# Opendoor

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# INITIAL PROPERTY INSPECTION REPORT

# 709 E Blue Mesa Pl Vail, AZ 85641

Opendoor Mackenzie NOVEMBER 9, 2022



Inspector Dwell Inspect Arizona (Tucson) 4808674599 tucson@dwellinspectaz.com

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# Opendoor believes the home buying process should be simpler, faster, and more transparent.

We commissioned this **independent inspection report** to *help us help you* better understand this home. We hope it is useful and insightful as you tour. Questions and comments are encouraged!



Inspection conducted on November 9, 2022 by the team from Dwell Inspections AZ

See their 90+ 5-star reviews on Yelp | Arizona license #20797

This document is the **full inspection report**, unaltered, from the inspector. It **does not** represent any repairs or improvements Opendoor had made as a result. For that view of the house, please consult the Findings and Fixes report for this home.

#### Please consider the following important things:

- By receiving and reviewing these reports, you agree to Opendoor's **terms** and conditions.
- Inspections aren't a guarantee or warranty for a home or its components. You should carefully review Dwell's limitations, exclusions, and disclaimers of the report, which you can find in the "Attachments" section.
- This report is not meant to replace your own due diligence process before purchasing a home, which may include hiring your own inspector or other professionals to make an assessment.
- Opendoor may include in these reports our own recommendations and advice to homebuyers, based on the feedback of the construction professionals that work on our homes. Only you can determine what you can safely and effectively do yourself. Never undertake any project you are not comfortable doing, and always consider the benefits of hiring a professional.

# SUMMARY







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- O 1.1.1 Inspection Details Property Notes and Limitations: Vermin/pest activity observed in the house
- 2.2.1 Appliances Dishwasher: Superficial damage
- 3.2.1 Interiors Walls & Ceilings: Indications of repairs
- 3.2.2 Interiors Walls & Ceilings: Ceiling Small superficial cracking/nail popping
- 3.2.3 Interiors Walls & Ceilings: Trim missing/damaged
- ⊖ 3.3.1 Interiors Windows: Broken glass
- 3.4.1 Interiors Counters/Cabinets: Cabinets Common moisture damage
- 3.4.2 Interiors Counters/Cabinets: Cabinets Loose/Damaged
- 3.5.1 Interiors Doors and Closets: Replace/add door stoppers
- 3.6.1 Interiors Flooring Material: Gap in flooring material in bathroom
- 5.3.1 Exterior Grounds Grading and Drainage: Low Lot warning
- ⊖ 5.5.1 Exterior Grounds Siding: Maintenance required
- 5.5.2 Exterior Grounds Siding: Stucco cracks typical
- ⊖ 5.5.3 Exterior Grounds Siding: Damaged stucco
- ⊖ 5.5.4 Exterior Grounds Siding: Repairs to the siding
- 5.7.1 Exterior Grounds Exterior Paint: Deteriorated around the trim touch ups
- 5.9.1 Exterior Grounds Gates, Fencing, and Walls: Gate hardware needs repair/adjusting
- 5.9.2 Exterior Grounds Gates, Fencing, and Walls: Wood deterioration fence/gate
- 5.9.3 Exterior Grounds Gates, Fencing, and Walls: Gate is rusted
- ⊖ 5.9.4 Exterior Grounds Gates, Fencing, and Walls: Prior repairs
- ⊖ 5.13.1 Exterior Grounds Bar/Grill Area: Missing
- 6.3.1 Water Heater Automatic Safety Control Condition: TPR running up
- 7.2.1 Plumbing System Sinks, Fixtures, Faucets, and Valves: Active leak sink or trap
- 7.2.2 Plumbing System Sinks, Fixtures, Faucets, and Valves: Faucet is loose
- 7.5.1 Plumbing System Bath Tubs: Drain stopper inoperable
- 7.7.1 Plumbing System Main Water Meter & Valve: Main water valve leaking
- 7.10.1 Plumbing System Drain and Vent Plumbing: Drain clean out cover missing/broken/detached
- 7.13.1 Plumbing System Main Gas Valve & Fuel Plumbing: Gas line rusted
- 8.7.1 Electrical Lights and Switches Condition: Light bulb and/or fixture inoperable
- 9.1.1 HVAC System 1: Cooling Low Temperature Differential (Splits) Service Recommended
- 9.2.1 HVAC HVAC Inspection : No Visible Service Date Service Recommended
- 9.2.2 HVAC HVAC Inspection : Condenser/Heat Pump Breaker/Fuse Incorrect Size
- 10.2.1 Roof Tile roof: Cracked/chipped/damaged tiles
- 🕒 10.4.1 Roof Drainage Systems: Gutters No system full recommended

O 11.1.1 Structural Components - Foundation & Floor Condition: Stem wall not visible - Method of Construction

- O 13.3.1 Pool Deck and Exterior Components Condition: Deck is showing signs of deterioration
- O 13.3.2 Pool Deck and Exterior Components Condition: Cracks in the pool deck
- 13.4.1 Pool Coping and Tile Condition: Calcium Build Up
- O 13.10.1 Pool Condition of Cleaning System: Pop-ups are not functional
- 🕒 13.14.1 Pool Bond: Equipment not bonded
- (13.16.1 Pool Child Safety Barriers Condition: Gate does not latch properly

# 1: INSPECTION DETAILS

### Information

# Property Notes and Limitations:Property Notes and Limitations:AttendanceHome TypeNo other parties present at the<br/>inspection, Christopher Teza - AZSingle Family HomeBTR #72684

#### **Property Notes and Limitations: Occupancy**

#### Vacant

Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

### **Observations**

#### 1.1.1 Property Notes and Limitations

# VERMIN/PEST ACTIVITY OBSERVED IN THE HOUSE

ATTIC

#### Opendoor standards issue

There are indications of vermin or pest activity observed in the house. Vermin or pests can damage insulation & electrical wiring. Recommend consulting the seller for treatment history and/or have a professional pest contractor evaluate for treatment.

Recommendation

Contact a qualified professional.

Attic

# 2: APPLIANCES

### Information

#### **General: Observed Appliances**

Refrigerator, Oven/Range, Dishwasher, Microwave, Disposal

#### **General:** Inspection of the Appliances

Any existing appliances listed below are visually inspected and operated during the time frame of the inspection. The tests are performed by using the normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls are not performed. No opinion is offered as to the actual adequacy, accuracy, condition, longevity, or effectiveness of appliance operation. The appliances are not tested under a normal load, and therefore, no statement can be made about the function, longevity, or effectiveness of the appliances. Minor superficial defects that do not effect the general function of the appliance are not included as part of the appliance evaluation. These may include, but are not limited to, cracked drawers, dents, chips, etc. The oven temperature is not verified or tested for accuracy. Every attempt to verify function of the appliances has been made. The appliances in the house are found to be in functional condition unless noted below.

#### Washer/Dryer: No Washer or Dryer

There is no washer or dryer present. The laundry functions have not been tested. No statement can be made about the effective function of the supply plumbing, drainage, dryer ducts, or electrical function associated with the laundry. Recommend further evaluation and correcting as needed.

### **Observations**

#### 2.2.1 Dishwasher

### SUPERFICIAL DAMAGE

There is superficial damage observed at the dishwasher.

Recommendation Contact a gualified professional.





Kitchen

Maintenance Item

# 3: INTERIORS

### Information

**General: Windows** Double Pane General: Wall Material & Ceiling Material Drywall **General: Interior Components Observed** Smoke Alarms, Door Bell, Mirrors, Ceiling Fan(s)

#### **General:** Inspection of the Interior

The evaluation of the interior areas is an evaluation of the interior functions of the property. The areas of interest in the interior section include any accessible walls, ceilings, floors, steps, stairways, balconies, railings, counters, cabinetry, doors, windows, ceiling fans, smoke alarms, mirrors, door bells, and fireplace material. The condition of the interior components are found to be in acceptable condition except if noted below.

# **Observations**

3.2.1 Walls & Ceilings

#### **INDICATIONS OF REPAIRS**

SEE PHOTOS FOR LOCATIONS

There are some indications of repairs observed in the drywall. Unable to determine the cause or condition of the underlying material. Recommend inquiring with the current owner/occupant to determine the history of the area.

#### Recommendation

Contact a qualified professional.







Living Room

Bedroom 3

# 3.2.2 Walls & Ceilings

### **CEILING - SMALL SUPERFICIAL CRACKING/NAIL POPPING**

SEE PHOTOS FOR LOCATIONS

There is small and linear cracking or nail popping present in the ceiling finish. This does not impact the livability of the home and can be repaired at your discretion.

Recommendation

Contact a qualified professional.



Garage

3.2.3 Walls & Ceilings

### **TRIM MISSING/DAMAGED**

SEE PHOTOS FOR LOCATIONS

There is a section of trim that is missing. Recommend repair or replacement.

Recommendation Contact a qualified professional.





Laundry Room

# 3.3.1 Windows

# **BROKEN GLASS**

LIVING ROOM

There are broken or cracked window panes. Recommend repair.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room

#### 3.4.1 Counters/Cabinets

# **CABINETS - COMMON MOISTURE DAMAGE**

SEE PHOTOS FOR LOCATIONS Opendoor standards issue

There is damage observed underneath the sink that is consistent with material storage or a previous plumbing leaking. Unable to determine the condition of the underlying material. Recommend repair as needed.

Recommendation

Contact a qualified professional.





Kitchen

Laundry Room

Bathroom 2



Maintenance Item

# 3.4.2 Counters/Cabinets CABINETS - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS

The cabinets are loose or damaged. Recommend repair.

Recommendation

Contact a qualified professional.



Bathroom 2

Kitchen

# 3.5.1 Doors and Closets REPLACE/ADD DOOR STOPPERS

SEVERAL LOCATIONS

Replace or add missing door stoppers to prevent damage to the drywall.

Recommendation Contact a qualified professional.





Bathroom 2

Primary Bedroom

Hallway

### 3.6.1 Flooring Material

# GAP IN FLOORING MATERIAL IN BATHROOM

Aaintenance Item

SEE PHOTOS FOR LOCATIONS

There is gapping between the flooring material and the tub/shower base. Recommend sealing the area between the tub and the floor to help prevent water penetration to the sub floor.

Recommendation Contact a qualified professional.



Primary Bathroom

# 4: GARAGE

# Information

Garage Door 1: Garage Door Operation Video Motorized



Fire Separation : Fire Door Fire Rated, Self Closing Device Installed

#### Garage Door 1: Garage Door Safety Components

Photo-eye beams, Pressure Reverse Sensor

To learn more about the safety components read about it on our blog:

https://dwellinspectaz.com/dwell-inspect-arizona-blog/what-are-the-safety-components-of-an-overhead-garage-door

#### Garage Door Inspection: Garage

The evaluation of the garage includes testing and visible observation of the major garage door components. This includes the testing of the door using normal controls, a visual evaluation of the garage door panels, and mechanical systems. Additionally, the garage walls, ceilings, and doors are evaluated for indications fire barrier deficiencies.

#### Garage Ceilings, Walls, and Doors

The ceilings, walls, and doors at the garage are in acceptable condition unless otherwise noted in this report.

#### Garage Door/Opener

The garage door is in functional condition and opens using normal controls unless otherwise noted in this report.

#### Fire Separation : Fire separation walls and ceiling

There is fire rated material installed on the walls and ceilings. The material is in acceptable condition except if noted below.

# **5: EXTERIOR GROUNDS**

# Information

General: Siding Material Stucco

General: Video of Exterior

**General: Exterior Wall Flashings** Weep screed flashings **General: Retaining Wall Material** None Observed



#### **General: Exterior**

The evaluation and inspection of the exteriors system includes testing and visible observation of the components observed on the exterior of the house. The operation and condition of the exterior doors are tested. The sidewalks and driveway are evaluated for condition, function, and slope (minor cracks, unless trip concerns are omitted). The grading and drainage are evaluated, effective movement of water away from the structure, and any condition that may adversely effect the structure. The vegetation is evaluated for any conditions that may adversely impact the structure. The construction of the porch, patio, balcony, and decks are evaluated for proper function. The gates, fencing, and walls are evaluated for function and operation. The exterior siding is evaluated for condition. The flashings and trim are evaluated for condition. The eaves, facia, and soffits are evaluated. The condition of the exterior paint is evaluated for condition. If applicable, the retaining wall is evaluated for condition and structural concerns.

All of the exterior components mentioned above are found to be in acceptable and functional except if noted below.

# **Observations**

5.3.1 Grading and Drainage LOW LOT WARNING SIDE OF THE HOUSE



The lot is lower than adjacent lots. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable. This could cause water entry onto the property.

Recommendation

Contact a qualified landscaping contractor



Side of the house

#### 5.5.1 Siding

# MAINTENANCE REQUIRED

SEE PHOTOS FOR LOCATIONS

Typical weathering is observed at the siding. This is common for the type of material. Recommend having the siding sealed and painted as regular maintenance. This includes the exterior trim at the joints of the siding and window perimeters, sections of which will likely need to be replaced.

Recommendation Contact a qualified professional.

# - Recommendation



# 5.5.2 Siding STUCCO CRACKS - TYPICAL



There are cracks in the stucco. This is typical for this type of material. Repair as needed.

Recommendation Contact a qualified professional.







# 5.5.3 Siding **DAMAGED STUCCO**



SEE PHOTOS FOR LOCATIONS

There is damaged stucco finish observed. Recommend repair.

Recommendation Contact a qualified professional.





Front Side of the house

### 5.5.4 Siding **REPAIRS TO THE SIDING**



SEE PHOTOS FOR LOCATIONS

There are some indications of repairs observed in the siding. Unable to determine the cause or condition of the underlying material. Recommend consulting the owner for additional information and or further evaluation of the area.

#### Recommendation

Contact a qualified professional.









Roof





Back patio ceiling

#### 5.7.1 Exterior Paint **DETERIORATED AROUND THE TRIM - TOUCH UPS**



SEVERAL LOCATIONS

The exterior paint has deteriorated around the trim and siding in some areas. The house is in need of painting touch ups.

Recommendation

Contact a qualified painting contractor.







Side of the house

Front Side of the house

Front Side of the house

5.9.1 Gates, Fencing, and Walls GATE HARDWARE NEEDS REPAIR/ADJUSTING

The gate hardware is in need of repair/adjusting.

Recommendation Contact a qualified professional. Aaintenance Item



Side of the house

5.9.2 Gates, Fencing, and Walls

### WOOD DETERIORATION FENCE/GATE

SIDE OF THE HOUSE

There is wood deterioration observed at the fence and/or gate. Suggest repair or replacement as needed.

Recommendation Contact a qualified professional.





Side of the house

5.9.3 Gates, Fencing, and Walls **GATE IS RUSTED** 

SIDE OF THE HOUSE

The gate is rusted. Recommend repair or replace.

Recommendation Contact a qualified professional.





Side of the house

5.9.4 Gates, Fencing, and Walls

#### **PRIOR REPAIRS**

SIDE OF THE HOUSE

Prior repairs made to the wall. Recommend further evaluation and possible servicing.

Recommendation Contact a qualified professional.





Side of the house

5.13.1 Bar/Grill Area

BACK SIDE OF THE HOUSE

The grill has been removed.

Recommendation Contact a qualified professional.





Back Side of the house

# 6: WATER HEATER

# Information

System 1: Type Gas System 1: Size 40 gal System 1: Manufacture Date/Estimated Age 2018

System 1: Photo of Water Heater & Data Tag Garage



Garage

Garage

#### System 1: Water Heater Functional w/Photo

The water heater is in functional condition. There are no indications of leaks and the temperature of the water is at acceptable levels unless noted below. The inspector is unable to visually inspect the interior components of the water heater tank and therefore, is not able to determine longevity. Water heaters can fail at any time regardless of age due to a number of factors which cannot be determined during the inspection. These factors may include water quality, maintenance, quality of the components, exposure to the elements, etc.



#### Water Heater Inspection: Temperature and Pressure Relief Valve

There is a TPR Valve installed. The TPR valve has not been tested. Engaging the TPR valve can cause the device to leak because the seal may not reseat. The unit is believed to be in acceptable condition, except if noted below. However, based on the age and lack of corrosion, testing the unit is suggested.

#### Water Heater Inspection: Estimated life cycle of water heater

A water heater over six vears old can be considered aged. The average life span is typically between eight to twelve vears. After six years, most manufacturer warranties start to expire. In this age range, the unit can begin to become problematic.

If the unit is observed to be in or over this time frame, it is recommend to monitor the system closely for leaks and/or plan for replacement.

#### Gas Flue and Venting Condition: Gas Flue Material/Venting

Multi Wall, Vents to Exterior, Combustion Air Available

The vents, flues, and combustion air system is in acceptable condition at the time of inspection except if noted below.

#### Gas Flue and Venting Condition: Unable to fully evaluate exhaust venting

The water heater exhaust venting is not fully visible when concealed within construction or chimneys. Unable to fully visually evaluate the venting system.

### **Observations**

6.3.1 Automatic Safety Control Condition

#### **TPR RUNNING UP**

GARAGE

The TPR drain line runs "uphill". Recommend repair.

Recommendation

Contact a qualified professional.





Garage

# 7: PLUMBING SYSTEM

# Information

### General: Water Meter Location & General: Main Water Valve Video

Front side of the house



**Location & Photo** Front side of the house



#### **General: Plumbing System**

The evaluation of plumbing system includes testing and visible observation of the major plumbing components observed in the house. This includes the testing of the main shut off valves, a visual evaluation of the supply and drain/vent plumbing (including defining visible material), any leaking, supports and insulation, functional drainage, cross connections, and fuel storage and distribution systems. Additionally, functional flow is tested in the home when several fixtures are operated simultaneously.

The plumbing system is found to be in functional condition except if noted below.

\* The connection to public or private water systems is outside of the scope of inspections. Recommend consulting the owner or city to determine the type of connection. If a private system (supply or waste) is identified, it is recommend that a specialist evaluate the systems.

#### **General:** Inspection of the Interior Plumbing

The observation of the interior plumbing includes testing of the plumbing systems located in the interior of the structure. All accessible fixtures, faucets and sinks are evaluated and tested. This is performed buy filling the sinks with hot and cold water, observing the drainage, and evaluating for leaking. The functions of the tub and shower plumbing are tested for a reasonable amount of time. The shower wall, bases and enclosures, and the condition of the tubs are evaluated and tested for leaking and drainage. The toilets are evaluated for function, leaks, and connection to the floor.

All of the interior plumbing components are found to be functional except if noted below.

#### **General:** Water pressure with Photo

#### 60 PSI

The acceptable water pressure is between 40 - 80 PSI. Water pressure can vary by time of day. Installation of a pressure regulator (if one is not installed) should be considered to provide consistent pressure due to variations in pressure.



#### **General: Observed Supply Plumbing Material**

#### Copper Piping, PEX

The majority of the supply plumbing material is concealed behind walls, the ground, the foundation, and can also be covered by insulation in the attic. Builders can use many different types of material that may not be obvious at the time of inspection. The following supply plumbing material is observed at the time of inspection.

#### General: Observed Drain/Waste Plumbing Material with Photo

ABS

The following drain/waste/vent plumbing material is observed. Due to the nature of drain plumbing construction, the majority of the material is located underground and the interior condition of the pipes is not visible. During an inspection, it is not possible to fully determine the condition of the material of the entire DWV system.

lt is recommend that the lines are scoped with a specialized camera to view the condition and function of the material.

Additionally, newer properties may not be exempt for material deterioration, root intrusions or improper installation.

Having the lines scoped is highly recommended for all properties.

#### **General:** Gas plumbing material

Galvanized & Black Steel & Flexible

All gas appliances have cut-off valves in line at each unit. There are no gas odors detected and the supports are in acceptable condition where visible except if noted below. The following fuel plumbing material is observed:

#### General: Angle stop valves not tested

The angle stop valves in the property have not been tested for functionality or operation. Current standards require a localized shutoff valve at all water sources in the interior of the property. Angle stop valves are a type of shutoff valve typically found at water faucets (underneath the sink), toilets and refrigerators. If the valve has not been maintained according to manufacture specifications, there is a high rate of systematic failure of the angle stop valve. Due to the potential for failure of the valve, the functionality of the angle stop valve has not been physically tested. The angle stop valve has been visually inspected for any visible abnormalities such as, but not limited to, corrosion, leaking, broken handles, etc. Any visible deficiencies will be indicated in the sections located below.

### **Observations**

7.2.1 Sinks, Fixtures, Faucets, and Valves **ACTIVE LEAK - SINK OR TRAP** 

SEE PHOTOS FOR LOCATIONS Opendoor standards issue

There is an active leak found in the plumbing. Recommend repair.

Recommendation Contact a qualified professional.





Primary Bathroom

7.2.2 Sinks, Fixtures, Faucets, and Valves **FAUCET IS LOOSE** SEE PHOTOS FOR LOCATIONS Opendoor standards issue The faucet is loose. Recommend repair.

Recommendation Contact a qualified professional. Maintenance Item



Back Side of the house

### 7.5.1 Bath Tubs

**DRAIN STOPPER INOPERABLE** 



SEE PHOTOS FOR LOCATIONS

The drain stopper is inoperable or does not seal properly.

Recommendation Contact a qualified professional.



Primary Bathroom

#### 7.7.1 Main Water Meter & Valve

MAIN WATER VALVE LEAKING

FRONT SIDE OF THE HOUSE

Opendoor standards issue

There is leaking observed at the main water valve. Recommend repair.

Recommendation

Contact a qualified professional.





Front Side of the house

#### 7.10.1 Drain and Vent Plumbing

### DRAIN CLEAN OUT COVER MISSING/BROKEN/DETACHED

SEE PHOTOS FOR LOCATIONS

#### Opendoor standards issue

The drain clean out cover for the primary tub is broken, missing, or detached. Recommend repair.

Recommendation Contact a qualified professional.





Side of the house

7.13.1 Main Gas Valve & Fuel Plumbing

# **GAS LINE RUSTED**

SEE PHOTOS FOR LOCATIONS

The gas line is observed to be rusting. Recommend further evaluation and repair as needed.

Recommendation Contact a qualified professional.



Side of the house

Back Side of the house



# 8: ELECTRICAL

# Information

### General: Location & Photo of Main Disconnect

The Main Disconnect Switch is located at the Main Panel



**General: Service Entrance** The electrical entry wiring is underground., The main electrical service size is 120/240 V, The main entry is made of

copper material

General: Main Service Rating 200 AMPS

General: Sub Panel(s) Service Rating None Observed

**General: Receptacles Type** 3 prong, 240 dedicated outlets

A representative number of receptacles have been tested.

Lights and Switches Condition: The lights and switches are operational

The lights and switches are operational unless noted below.

#### **General:** Location & Photo of Panel(s)

The main panel is located on the exterior of the structure.



