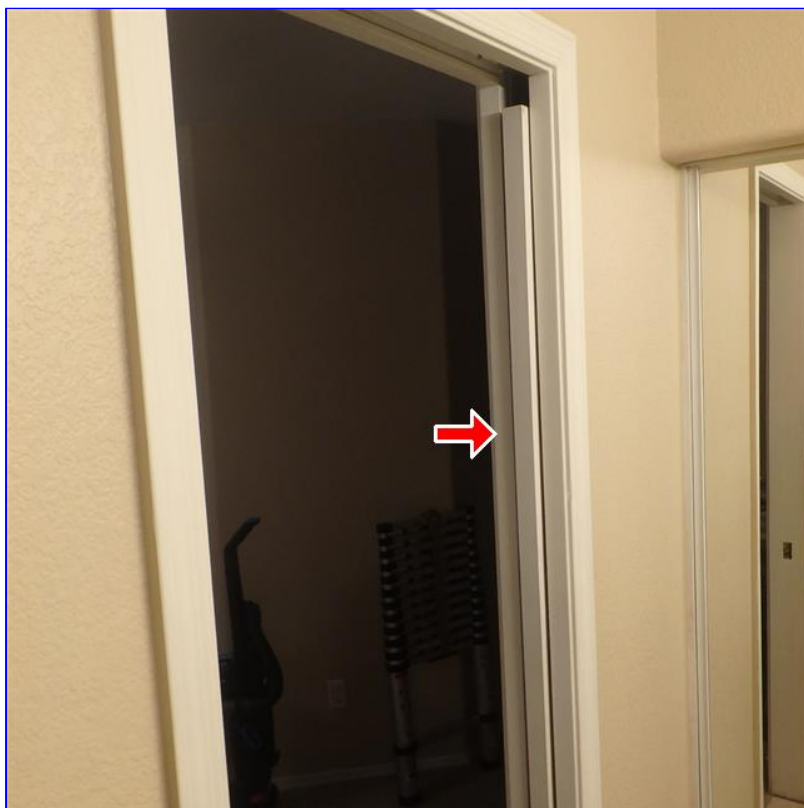
30. The heat pump does not have a season of rest as does a gas furnace / electric A/C system. You should expect a decreased life span as compared to a gas furnace / electric A/C system. **I.E. the heat pump performs double duty.**

**IMPORTANT CLIENT INFORMATION****Inspected**

31. When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

**DOORS AND CLOSETS****Inspected**

32. One or more closet/pocket doors are off their tracks and not operating properly. A qualified technician should make repairs or modifications as necessary.

**SINK(S) and GROUT/CAULKING****Inspected**

33. (2) A nonconforming flexible rubber or plastic drain fitting is present under the kitchen sink. Modification would be considered optional. However, flexible drain fittings are prone to clogging. These are typically used during re-models, allowing new fixtures to connect with original drain lines.



**COUNTERTOP and CABINETRY****Inspected**

34. One or more cabinet door(s) in the master bathroom is damaged. Missing or damaged doors should be replaced to restore the appearance and function of the cabinets.

**TOILET(S)**

**Inspected**

35. The toilets flushed and were not loose on the day of the inspection. The master bathroom toilet is missing it lid. Recommend replacing the lid if able.

**IMPORTANT CLIENT INFORMATION****Inspected**

36. (1) The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the drain if there is any question.
37. (2) We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the faucets if there is any question.
38. (3) The dryer vent was inaccessible and was not inspected.

**LAUNDRY APPLIANCES and PLUMBING INSPECTION LIMITATIONS****Inspected**

39. (1) Due to limited clearances around the laundry equipment, we could not identify the type of utility sources provided for the dryer, nor could we verify the washer connections and drain lines. Ask the owner whether gas or electricity (or both) are available at the dryer location and review the washer hookups when access is available.
40. (2) The dryer vent was inaccessible and was not inspected.

---

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David S Eggleston JR.

One Step Above



Home Inspections

INVOICE

One Step Above Home Inspections LLC  
8344 N 67th ave.  
Glendale, AZ 85302  
602.321.9937  
Inspected By: David S Eggleston JR.

Inspection Date: 10/23/2019  
Report ID: OSA02121902

Customer Info:	Inspection Property:
John Smith 123 Main st. Phoenix AZ 85302  Customer's Real Estate Professional:	123 Main st. Phoenix AZ 85302

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:  
Payment Status:  
Note: