

Confidential Inspection Report

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Prepared for:

**Prepared by: Canyon Country Home Inspection, LLC
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Cottonwood, AZ 86326
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SUMMARY

This summary is a list of the defects that represent the most serious problems. It does not list all defects noted in the report. The client may find that other items may be of greater importance or concern. The degree of importance of defects in this summary is only the inspector's opinion. This summary is not intended as nor should be used as a substitute for the complete report.

Consider the following items first:

EXTERIOR - FOUNDATION - BASEMENT

TRIM:

CONDITION:

There are some wood posts at the east or rear of the home that hold up an eave area. Two of these wood posts have significant wood rot damage seen at the bottom of these posts. It appears that water that runs off the roof lands near the bottom of the posts and wicks up into the posts. I recommend you have a licensed contractor make a further evaluation and replace these damaged posts as needed.

Wood vigas that are seen in the front courtyard areas all appear to have wood rot damage seen. I recommend you have a licensed contractor make a further evaluation and replace wood rot damaged vigas as needed.

Wood trim at the overhead garage door has some peeling paint seen. I recommend paint and maintenance of wood trim as needed.

EAVES, SOFFIT, FASCIA

CONDITION

There is some significant moisture damage seen in the plywood soffit under the eave at the northeast corner of the rear deck cover. This indicates a possible roof problem at this location. I recommend a further evaluation by a licensed roofing contractor about this problem and have roof repairs made as needed. I recommend you have a licensed contractor make repairs of this moisture damaged plywood soffit.

Wood rafters along the east edge of the deck cover have significant peeling paint noted. I recommend paint and maintenance of these rafters.

WINDOWS

CONDITION

There is a fogged window seen at the courtyard area. This appears to be a kitchen window. There is another fogged windows seen at the rear master bathroom window. Fogged windows are and indication of a seal leak in an insulated glass window. I recommend replacement of all fogged windows.

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SLAB ON GRADE:

CONDITION:

There is some tile cracking and some grout cracking seen in several locations through out the home. This is an indication of some typical concrete slab cracking. This does not appear to be a major concern outside of the damage to the tile floor. Concrete slab cracking of this type is typical and appears to be expansion and contraction type cracking.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

Roof appears to puddle in some locations. There is a significant active roof leak seen around a skylight area at the north end of the home. There is some water damage to the ceiling in the hall area around the return duct for the heating and air conditioning system. The roof appears to puddle in both of these locations. I recommend a further evaluation by a licensed roofing contractor and have roof repairs or replacement done as needed.

There is some significant soffit damage seen at the northeast corner of the rear deck cover indicating a possible roof problem in this location. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal type flashing and some rubber or vinyl type. Leaking at the skylight indicates there may be some flashing problems. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

SKYLIGHTS:

Significant water leaking at the skylight area at the north end of the home is seen. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

HEATING - AIR CONDITIONING

DUCTWORK:

DUCTS/AIR SUPPLY:

There is a supply duct on the roof that runs from the heating and cooling system over to the north to a duct that leads through the roof into the addition at the north end of the home. This duct is disconnected and a long section of it is laying on the roof. This means that a large amount of supply air from the air conditioner and the furnace just blow out to the outdoors. This creates a great deal of inefficiency due to you are trying to heat and cool the exterior of the home. You also have a wide open duct to the outside that air flows up from the living space and out. Not to mention the possibility of water entry during rain. I recommend a further evaluation by a licensed heating and cooling contractor and have repairs made as needed.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

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CONDITION:

There are missing cover plates seen on outlets in the garage, guest bedroom, and living room, there is a broken outlet in the guest bedroom. I recommend replacement of all cover plates on outlets and switches. I recommend replacement of the damaged outlet by a licensed electrician.

G.F.C.I. PROTECTION

CONDITION

Ground Fault Circuit Interrupter (GFCI) outlets are missing and should be installed in these locations, kitchen outlets within 6 feet of water sources. I recommend you have a licensed electrician add these safety devices as needed. It may not have been required when the home was built but is a good idea for your safety.

The GFCI outlet at the rear deck does not trip when tested. I recommend you have a licensed electrician make a further evaluation and make repairs as needed.

INTERIOR

WINDOWS:

TYPE & CONDITION:

There is a fogged kitchen window at the kitchen sink area. There is another fogged windows seen at the rear master bathroom window. Fogged windows are an indication of a seal leak in an insulated glass window. I recommend replacement of all fogged windows.