#### **General:** Overcurrent Protection Devices Type

Breakers, Ground Fault Circuit Interrupters

The overcurrent protection devices are in acceptable condition except if noted below

#### **General:** Observed Branch Circuit Wiring Material

Non-metalic sheathed, BX or Armored cables, Copper, 3 - Wire

The branch service conductors and wiring is compatible except if noted below.

#### **General:** Service Grounding

Typically a UFER ground but not visible

The service grounding is in acceptable condition where visible except if noted below.

#### **General:** Service Bonding

Copper wiring, Connected to the gas plumbing

The service bonding is in acceptable condition where visible except if noted below.



#### Main and Distribution Panels Condition: Main or sub panels

There are no major system safety or function concerns noted at time of inspection at main and sub electrical panel except if noted below.

# **Ground Fault Circuit Interrupters:** All existing GFCI outlets are in functional condition except if noted below

All existing GFCI outlets are in functional condition except if noted below.

# **Observations**

8.7.1 Lights and Switches Condition **LIGHT BULB AND/OR FIXTURE INOPERABLE** SEE PHOTOS FOR LOCATIONS

Opendoor standards issue

There is a light fixture or bulb that is inoperable. Replace the bulb and test or repair as needed.

Recommendation Contact a qualified professional.





Kitchen

Bedroom 3

System 1: System Age

2004

# 9: HVAC

# Information

System 1: Rooms Serviced (Zones) Entire House

Heat Distribution System Condition: Heat distribution type Safety Controls There is insulated or rigid ductwork that is common with the heating system.

System 1: System Type Condenser/Evaporating Coil/Furnace (Electric Cooling & Gas Heat), Split System

**Controls Condition: Automatic** 

The automatic safety controls have not been operated.

### System 1: Equipment Photos & Videos

Side of the house



GOODMAN MANUFACTURING CO., L. P. HOUSTON, TEXAS 77008
HOUSION, TEXAS 77008         NUMBER         NUMBER

Opendoor

#### **HVAC Inspection : HVAC Inspection**

The HVAC system is tested using normal operating controls. The units are functional at the time of inspection except if noted below. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as well as air conditioners. Recommend contacting HVAC technician to establish a maintenance routine.

In the event there is more than one system conditioning the home, the inspector will attempt to identify the rooms that each system conditions. This is an approximate estimation of which rooms are conditioned by this system. All rooms may not be included and we can not guarantee that all rooms listed are accurate. This is provided as a courtesy to give a general idea. Additionally, the inspector with estimate the age of the systems given the use of the serial number. If a serial number is not available, the inspector will make the best estimation give a visual observation of the units.

To learn more about how the age of the system is determined, read about it on our blog: www.dwellinspectarizona.com/dwell-inspect-arizona-blog/how-do-you-tell-the-age-of-an-ac-unit

#### HVAC Inspection : If manufactured before 2011, possibility of R-22 Refrigerant (refer to label photo)

If an HVAC unit was manufactured prior to 2011, there is a high possibility that it uses R-22 as a refrigerant. This material is no longer in production due to environmental concerns. Only existing or recycled R-22 refrigerant will be available to service existing air conditioners after 2020. The data tag on the unit will alert you if R-22 (HCFC-22) refrigerant is being used. If on the label it is indicated that the unit uses R-410A, that is the refrigerant that has replaced R-22. If the unit uses R-22 refrigerant, recommend contacting an HVAC professional to determine alternative repairs if/when needed.

For additional information, please read: https://www.bodinescott.com/article/r22-vs-r410a-refrigerant-why-need-make-change



#### HVAC Inspection : Estimated life cycle of HVAC units

The estimated life cvcle of an HVAC unit is typically between 15 - 20 years dependent on quality of the system and maintenance. If the system is within this age range, it can be considered at or near the end of the effective useful life.

Regular maintenance is recommended that may help to extend the longevity. It is recommended to request any service documents from the owner to determine if the system has been maintained according to manufacture specifications. If the HVAC system is over ten years old, it should not be unexpected if it were to stop functioning appropriately at any time. Additionally, due to the nature of the components and use, it is possible that a unit that is newer than 10 years could also experience issues and fail without warning and/or need servicing. An additional evaluation by a HVAC specialist is recommended to determine the condition of the interior components that are not regularly visible.

#### Heat Distribution System Condition: The HVAC distribution system

The HVAC distribution system is in functional condition and there is a heat source present in each room except if noted below. This inspection is a visual inspection only and unable to see inside the supply or return ducts to determine the condition. Additionally, ducting is often covered by building material or insulation, not fully visible at the time of inspection, and material could have been used with components that were previously installed on the house; therefore, sizing and efficency are not part of the inspection. If repairs are required, it is recommended that a company that specializes in duct inspections and repairs is consulted.

#### Filters: HVAC Filter Size(s) & Location(s)

Hallway

20 x 20

Unless noted below, all observed air filters are in acceptable condition.

#### Controls Condition: Thermostat(s) functional

Digital

All thermostats are in functional condition and the units are responsive to the controls at the time of the inspection except if noted below.

#### Vents/Flues/Combustion Air Condition: Gas Flue Material/Venting

Multi Wall, Vents to Exterior, Combustion Air Available

The vents, flues, and combustion air system is in acceptable condition at the time of inspection except if noted below.

#### Vents/Flues/Combustion Air Condition: Unable to fully evaluate exhaust venting

The HVAC exhaust venting is not fully visible when concealed within construction or chimneys. Unable to fully visually evaluate the venting system.

### **Observations**

### 9.1.1 System 1 COOLING - LOW TEMPERATURE DIFFERENTIAL (SPLITS) - SERVICE RECOMMENDED

Recommendation

Less than 10 degrees

The typical temperature differential split between supply and return air in an air conditioner of this type is 18 to 22 degrees F. This system responded and achieved an inadequate differential temperature. Service is recommended.

Recommendation Contact a gualified professional.



