

Thoreau Home Inspection

"It's not what you look at that matters....it's what you see"

5910 E Camden Rd Flagstaff Arizona 86004

Mobile: 928-226-8948

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Thoreauly Grateful Customer

INSPECTION ADDRESS

777 Bliss St, Anywhere, Arizona

INSPECTION DATE

6/4/2015 9:00 am to 12:00 pm



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SUMMARY REPORT

Client: Thoreauly Grateful Customer
Inspection Address: 777 Bliss St, Anywhere, Arizona
Inspection Date: 6/4/2015 Start: 9:00 am End: 12:00 pm
Inspected by: Eric Kastanek, AZ BTR Certification # 58616

This Summary Report is intended to provide a convenient and cursory preview of the components and conditions needing service, in other words, in the professional opinion of your Inspector, items that DO NOT FUNCTION AS INTENDED or ADVERSELY AFFECTS THE HABITABILITY OF THE DWELLING or MERITS FURTHER ATTENTION, INVESTIGATION, IMPROVEMENT or a SECOND OPINION. Some of these items may be of such a nature as to require repair by a licensed specialist, while others can easily be handled by a safety minded home owner or handyman. Items highlighted in red text need to be serviced quickly as they pertain to health, fire, structural or safety issues. We may also include items where action is not necessary, but we feel you would benefit from the information about your home. This summary is not comprehensive and reading the complete report is absolutely essential. As a reminder, the expanded evaluation of the service items by a specialist can reveal additional defects, lead to further upgrades to enhance the value of the property, add greater safety for the occupants and improve the performance and/or extend the life of the components in question.

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Exterior

Site & Other Observations

Landscaping Observations

Maintenance Service Recommended

- 1.1 - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Vegetation is encroaching on the structure and should be kept a minimum of twelve inches away - *Continued*



Renovations & Additions

Consult with Seller

1.2 - Additions have been made to this property. Therefore, we recommend that you should request documentation from the sellers that should include permits, certificates of occupancy and any warranties or guarantees that might be applicable.

Grading & Drainage

Drainage Mode

Components and Conditions to be Monitored

1.3 - There are areas where water will be directed toward the garage instead of away from it and we recommend adding gutters, downspouts and leaders on the north and south sides to direct the roof run-off away from the structure. The grading here is not ideal, for it allows for the possibility of moisture intrusion and/or differential settling and you may wish to have a grading and drainage specialist further evaluate.



House Wall Finish

House Wall Finish Observations

Repair-Replacement-Warrants Specialist Evaluation

1.4 - Water stains on the walls of the garage indicate uncontrolled run-off, which will eventually deteriorate the finish and require increased maintenance. Therefore, we recommend you seek a second opinion, or have this condition corrected by improving the drainage system.

Water stains on the walls of the residence indicate uncontrolled run-off - *Continued*



1.5 - There are holes in the siding that we recommend be sealed to prevent pest intrusion.



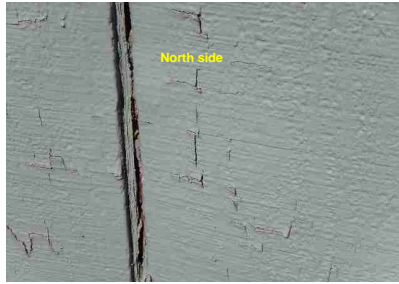
1.6 - Portions of the wood siding are swelling and delaminating as a result of moisture damage and we recommend it be replaced.



Maintenance Service Recommended

1.7 - There are separations or nail-pops on the siding that we recommend to be sealed to prevent moisture damage.

There are separations or nail-pops on the siding that need to be sealed to prevent moisture damage - *Continued*



1.8 - Sections of the siding have peeling paint that we recommend be serviced to prevent moisture damage.



Exterior Components

Walkways

Components and Conditions to be Monitored

1.9 - There are offsets in the walkways that could prove to be trip-hazards that we recommend be marked and monitored for safety.



Fences & Gates

Maintenance Service Recommended

1.10 - Sections of the fence have loose, missing or broken boards that we recommend be repaired

Sections of the fence have loose missing or broken boards that we recommend be repaired - *Continued*



Fascia & Trim

Repair-Replacement-Warrants Specialist Evaluation

1.11 - There are sections of the fascia and trim that are loose and deteriorated we recommend they be replaced.



Maintenance Service Recommended

1.12 - The fascia and trim need typical maintenance service such as securing, scraping, sanding, sealing and painting to prevent moisture damage.

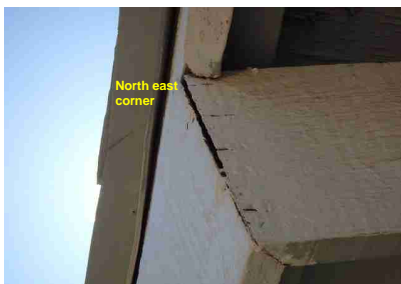


1.13 - Portions of the trim have peeling paint and we recommend it be serviced to prevent deterioration from the sun and moisture.

Portions of the trim have peeling paint and we recommend it be serviced to prevent deterioration from the sun and moisture.



1.14 - The fascia boards are separating at the corners and we recommend these areas be sealed to prevent moisture damage.



1.15 - There are gaps between the trim and the window or door frames that we recommend be sealed to prevent moisture intrusion.



Eaves & Soffits

Repair-Replacement-Warrants Specialist Evaluation

1.16 - Sections of the eaves are open to attic space and we recommend these areas be sealed to prevent pest intrusion.

Sections of the eaves are open to attic space and we recommend these areas be sealed to prevent pest intrusion - *Contir.*



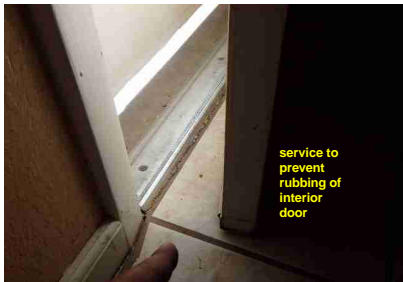
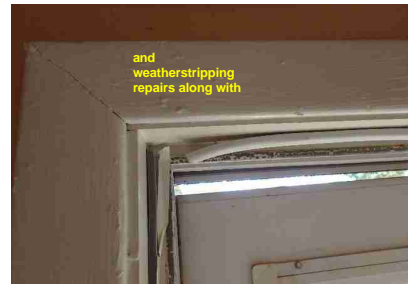
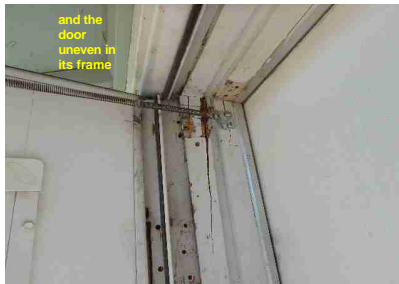
Exterior Wooden or Metal Doors

Repair-Replacement-Warrants Specialist Evaluation

1.17 - A screen door is missing at the rear entry and we recommend it be replaced.

Maintenance Service Recommended

1.18 - The entry doors need maintenance or replacement service of the door trim, hardware and weather stripping.



Windows

Consult with Seller

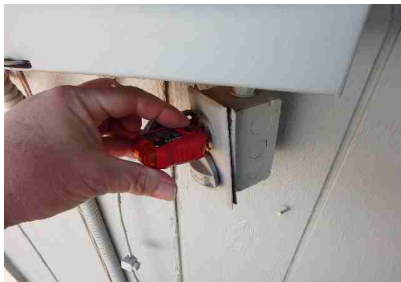
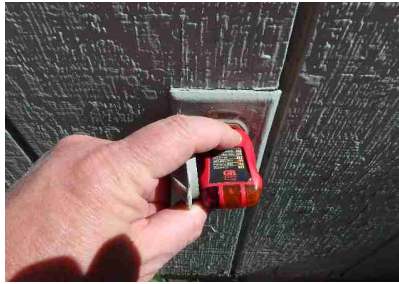
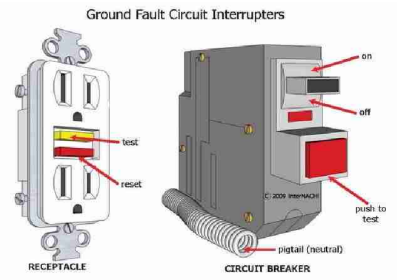
1.19 - Some of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty.

Outlets

Repair-Replacement-Warrants Specialist Evaluation

1.20 - We recommend that all of the exterior outlets be upgraded to have ground fault protection.

We recommend that all of the exterior outlets be upgraded to have ground-fault protection - *Continued*



Lights

Maintenance Service Recommended

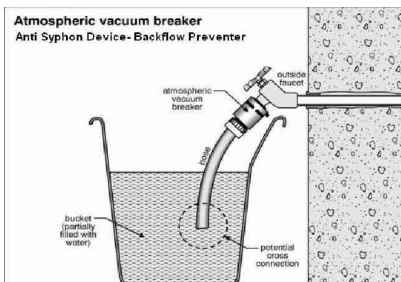
1.21 - A light fixture is loose at the rear door and we recommend that it be secured.



Hose Bibs

Repair-Replacement-Warrants Specialist Evaluation

1.22 - The hose bibs that we tested are functional, but do not include anti-siphon valves and we recommend having these installed. These valves are relatively inexpensive and add a level of safety to prevent contaminated water from entering the potable system.