CEILINGS:

TYPE & CONDITION:

There is significant water leaking seen coming from a skylight at the north end of the living room area. I recommend you have a licensed roofing contractor make a further evaluation and have this repaired as needed.

There is also some ceiling damage in the hall area on both sides of the air conditioner return duct. This appears to be a roof leak problem as well but I did not see water at this location. I am unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.

With long term water entry or water leaks there is always the possibility of mold formation. Some types of mold are a significant health risk. Mold identification and testing is beyond the scope of a home inspection. Mold identification and testing should only be done by a certified environmental specialist. I recommend you have a further evaluation and mold testing be done by a certified environmental specialist. Mold removal should only be done by mold remediation specialists due to the possible health risks involved.

FLOORS:

TYPE & CONDITION:

Tile is used in all locations of this home. There is grout cracking and some hairline tile cracking seen in several locations of this home. This is seen in the kitchen running north into the room that is north of the kitchen. It is also seen at the entry area, and in the hall area near the door to the garage. There is also some hairline tile cracking seen on both sides of the toilet in the master bathroom. There is also some significant grout cracking and some missing grout seen at the north

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side of the living room where it appears a patio area may have been made into an additional living space. In all these locations it appears that this indicates concrete slab cracking. Only the last one has any indication of height difference the rest all appear to be typical expansion type cracking that was tiled over without the proper technique (tile installer error) as seen where there is a loose tile and I could not see any anti fracture membrane in use.

The place at the living room may have had some settlement when the addition was first done but most likely that is now finished and will not get any worse. As far as repairs of cracked tiles, that would depend on availability of tile that matches. I recommend you have a licensed tile contractor make a further evaluation and make repairs as your request.

INTERIOR TRIM

MATERIAL

There is tile installed as baseboard in many locations. There are two pieces of tile baseboard missing. I recommend replacement of the missing tile baseboard by a licensed tile contractor.

LIGHTS AND FIXTURES

CONDITION

There is a missing ceiling light fixture in the master bedroom and the north end of the living room. I recommend you have a licensed electrician replace these missing light fixtures so there are no uncontained exposed wires that pose a hazard.

There are also some ceiling light fixtures with missing glass covers. I recommend replacement of missing light fixture covers.

GARAGE - CARPORT

FIRE WALL:

CONDITION:

Door to living area from garage is not self closing as it should be. I recommend you make this door a self closing door for safety reasons.

GARAGE DOOR(S):

CONDITION:

Automatic door does not operate as it should. The auto reverse feature is not operational and the electric eye is not installed as it should be. I recommend you have a garage door specialist make a further evaluation and repair as needed. There is a pad lock installed on one of the tracks that could become a problem and get in the way of door operation. I recommend removal of this pad lock.

MISCELLANEOUS:

There is evidence that a rodent (pack rat?) has tried to enter the garage. There are chew marks on the door and wall around the side door to the garage. I found more evidence of what appears to be pack rats at the back deck. It appears they are going under the step seen under the sliding glass door at the rear deck. I recommend a further evaluation by a licensed exterminator and have treatment done as needed.

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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

The water line for an ice maker does not have a shut off valve. If you turn on the water under the sink for the kitchen sink faucet water will spray out of the ice maker water line, so until you hook it up to an ice maker or have a shut off valve installed you cannot turn on the water for the kitchen sink.

TRASH COMPACTOR:

CONDITION:

Trash compactor is inoperative. I recommend a further evaluation by an appliance technician.

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS:

Kitchen outlets within 6 feet of the sink are not GFCI protected. I recommend you have a licensed electrician add these safety devices as needed.

LAUNDRY:

CONDITION:

There is some drywall missing in the laundry area. There is some evidence of a past water problem that caused drywall damage in the laundry area. Possible mold is seen. With long term water entry or water leaks there is always the possibility of mold formation. Some types of mold are a significant health risk. Mold identification and testing is beyond the scope of a home inspection. Mold identification and testing should only be done by a certified environmental specialist. I recommend you have a further evaluation and mold testing be done by a certified environmental specialist. Mold removal should only be done by mold remediation specialists due to the possible health risks involved.

BATHROOMS

BATHROOM AREA, HALL BATH:

CONDITION OF SINK:

There is a missing drawer front on the vanity cabinet in the hall bathroom. I recommend replacement of this missing drawer front.

BATHROOM AREA, MASTER BATH:

CONDITION OF SINK:

There is a very minor drain leak under the master bathroom sink. I recommend a further evaluation by a licensed plumber and have the sink drain repaired as needed. Counters and cabinets appear serviceable.