#### 9.2.1 HVAC Inspection

### **NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED**

The last service date is over one year ago or is unable to be determined. The unit may be operating properly from controls but there are areas which cannot be seen without specialized equipment, removing covered areas, and/or invasive examination. Recommend consulting the owner for recent service or repair records and/or have an HVAC specialist service the unit.

Recommendation

Contact a qualified professional.

# 9.2.2 HVAC Inspection **CONDENSER/HEAT PUMP BREAKER/FUSE INCORRECT SIZE**

Opendoor standards issue

The breaker/fuse is oversized for the unit. Recommend further evaluation and repair as needed.

#### Recommendation

Contact a qualified professional.



Maintenance Item



# 10: ROOF

# Information

**Tile roof: Method of Inspection** The inspection is performed from the roof. The inspector walked the roof to make visual observations. 
 Flat roof: Photos & Video of roof
 Flat roof: Type of Surface

 Roof
 Rolled Asphalt w/Elastom



Flat roof: Type of Surface Rolled Asphalt w/Elastomeric Coat

#### Flat roof: Method of Inspection

The inspection is performed from the roof. The inspector walked the roof to make visual observations.

#### **General:** Age determination

It can be difficult to determine the exact age of the roofing material based on exposure to natural elements. The best determination of condition is made based on the facts presented to them at the time of inspection. It is recommend that the owner is consulted for additional information and/or history regarding the age of the roof.

#### Tile roof: Photos & Video of roof

Roof





#### Tile roof: Clay/concrete roof

The estimated life expectancy of a clay or concrete roofing tile is 50 - 100 years. This can depend on several conditions: the grade and quality of the product used, the quality of the application, climate, salt-water proximity, exposure, and maintenance. The purpose of the concrete tile roof is to shed water but the underlayment installed underneath the tile provides the actual moisture barrier. The estimated life expectancy of an underlayment, the primary roofing material, is 15 - 25 years. As a courtesy, during the inspection, if it is possible without causing damage, some small sample sections of the tiles have been lifted in an attempt to look at the condition of the underlayment. The majority of the underlayment/moisture barrier is not visible while performing a roof inspection. The lifting of the sample sections cannot be considered a complete inspection and if the client requires additional information, a roofer should be consulted for an invasive evaluation.

#### Flat roof: Rolled roofing life cycle

#### First Phase

The estimated life expectancy of a rolled asphalt roof is 5-15 years. The longevity of the material can be effected by material quality, element exposure, weather, and other factors. The age/condition of the roof is estimated by the best determination of the inspector with the clues available at the time of the inspection. If the life cycle was broken up into phases, the estimation are as follows:

First phase estimated: 1-5 years

Second phase estimated: 6-10 years

Third phase estimated: 11-15 years

#### Flat roof: Roof - acceptable

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. The roof is in acceptable condition at the time of inspection except if noted below.

#### Drainage Systems: Drainage system

There are indications that the drainage system is in functional condition at the time of inspection except if noted below.

#### **Flashings Condition: Flashing material**

The wear is consistent with the age of the roof and there are no indications of leaks except if noted below.

### **Observations**

ROOF

10.2.1 Tile roof CRACKED/CHIPPED/DAMAGED TILES



Opendoor standards issue

There are tiles that are cracked, damaged, or broken. Recommend a roofer evaluate and repair.

Recommendation

Contact a qualified professional.









R



Roof

#### 10.4.1 Drainage Systems

# **GUTTERS - NO SYSTEM - FULL RECOMMENDED**



There are no gutters or downspouts installed on the property. Full installation of a gutter system should be considered to keep water away from structure and allow for proper drainage.

Recommendation

Contact a qualified professional.

# 11: STRUCTURAL COMPONENTS

# Information

<section-header>

Attic access: Photos & Video of

Attic access: Location & Photos of Attic Access Points Primary Bedroom Closet



Primary Bedroom Closet

#### Foundation & Floor Condition: Foundation & Floor Type

#### Post tension slab

The visible portions of the foundation and floor structure are in acceptable condition except if noted below. All foundations/floor structured experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.



#### Wall & Column Structure: Wall Structures Observed

Framed wood

The wall structure is in acceptable condition where visible except if noted below.

#### Wall & Column Structure: Column Structure

Wood

The column structure is in acceptable condition where visible except if noted below.

#### **Roof Structure:** Roof and ceiling structure type/material

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls., Oriented Strand Board (OSB)

The roof support system is in acceptable condition and consistent with the age of the house. There are no indications of structural concerns at the time on inspection except is noted below.

#### **Roof Structure:** No indications of structural concerns

There are no indications of structural concerns at the time on inspection except if noted below. The roof support system is in acceptable condition and consistent with the age of the house.

# **Observations**

#### 11.1.1 Foundation & Floor Condition STEM WALL NOT VISIBLE - METHOD





SEE PHOTOS FOR LOCATIONS

The perimeter of the foundation or stem wall is not visible due to the method of construction. Unable to determine the condition of the underlying material.

Contact a qualified professional.



Front Side of the house

# 12: VENTILATION & INSULATION

### Information

#### Laundry Ventilation: No dryer

There is no dryer present. Unable to verify the function of the dryer vent. Vapor Retarder Condition: Radiant/Vapor Retarder Material There is no visible radiant barrier installed., There is a foil vapor barrier installed.

#### **Attic Ventilation: Ventilation types**

Under eave soffit inlet vents, Off Ridge Exhaust Vents

There are indications that the ventilation is appropriate for the attic structure except if noted below.

#### Insulation: Insulation type and depth

Cellulose - Loose Fill or Blown In, 8 - 10"

The insulation level in the attic is typical for homes this age. The material is in acceptable condition except if noted below.

#### Bathroom Ventilation: Bathroom Ventilation Type

Ceiling exhaust fans, Openable window(s)

The bathroom is ventilated. The ventilation is acceptable at the time of inspection except if noted below.