Roof

Composition Shingle Roof

Estimated Age

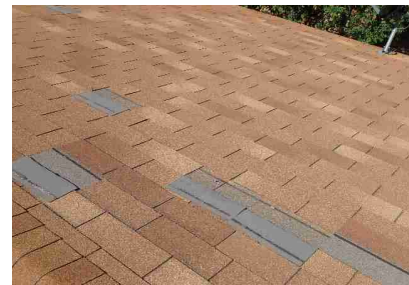
Consult with Seller

3.1 - The roof appears to be twelve to fourteen year old. However, this is just an estimate and we advise you request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable and perhaps transferable.

Roofing Material

Repair-Replacement-Warrants Specialist Evaluation

3.2 - There are cracked or missing shingles that we recommend be replaced to prevent exposure and deterioration of the moisture barrier.



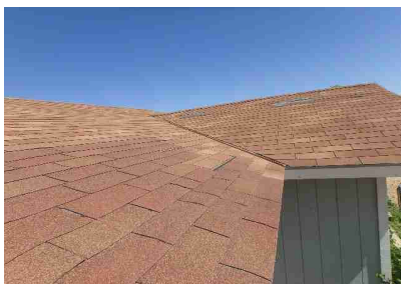
3.3 - Portions of the roof have exposed sheathing and we recommend immediate repairs.



Components and Conditions to be Monitored

3.4 - Sections of the SE roof sheathing are spongy and we advise that they be monitored.

3.5 - There is an area of previous repair that we recommend you monitor.



Flashings

Maintenance Service Recommended

3.6 - We recommend the roof flashings be sealed and regularly maintained. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks.



Chimney

Living Room Chimney

Weather Cap-Spark Arrestor

Repair-Replacement-Warrants Specialist Evaluation

4.1 - The chimney does not have a spark arrestor, which is mandated in most jurisdictions and we recommend one be installed.



Chimney Flue

Maintenance Service Recommended

4.2 - The metal chimney needs cleaned as evidenced by the creosote deposits visible at the top of the flue.

Wood Stove

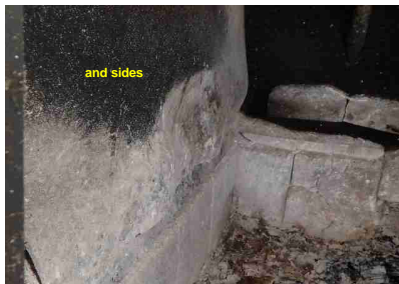
Repair-Replacement-Warrants Specialist Evaluation

4.3 - The interior heat plate/shield is missing and we recommend it be replaced.

The interior heat plate-shield is missing and we recommend it be replaced - *Continued*



4.4 - The wood stove has buckled and warped due to over heating and we recommend it be further evaluated by a home heating specialist.



Plumbing

Gas Water Heaters

Vent Pipe & Cap

Repair-Replacement-Warrants Specialist Evaluation

5.1 - The vent pipe is too close to combustible material and we recommend that it be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

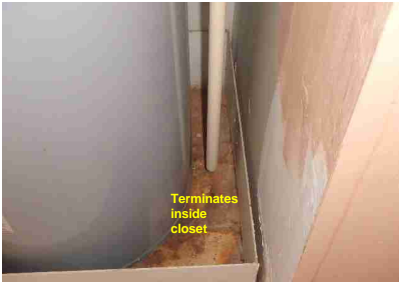


Relief Valve & Discharge Pipe

Repair-Replacement-Warrants Specialist Evaluation

5.2 - The discharge pipe from the pressure relief valve needs to be plumbed to the exterior and terminate no more than twenty-four inches above grade and closer than six inches to it.

The discharge pipe from the relief valve needs to be plumbed to the exterior - *Continued*



Drain Pan & Discharge Pipe

Components and Conditions to be Monitored

5.3 - The water heater is equipped with a drain pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to the exterior. Therefore, we recommend it be monitored periodically for signs of a leak.

Electrical

Main Panel

Service Entrance

Repair-Replacement-Warrants Specialist Evaluation

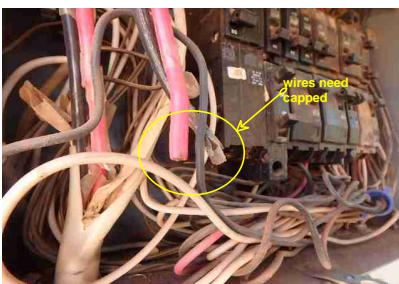
6.1 - The overhead conductor lines pass too low over the ridge of the pitched roof. Common safety standards require them to be at least three feet above the ridge, and we advise you consult an electrician about this.