CONDITION OF TOILET:

The toilet at the master bathroom has a wood ruler under it to keep it from rocking back and

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forth. It may mean that the floor is not flat in this location. If the toilet rocks back and forth it can cause the seal at the trap to leak. You may want to find another solution to the problem besides the wood ruler that is now in use.

GROUNDS

DECKS:

CONDITION:

There is some wood rot damage seen on the bottom horizontal member of the railing at the southeast corner of the deck. I recommend replacement of wood rot damaged wood at the rear deck. I notice some termite damage in deck boards at the south east corner of the deck. I recommend a further evaluation by a licensed exterminator, and take action as needed.

Consider addressing these items in the near future:

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION

Some typical cracking of stucco exterior walls is noted. This is typical of stucco and does not appear to be a major problem, and is more of a cosmetic issue.

CHIMNEY:

CONDITION:

Spark arrester limits view into chimney flue. I recommend repair a further inspection of the chimney flue by a chimney specialist prior to use, and have the chimney cleaned or repaired if needed.

EXTERIOR LIGHTS

CONDITION

There is a glass panel in an exterior light at the garage that is broken. I recommend replacement of damaged glass in this exterior light fixture.

PLUMBING

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

Some exposed gas lines on the roof are not painted. This can cause rust and corrosion to gas lines with time. I recommend rust prevention and painting of exterior gas lines to prevent rust and corrosion in the future.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The main entry door appears to have some weather damage seen on the exterior surface. It does not change the operation of the door but is more of a cosmetic problem.

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OTHER EXTERIOR DOORS:

There is no screen door at the sliding glass door. I recommend installing a screen door here.

INTERIOR DOORS:

Some of the bi-fold type closet doors are missing tracking device hardware. I recommend installing this hardware to make the bi-fold doors operate as they should.

INTERIOR WALLS:

MATERIAL & CONDITION:

In most cases for the drywall interior walls the general condition appears serviceable. There is some minor drywall cracking seen in some locations. This appears to be expansion and contraction cracking. The most notable is seen in master bedroom above the closet.

SMOKE / FIRE DETECTOR:

COMMENTS:

There is one central located smoke detector. This was all that was required when the home was built but if the home were built today smoke detectors in the bedrooms would be required. I recommend you consider adding these safety devices in the bedrooms even though it was not required.

GARAGE - CARPORT

FLOOR:

CONDITION:

Typical cracks noted. Typical concrete cracking at the garage floor is seen. This appears to be typical expansion and contraction type cracking and does not appear to be a major concern

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER:

CONDITION:

The dishwasher is operational. The cancel button on the dishwasher is damaged.

GARBAGE DISPOSAL:

CONDITION:

There appears to be some screws in the disposal. I recommend removal of screws before operating the disposal.

WASHER AND DRYER:

CLOTHES DRYER:

The dryer vent does not appear to be attached as it should be. I recommend attaching the dryer vent

GROUNDS

SIDEWALKS:

CONDITION:

Concrete cracking at front walk noted are typical expansion type cracking. This does not appear to be a major concern.

LANDSCAPING:

CONDITION:

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Plants are in contact with the structure. In some cases plants that are in contact with the structure can cause damage. I recommend you trim plants away from structure.

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INSPECTION CONDITIONS

This home is a two bedroom two bath house it is around 1988 square feet in size and was built in 1981. Most homes have some defects or items that need repair or replacement. This reports intention is to catalog and identify discovered defects for the buyer, it is not intended to pass judgment or reflect



negatively on the property. This reports purpose is to provide the client with a better understanding of the property conditions as observed at the time of the inspection. The inspection is performed in accordance with the Standards Of Professional Practice For Arizona Home Inspectors.

CLIENT & SITE INFORMATION:

FILE #:	2200.
DATE OF INSPECTION:	August 25, 2010.
TIME OF INSPECTION:	09:00 AM.
CLIENT NAME:	John Doe.
MAILING ADDRESS:	1125 Moving Out Lane.
CLIENT CITY/STATE/ZIP:	Sunnyland, CA 91761.
INSPECTION SITE:	1304 E. Someplace Lane.
INSPECTION SITE CITY/ STATE/ZIP:	Sedona, AZ 86336.
INSPECTOR	Bevan A. Jones, State Certification Number 38585.

CLIMATIC CONDITIONS:

WEATHER:	Overcast with some rain.
SOIL CONDITIONS:	Damp.