#### **Kitchen Ventilation: Kitchen Ventilation**

There is a recirculation ventilation system present., Openable Window

The kitchen is ventilated in the main house. The ventilation is acceptable at the time of inspection except if noted below.

#### Laundry Ventilation: Dryer vented

The dryer is vented to the exterior through the wall/ceiling and there are indications that it is in functional condition except if noted below. Dryer ducting should be cleaned regularly. Recommend consulting the seller for maintenance history, if no history can be provided, cleaning the ducting is recommended.

Read more about it on our blog: www.dwellinspectarizona.com/dwell-inspect-arizona-blog/preventing-dryer-fires

#### Laundry Ventilation: Dryer duct visibility

The dryer vent pipe/duct is located behind walls/ceilings are not visible for inspection. Additionally, dryer vents should be periodically cleaned to help prevent lint buildup.

General: Pool Deck Type

# 13: POOL

# Information

**General: Filter Type** 

Cartridge	Pebble Tec	Cool deck
<b>General: Heater Type</b> None Observed	Coping and Tile Condition: Coping Pumps/Motors Condition: & tile Pump/motor	
	The coping and tile is in acceptable condition except if notated below.	The pump/motor is in functional condition except if notated below.
Pressure Gauge: Pressure gauge	Lights: Light is operational	Timer: Pool timer
The pressure gauge is functional except if noted below.	The lights are operable at the time of inspection unless noted below.	The timer is operational at the time of inspection except if notated below

General: Structure Type

#### General: Photo/Video of Pool & Equipment





Side of the house

### Structure/Interior Finish Condition: The interior finish

The condition is consistent with the estimated age of the structure and there are no indications of cracks, surface damage, or settling except if noted below.

#### Deck and Exterior Components Condition: Pool deck

The deck is in acceptable and functional condition at the time of inspection except if noted below.

#### Skimmers and Drains Condition: Skimmer basket and drains

The skimmer basket is in acceptable condition and there are indications that the drains are functioning correctly. Suction is observed at the time of inspection and water was cycling through the system. The system is operating as intended except if noted below.

#### **Filter: Pool filter**

The pool filter is in functional condition at the time of inspection except if noted below.

#### Visible Piping and Valves Condition: Piping and valves

The visible piping and valves are in acceptable condition except if noted below.

#### **Condition of Cleaning System: Pool cleaning system**

The automatic cleaning system is operational at the time of inspection expect if noted below.

#### **Pool electrical : Pool electrical**

The electrical components associated with the pool including GFCI's, conduit, and additional components are observed to be in acceptable condition except where noted below.

#### **Bond:** Equipment bonded

The pool equipment is visibly bonded and in acceptable condition unless noted below.

#### **Child Safety Barriers Condition: Pool safety standards**

Depending on the property municipality, the strictest current standards for pool safety requirements state that pools should be equipped with an approved barrier. A self-closing, lockable, and self-latching gate that opens outward away from pool, exterior doors which are self closing and have a latch located 54 inches above the ground (or alarmed), and bedroom windows equipped with a latch 54 inches above floor. The safety components are acceptable at the time of inspection except if noted below.

#### **Observations**

13.3.1 Deck and Exterior Components Condition

# DECK IS SHOWING SIGNS OF DETERIORATION

POOL

The deck is showing signs of deterioration. Recommend a specialist evaluate and correct.

Recommendation

Contact a qualified professional.



13.3.2 Deck and Exterior Components Condition CRACKS IN THE POOL DECK



POOL

There are indications of cracks in the pool deck. Unable to determine the condition of the underlying materials. Recommend a pool specialist evaluate and correct as needed.

Recommendation

Contact a qualified professional.



13.4.1 Coping and Tile Condition **CALCIUM BUILD UP** 

There is calcium build up observed on the tiles. Recommend cleaning to prevent permanent damage.

Recommendation Contact a qualified professional.





Pool

### 13.10.1 Condition of Cleaning System

# POP-UPS ARE NOT FUNCTIONAL

POOL

The floor pop-ups are not functioning as intended. Recommend a pool specialist evaluate and repair as needed.

Recommendation Contact a qualified professional.





Pool

#### 13.14.1 Bond

### **EQUIPMENT NOT BONDED**

BACK SIDE OF THE HOUSE

Opendoor standards issue

The pool equipment is not visibly bonded. Recommend further evaluation to verify and repair if needed.

Recommendation

Contact a qualified professional.





Back Side of the house

#### 13.16.1 Child Safety Barriers Condition

### **GATE DOES NOT LATCH PROPERLY**



SIDE OF THE HOUSE

### Opendoor standards issue

The gate does not latch properly. Recommend repair.

Recommendation

Contact a qualified professional.



Side of the house

# 14: APPLIANCE PHOTOS

# Information

# **General: Appliance photos** Kitchen



Kitchen

Kitchen

Kitchen



Kitchen

# 15: COMMON ROOMS VIDEOS

# Information



Common Room Videos: Kitchen



# 16: FINAL CHECKLIST

# Information

- <image>
- General: Thermostat Final SettingGeneral: Supra/Lockbox when- PhotoLeaving Video



<b>General:</b> All Refrigerator/Freezers	General: Oven/Range Turned Off	General: All GFCI Receptacles
Powered	Yes	Reset
Yes		Yes
General: All Lights Turned Off Yes	General: All Windows Closed and Locked	General: All Exterior Doors Locked
	Yes	Yes
General: Gates/Exterior Closets		

General: Thermostat Initial Setting - Photo

Closed Yes

# STANDARDS OF PRACTICE

#### **Inspection Details**

Standards of Professional Practice For Arizona Home Inspectors

Adopted by the Arizona Chapter of American Society of Home Inspectors (ASHI) Effective January 1, 2002

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the AZ ASHI, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

NOTE: Highlighted words in the definition are defined in the Glossary.

Show1. 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.

#### Show2. Purpose and Scope

2.1 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.

4. the fee for services.