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**APPROXIMATE
OUTSIDE
TEMPERATURE:**

88 degrees at 1:00 PM.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

Main entry faces west.

**ESTIMATED AGE OF
HOUSE:**

Home was built in 1981.

BUILDING TYPE:

Single family house.

STORIES:

One story home.

SPACE BELOW GRADE:

None.

UTILITY SERVICES:

WATER SOURCE:

Public water.

SEWAGE DISPOSAL:

Public sewer.

OTHER INFORMATION:

AREA:

Village Of Oak Creek.

HOUSE OCCUPIED?

No.

CLIENT PRESENT:

No one was at the home during the inspection.

PAYMENT INFORMATION:

TOTAL FEE:

\$317.10.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and

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occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs 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.

WALLS:

MATERIAL:

Stucco exterior walls.

CONDITION

Some typical cracking of stucco exterior walls is noted. This is typical of stucco and does not appear to be a major problem, and is more of a cosmetic issue.

TRIM:

MATERIAL:

Wood trim.



CONDITION:

There are some wood posts at the east or rear of the home that hold up an eave area. Two of these wood posts have significant wood rot damage seen at the bottom of these posts. It appears that water that runs off the roof lands near the bottom of the posts and wicks up into the posts. I recommend you have a licensed contractor make a further evaluation and replace these damaged posts as needed.



Wood vigas that are seen in the front courtyard areas all appear to have wood rot damage seen. I recommend you have a licensed contractor make a further evaluation and replace wood rot damaged vigas as needed.

Wood trim at the overhead garage door has some peeling paint seen. I recommend paint and maintenance of wood trim as needed.

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EAVES, SOFFIT, FASCIA

MATERIAL

Wood eaves are seen at rear deck cover and along the rear of the home.

CONDITION

There is some significant moisture damage seen in the plywood soffit under the eave at the northeast corner of the rear deck cover. This indicates a possible roof problem at this location. I recommend a further evaluation by a licensed roofing contractor about this problem and have roof repairs made as needed. I recommend you have a licensed contractor make repairs of this moisture damaged plywood soffit.



Moisture damage at northeast corner

Wood rafters along the east edge of the deck cover have significant peeling paint noted. I recommend paint and maintenance of these rafters.

WINDOWS

CONDITION

There is a fogged window seen at the courtyard area. This appears to be a kitchen window. There is another fogged windows seen at the rear master bathroom window. Fogged windows are an indication of a seal leak in an insulated glass window. I recommend replacement of all fogged windows.

CHIMNEY:

MATERIAL:

Metal type chimney.

CONDITION:

Appears serviceable. Spark arrester noted. Spark arrester limits view into chimney flue. I recommend repair a further inspection of the chimney flue by a chimney specialist prior to use, and have the chimney cleaned or repaired if needed.

EXTERIOR LIGHTS

CONDITION

Exterior lights appear operational. There is a glass panel in an exterior light at the garage that is broken. I recommend replacement of damaged glass in this exterior light fixture.

SLAB ON GRADE:

CONDITION:

There is some cracking and some grout cracking seen in several locations through out the home. This is an indication of some typical concrete slab cracking. This does not appear to be a major concern outside of the damage to the tile floor. Concrete slab cracking of this type is typical and appears to be expansion and contraction type cracking.

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BASEMENT/CRAWL SPACE:

CRAWL SPACE:

None.

**BASEMENT OR CRAWL
SPACE WALLS - TYPE:**

Not Applicable.

BEAMS:

Not applicable.

FLOOR JOISTS:

Not applicable.

COLUMNS/SUPPORTS:

Not applicable.

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

No attic hatch provided. No accessible attic present.

VENTILATION:

No attic ventilation noted.

**INSULATION TYPE AND
CONDITION:**

I could not determine.

DEPTH AND R-FACTOR:

I could not determine.

ROOF:

STYLE:

Flat or low pitch style.

TYPE:

Plastic or vinyl sheeting on main roof. Some tile roof areas on rear deck cover area.

ROOF ACCESS:

Walked on roof.

**ROOF COVERING
STATUS:**

Roof appears to puddle in some locations. There is a significant active roof leak seen around a skylight area at the north end of the home. There is some water damage to the ceiling in the hall area around the return duct for the heating and air conditioning system. The roof appears to puddle in both of these locations. I recommend a further evaluation by a licensed roofing contractor and have roof repairs or replacement done as needed.



Puddle next to this skylight

There is some significant soffit damage seen at the northeast corner of the rear deck cover indicating a possible roof problem in this location. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

EXPOSED FLASHINGS:

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TYPE AND CONDITION:

Metal type flashing and some rubber of vinyl type. Leaking at the skylight indicates there may be some flashing problems. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

None.

SKYLIGHTS:

Significant water leaking at the skylight area at the north end of the home is seen. I recommend a further evaluation by a licensed roofing contractor and have repairs made as needed.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Material type of water main line is not determined.

CONDITION:

Water meter is located at the northwest corner of the property. Water meter appears serviceable. Main shut off valve is located near the meter. Shut off valve is operational. There is a second shut off valve located at the north end of the home. This shut off valve is operational. Water pressure appears adequate. Tested at hose faucet 82 PSI.

SUPPLY LINES:

MATERIAL:

Copper type water supply lines.

CONDITION:

Water supply lines appear serviceable.

WASTE LINES:

MATERIAL:

Plastic type waste lines.

CONDITION:

Waste lines appear serviceable. Lines not fully visible. Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Electric type water heater.

SIZE:

I was unable to determine. It appears to be well over 50 gallon capacity.

LOCATION:

Water heater is located in a utility closet in the hall area.

CONDITION:

Water heater appears serviceable. This water heater once had a solar heating assist but that is no longer in operation.

FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Gas meter located at exterior at the south side of the garage. Some exposed gas lines on the roof are not painted. This can cause rust and corrosion to gas lines with time. I recommend rust prevention and painting of exterior gas lines to prevent rust and corrosion in the future.

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SEPTIC SYSTEM:

SEPTIC TANK

LOCATION:

SYSTEM CONDITION:

Home is on public sewer.

Appears serviceable. Home is on a public sewer. Public sewer does not lend itself to visual inspection and is beyond the scope of this inspection.

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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Exterior of house, on the roof.

SYSTEM TYPE:

Forced air type furnace packaged with an air conditioner. Trane brand. Model # YCZ060F1M0BC. Serial # 23711R524.

FUEL TYPE AND NOTES:

Natural gas. Electronic ignition is provided and is operational.

CAPACITY OF UNIT:

Input capacity 120,000. Output capacity 90,000 btu/hr.

APPROXIMATE AGE IN YEARS:

Manufactured in 2002.

SECONDARY HEATING SYSTEM:

Wood Stove.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.

BURNERS/HEAT EXCHANGERS:

Closed System - Unable to inspect. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

PUMP/BLOWER FAN:

Blower fan appears serviceable.

COMBUSTION AIR:

Appears serviceable.

VENTING:

Flue vent appears serviceable.

AIR PLENUM:

Air plenum appears serviceable.

AIR FILTERS:

Appear serviceable.

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NORMAL CONTROLS:

Controls appear serviceable.

GENERAL SUGGESTIONS

I often recommend the use of carbon monoxide detectors when gas appliances are present. They are relatively inexpensive and most just plug into any electrical outlet.

AIR CONDITIONING:

TYPE:

Central air, packaged with a furnace. Trane brand. Model # YCZ060F1M0BC. Serial # 23711R524.

POWER SOURCE:

220 Volt. Electrical disconnect present.

COMPRESSOR AGE IN YEARS:

Manufactured in 2002.

CAPACITY OF UNIT:

5 ton capacity.

RETURN AIR TEMPERATURE:

79 degrees.

SUPPLY AIR TEMPERATURE:

56 degrees.

AIR TEMPERATURE DROP:

25 degrees.

SYSTEM CONDITION:

Appears serviceable, temperature drop appears adequate.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

Appear serviceable.

DUCTWORK:

TYPE:

Insulated sheet metal.



This is open to the interior of the home

DUCTS/AIR SUPPLY:

There is a supply duct on the roof that runs from the heating and cooling system over to the north to a duct that leads through the roof into the addition at the north end of the home. This duct is disconnected and a long section of it is laying on the roof. This means that a large amount of supply air from the air conditioner and the furnace just blow out to the outdoors. This creates a great deal of inefficiency due to you are trying to heat and cool the exterior of the home. You also have a wide open duct to the outside



This duct is blowing out to the outside

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that air flows up from the living space and out. Not to mention the possibility of water entry during rain. I recommend a further evaluation by a licensed heating and cooling contractor and have repairs made as needed.

AUXILIARY EQUIPMENT:

SWAMP COOLER:

None.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

Underground, 110/220 Volt service. Circuit breakers are in use. Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Main panel is located at the exterior of house, at the north side of the home. 200 amp main breaker is in use, appears serviceable. Breakers are labeled.