5. a statement that the inspection is performed in accordance with these Standards.

6. limitations or exclusions of systems or components inspected.

7.B. Observe readily accessible installed systems and components listed in these Standards.

8.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.

#### Show3. 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.

B. 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 theinspector 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, 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 systemor component.

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

#### Interiors

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.

**Garage** See exterior standards of practice

#### **Exterior Grounds**

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.

#### Water Heater

The inspector shall observe:

C. hot water system including:

- 1. water heating equipment.
- normal operating controls.
   automatic safety controls.
- 4. chimneys, flues and vents.

#### **Plumbing System**

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 system 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:

- 1. interior fuel storage equipment, supply piping, venting and supports. 2. 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.

#### Electrical

System: Electrical

8.1 The inspector shall observe:

A. service entrance conductors.

B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.

C. amperage and voltage ratings of the service.

D. branch circuit conductors, their overcurrent 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 overcurrent 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. observed

1. low voltage systems.

2. smoke detectors.

3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

#### **HVAC**

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 operatingcontrols.

C. open readily openable 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.

D. ignite or extinguish solid fuel fires.

E. 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 conditioning 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.

#### Roof

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:

1.A. walk on the roofing.

2.B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

#### Structural Components

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 underfloor 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 underfloor crawl spaces and attics.

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

#### Ventilation & Insulation

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.

#### Pool

Arizona Swimming pool Inspection Standards of Practice STANDARDS OF PROFESSIONAL PRACTICE FOR THE INSPECTION OF SWIMMING POOLS & SPAS For Arizona Home Inspectors Dated May 9, 2007 STANDARDS OF PROFESSIONAL PRACTICE TABLE OF CONTENTS Section Description Introduction Purpose & Scope General Limitations & Exclusions Swimming Pool & Spa Glossary NOTE: Italicized words are defined in the Glossary 1. INTRODUCTION 1.1 These Standards define the practice of inspection of Swimming Pools & Spas by Home Inspectors. 1.2 These Standards of Practice provide inspection guidelines. make public the services provided by private fee-paid

1.2 These Standards of Practice provide inspection guidelines. make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the client with a better understanding of the above and/or below ground swimming pool & spa conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

Observe readily accessible installed systems and components listed in these Standards.

submit a written report to the client which shall:

Describe systems and components identified in section 4 of these Standards.

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.

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:

reporting observations and conditions in addition to those required in Section 2.2.

excluding systems and components from the inspection if requested by the client.

#### 3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

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 swimming pools & spas installed for use with buildings having four or less dwelling units. A swimming pool/spa is defined as a contained body of water that contains water eighteen inches or more in depth at any point and is intended for swimming or immersion.

3.2 General exclusions:

A. Inspectors are NOT required to report on:

life expectancy of any component or system.

the causes of the need for a major repair.

the methods, materials and costs of corrections.

the suitability of the facilities for any specialized use.

compliance or non-compliance with applicable regulatory requirements.

any component or system which was not observed.

the presence or absence of pests such as wood damaging organisms, rodents, or insects.

cosmetic items, underground items, or items not permanently installed.

the safety of use of any pool or spa component.

B. Inspectors are NOT required to:

offer warranties or guarantees of any kind.

calculate the strength, adequacy, efficiency or safety of any system or component.

enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.

operate any system or component which is shut down or otherwise inoperable.

operate any system or component which does not respond to normal operating controls.

move personal items, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.

determine the presence or absence of any suspected hazardous substance or irritants including but not limited to toxins, organisms, carcinogens, noise, chemicals or contaminants.

determine the safety of use of any pool or spa component.

dismantle any system or component.

predict future conditions, including but not limited to failure of components.

project operating costs of components.

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

4.0 SWIMMING POOL & SPA

The inspector shall observe:

interior finish materials.

decks, steps and coping.

pumps, motors, blowers, skimmer, filter, drains, heaters, automatic safety controls, gauges, visible piping & valves. water supply system for cross connections.

external bonding of the pump motors, blowers, heaters and other equipment.

the operation of underwater lighting, ground fault circuit interrupters, conduit, visible electrical components and timer assemblies.

any permanently installed handrails and ladders.

child safe barrier provisions. The inspector shall:

A. describe:

type of pool or spa.

interior finish materials.

type of filter.

type of child safe barrier provision.

type of cleaning system (if present).

energy source for heater (if present).

B. operate the systems using normal operating controls.

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is NOT required to:

operate systems when weather conditions or other circumstances may cause equipment damage.

operate automatic safety controls or valves.

come into contact with pool or spa water to examine the system, structure or components.

verify function of electric resistance heaters.

determine structural integrity.

evaluate any equipment not responding to normal operating controls, including that which may be due to the absence of a required energy source such as electricity or gas.

The inspector is NOT required to: observe:

low voltage or electronic controls, water chemistry or clarity, out-of-level conditions, presence or absence of bacteria/algae, operation of backwash, aerators, automatic cleaning systems, automatic water fill systems, water treatment systems, chemical dispensers, thermostats, heating elements, solar heating systems, water features, diving or jump boards, slides and related components, covers and related components, play equipment, accessories. adequacy of system or component design, equipment/component compatibility, flow rates, high or low pressure conditions, adequacy of filters or heaters.

leaks in shell or underground components.

geological conditions, soil conditions or structural components.

child safe barrier adequacy or conformance with local codes and ordinances.

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.

Client:

A customer who contracts with a home inspector for a swimming pool and/or spa inspection.

Component:

A readily accessible and observable aspect of a system, such as heating or filtration.

Coping:

The top decorative sections around a swimming pool or spa perimeter, usually located just above the tile. 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.

Electronic Controls:

Digital, computerized or solid state equipment operation management devices.

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.

Immediate Major Repair:

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

worsen appreciably 2. cause further damage 3. 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, timer or switch.

Observe:

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

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.

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.

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 or 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. 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.