Inspector Notes:

Circuit and wire sizing correct so far as visible. Grounding system is present.

OF 110 VOLT CIRCUITS:

Twenty 110 volt breakers.

OF 220 VOLT CIRCUITS:

Five 220 volt breakers. These serve the water heater, range, clothes dryer, cook top, and air conditioner.

CONDUCTORS:

ENTRANCE CABLES:

Cannot determine.

BRANCH WIRING:

Copper (romex) type, appears serviceable. Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

There are missing cover plates seen on outlets in the garage, guest bedroom, and living room, there is a broken outlet in the guest bedroom. I recommend replacement of all cover plates on outlets and switches. I recommend replacement of the damaged outlet by a licensed electrician.



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G.F.C.I. PROTECTION

CONDITION

Ground Fault Circuit Interrupter (GFCI) outlets are recommended and are present at exterior, garage, and bath outlets within 6 feet of water sources. Ground Fault Circuit Interrupter (GFCI) outlets are missing and should be installed in these locations, kitchen outlets within 6 feet of water sources. I recommend you have a licensed electrician add these safety devices as needed. It may not have been required when the home was built but is a good idea for your safety.

The GFCI outlet at the rear deck does not trip when tested. I recommend you have a licensed electrician make a further evaluation and make repairs as needed.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Main entry door appears operational. Dead bolt lock appears operational. Weather strip appears serviceable. Doorbell functions properly. The main entry door appears to have some weather damage seen on the exterior surface. It does not change the operation of the door but is more of a cosmetic problem.



Surface damage to front door

OTHER EXTERIOR DOORS:

Sliding glass door at the rear of the home is operational. There is no screen door at the sliding glass door. I recommend installing a screen door here.

INTERIOR DOORS:

Most of the interior doors are operational. Some of the bi-fold type closet doors are missing tracking device hardware. I recommend installing this hardware to make the bi-fold doors operate as the should.

WINDOWS:

TYPE & CONDITION:

There is a fogged kitchen window at the kitchen sink area. There is another fogged windows seen at the rear master bathroom window. Fogged windows are and indication of a seal leak in an insulated glass window. I recommend replacement of all fogged windows.



Fogged window at kitchen area

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INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall interior walls. In most cases for the drywall interior walls the general condition appears serviceable. There is some minor drywall cracking seen in some locations. This appears to be expansion and contraction cracking. The most notable is seen in master bedroom above the closet.



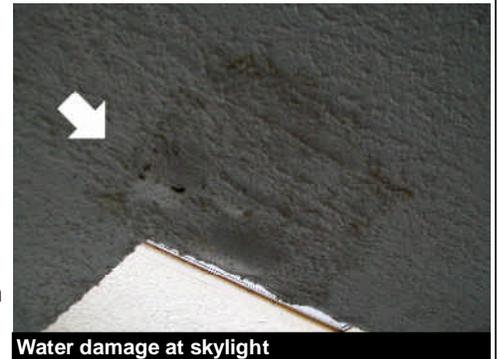
CEILINGS:

TYPE & CONDITION:

Drywall ceilings. There is significant water leaking seen coming from a skylight at the north end of the living room area. I recommend you have a licensed roofing contractor make a further evaluation and have this repaired as needed.

There is also some ceiling damage in the hall area on both sides of the air conditioner return duct. This appears to be a roof leak problem as well but I did not see water at this location. I am unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.

With long term water entry or water leaks there is always the possibility of mold formation. Some types of mold are a significant health risk. Mold identification and testing is beyond the scope of a home inspection. Mold identification and testing should only be done by a certified environmental specialist. I recommend you have a further evaluation and mold testing be done by a certified environmental specialist. Mold removal should only be done by mold remediation specialists due to the possible health risks involved.



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FLOORS:

TYPE & CONDITION:

Tile is used in all locations of this home. There is grout cracking and some hairline tile cracking seen in several locations of this home. This is seen in the kitchen running north into the room that is north of the kitchen. It is also seen at the entry area, and in the hall area near the door to the garage. There is also some hairline tile cracking seen on



Cracked tile in the kitchen area

both sides of the toilet in the master bathroom. There is also some significant grout cracking and some missing grout seen at the north side of the living room where it appears a patio area may have been made into an additional living space. In all these locations it appears that this indicates concrete slab cracking. Only the last one has any indication of height difference the rest all appear to be typical expansion type cracking that was tiled over without the proper technique (tile installer error) as seen where there is a loose tile and I could not see any anti fracture membrane in use.

The place at the living room may have had some settlement when the addition was first done but most likely that is now finished and will not get any worse. As far as repairs of cracked tiles, that would depend on availability of tile that matches. I recommend you have a licensed tile contractor make a further evaluation and make repairs as your request.

INTERIOR TRIM

MATERIAL

There is tile installed as baseboard in many locations. There are two pieces of tile baseboard missing. I recommend replacement of the missing tile baseboard by a licensed tile contractor.



Missing baseboard tile

STAIRS & HANDRAILS:

CONDITION:

None.

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FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -
CONDITION:

Wood stove in the living room appears to be operational. Clearance to combustibles appears adequate.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm responded to test button operation. There is one central located smoke detector. This was all that was required when the home was built but if the home were built today smoke detectors in the bedrooms would be required. I recommend you consider adding these safety devices in the bedrooms even though it was not required.

LIGHTS AND FIXTURES

CONDITION

Most lights and light fixtures appear to be in good condition. There is a missing ceiling light fixture in the master bedroom and the north end of the living room. I recommend you have a licensed electrician replace these missing light fixtures so there are no uncontained exposed wires that pose a hazard.

There are also some ceiling light fixtures with missing glass covers. I recommend replacement of missing light fixture covers.



CEILING FANS

CONDITION

None.

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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached two car garage.

ROOF:

CONDITION:

Appears serviceable.

FLOOR:

CONDITION:

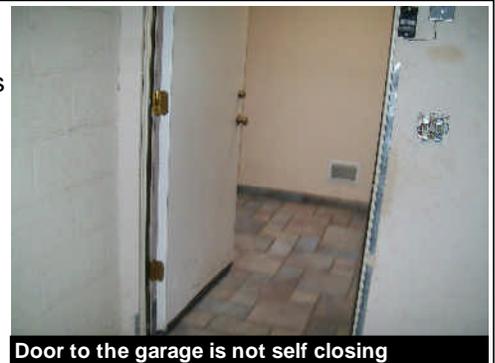
Typical cracks noted. Typical concrete cracking at the garage floor is seen. This appears to be typical expansion and contraction type cracking and does not appear to be a major concern



FIRE WALL:

CONDITION:

Door to living area from garage is not self closing as it should be. I recommend you make this door a self closing door for safety reasons.



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GARAGE DOOR(S):

CONDITION:

Overhead garage door appears serviceable. Automatic door does not operate as it should. The auto reverse feature is not operational and the electric eye is not installed as it should be. I recommend you have a garage door specialist make a further evaluation and repair as needed. There is a pad lock installed on one of the tracks that could become a problem and get in the way of door operation. I recommend removal of this pad lock.



CENTRAL VACUUM SYSTEM

CONDITION

None.

MISCELLANEOUS:

There is evidence that a rodent (pack rat?) has tried to enter the garage. There are chew marks on the door and wall around the side door to the garage. I found more evidence of what appears to be pack rats at the back deck. It appears they are going under the step seen under the sliding glass door at the rear deck. I recommend a further evaluation by a licensed exterminator and have treatment done as needed.



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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Plastic type kitchen sink. The kitchen sink appears serviceable. Kitchen sink faucet is serviceable. Hand sprayer is serviceable. The water line for an ice maker does not have a shut off valve. If you turn on the water under the sink for the kitchen sink faucet water will spray out of the ice maker water line, so until you hook it up to an ice make or have a shut off valve installed you cannot turn on the water for the kitchen sink.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric cook top. The cook top is operational. All burners are operational. The electric oven is operational.

VENTILATION:

TYPE AND CONDITION:

Downdraft type exhaust ventilation system. Exhaust fan is operational.

REFRIGERATOR:

TYPE AND CONDITION:

None.

DISHWASHER:

CONDITION:

The dishwasher is operational. The cancel button on the dishwasher is damaged.

GARBAGE DISPOSAL:

CONDITION:

There appears to be some screws in the disposal. I recommend removal of screws before operating the disposal.

TRASH COMPACTOR:

CONDITION:

Trash compactor is inoperative. I recommend a further evaluation by an appliance technician.

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OTHER BUILT-INS:

MICROWAVE:

Microwave oven appears serviceable. Microwave leakage testing is beyond the scope of this inspection.

ICE MAKER:

None.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are tile. Edge piece of tile in front of the sink is missing. There is a cracked tile on the counter top to the left of where a refrigerator would go. I recommend a further evaluation by a licensed tile contractor to make repairs, if possible. Cabinets appear serviceable.



WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable. Kitchen floor covering is tile. Kitchen floor appears serviceable.

WINDOWS/DOORS:

There is a fogged window at the kitchen area. See the interior windows section of this report.

SWITCHES/FIXTURES/ OUTLETS:

Electrical outlets and switches in the kitchen are operational. Kitchen outlets within 6 feet of the sink are not GFCI protected. I recommend you have a licensed electrician add these safety devices as needed.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Service area main floor, in the hall area.

CONDITION:

Plumbing appears serviceable at laundry area. Electrical outlet is grounded. 220 Service-operational. No gas service viewed. Dryer venting is provided. Laundry sink is provided and is operational.

There is some drywall missing in the laundry area. There is some evidence of a past water problem that caused drywall damage in the laundry area. Possible mold is seen. With long term water entry or water leaks there is always the possibility of mold formation. Some types of mold are a significant health risk. Mold identification and testing is beyond the



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scope of a home inspection. Mold identification and testing should only be done by a certified environmental specialist. I recommend you have a further evaluation and mold testing be done by a certified environmental specialist. Mold removal should only be done by mold remediation specialists due to the possible health risks involved.

WASHER AND DRYER:

CLOTHES WASHER:

The clothes washing machine makes an incredibly loud noise when in spin cycle. I do not think this is normal. I recommend a further evaluation by an appliance technician and have repairs made as needed.

CLOTHES DRYER:

Electric type clothes dryer. Electric type clothes dryer is operational. The dryer vent does not appear to be attached as it should be. I recommend attaching the dryer vent



Dryer vent not attached well

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Hall bath.

CONDITION OF SINK:

Sink and sink fixtures appear serviceable. Sink drain appears serviceable. Counters appear serviceable. There is a missing drawer front on the vanity cabinet in the hall bathroom. I recommend replacement of this missing drawer front.



CONDITION OF TOILET:

Toilet appears serviceable.

**TUB/SHOWER
PLUMBING FIXTURES:**

Shower fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.

**TUB/SHOWER AND
WALLS:**

Shower areas appear serviceable. Shower walls appear serviceable. Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Sink and sink fixtures appear serviceable. There is a very minor drain leak under the master bathroom sink. I recommend a further evaluation by a licensed plumber and have the sink drain repaired as needed. Counters and cabinets appear serviceable.

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CONDITION OF TOILET:

Toilet appears serviceable. The toilet has a wood ruler under it to keep it from rocking back and forth. It may mean that the floor is not flat in this location. If the toilet rocks back and forth it can cause the seal at the trap to leak. You may want to find another solution to the problem besides the wood ruler that is now in use.



TUB/SHOWER PLUMBING FIXTURES:

Tub fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and tub surround areas appear serviceable. Whirlpool feature of the tub is operational.

BATH VENTILATION:

Appears serviceable.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: _____

Concrete driveway appears serviceable.

SIDEWALKS:

TYPE: _____

CONDITION: _____

Concrete front walk.

Concrete cracking at front walk noted are typical expansion type cracking. This does not appear to be a major concern.



Concrete cracking at the front walk

LANDSCAPING:

CONDITION: _____

Plants are in contact with the structure. In some cases plants that are in contact with the structure can cause damage. I recommend you trim plants away from structure.

RETAINING WALLS:

TYPE: _____

None.

GRADING:

SITE: _____

Flat site. Grade at foundation appears serviceable.

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PATIO:

TYPE:

None.

DECKS:

TYPE:

Wood deck at the rear of the home.



Wood rot damage on railing seen

CONDITION:

There is some wood rot damage seen on the bottom horizontal member of the railing at the southeast corner of the deck. I recommend replacement of wood rot damaged wood at the rear deck. I notice some termite damage in deck boards at the south east corner of the deck. I recommend a further evaluation by a licensed exterminator, and take action as needed.



Evidence of termites in deck

PATIO/PORCH COVER:

TYPE:

Open design front porch cover. Same as structure.

CONDITION:

Appears serviceable.

EXTERIOR STAIRS/STOOP, FRONT

CONDITION:

No exterior stairs at the front.

EXTERIOR STAIRS/STOOP, REAR

CONDITION

Steps at the rear deck appear to be in good condition. Handrail appears to be in good condition.

FENCES & GATES:

TYPE:

None.

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SHEDS

Shed was metal type. Shed appears to be in good overall condition.

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Inspection Report Compiled For:

John Doe

1125 Moving Out Lane

Sunnyland, CA 91761

08/11/2010