Main Panel Observations

Repair-Replacement-Warrants Specialist Evaluation

6.2 - There are exposed wires that we recommend be capped.



Components and Conditions to be Monitored

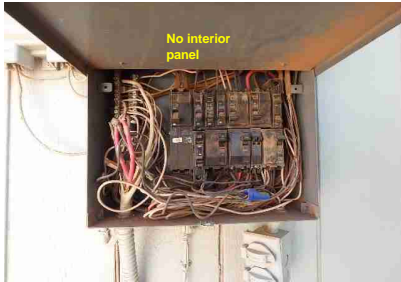
6.3 - The panel may not be adequate to meet the demands of the household. Therefore, you may wish to have an electrician render a second opinion or perform load calculations to determine if the service is

adequate.

Panel Cover Observations

Repair-Replacement-Warrants Specialist Evaluation

6.4 - The interior panel cover is missing, and we recommend it be replaced.



Wiring Observations

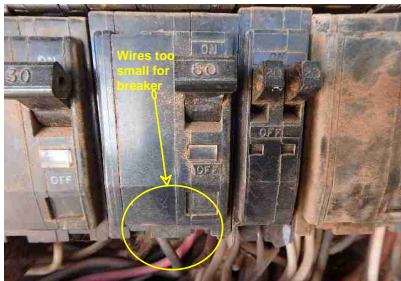
Repair-Replacement-Warrants Specialist Evaluation

6.5 - Multiple neutral wires are incorrectly connected under a single screw on the grounding bar, and we recommend they be serviced.

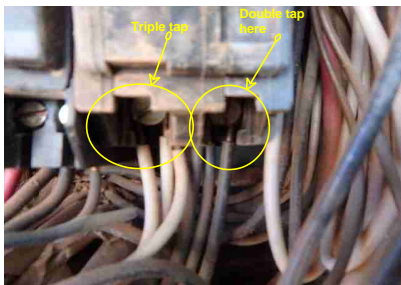
Circuit Breakers (Overcurrent Protection)

Repair-Replacement-Warrants Specialist Evaluation

6.6 - A sixty-amp breaker is serving undersized wires, which is a fire-hazard that we recommend be corrected by an electrician.

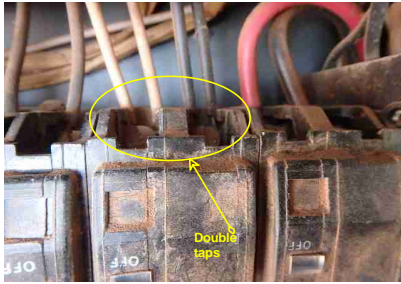


6.7 - A breaker is serving three circuits, which could overload the breaker or create a weak connection. We recommend this condition be evaluated by an electrician.

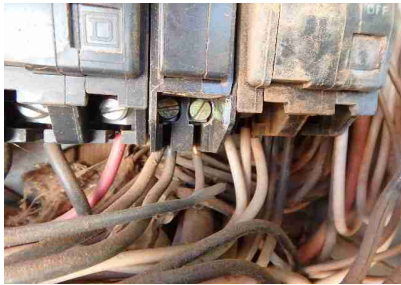


6.8 - Two breakers are each serving two circuits. This is commonly referred to as "double taps" and is inconsistent with generally accepted building practices. We recommend it be evaluated by a qualified electrician.

Two breakers are each serving two circuits referred to as double taps - *Continued*



6.9 - There are white wires connected to breakers. Usually, this is indicative of improper wiring and it is safe practice to designate these wires with black or red tape at the breaker and the circuit end point to indicate the wire is hot and we recommend further review and correction by an electrician.



Heat

Radiant Heat Systems

Radiant Heat Observations

Maintenance Service Recommended

7.1 - A thermostat is loose and we recommend it be secured to the wall.



Living

Common Living Space

Renovations or Additions

Consult with Seller

9.1 - The back room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy with the sellers.

Single-Glazed Windows

Components and Conditions to be Monitored

9.2 - The large windows on either side of the front entry door do not appear to be tempered and we recommend they be replaced or at least closely monitored especially if young children or the elderly occupy or visit the residence.



Dual-Glazed Windows

Repair-Replacement-Warrants Specialist Evaluation

9.3 - A window return spring is out of its track and we recommend it be repaired.



Maintenance Service Recommended

9.4 - A window does not stay open and we recommend return spring service.



Outlets

Repair-Replacement-Warrants Specialist Evaluation

9.5 - An outlet has no power and we recommend it be serviced.

An outlet has no power and we recommend it be serviced - *Continued*



9.6 - Several outlets are missing their covers and we recommend they be replaced.



Kitchen

Kitchen

Faucet

Maintenance Service Recommended

10.1 - The hand sprayer displays water-hammer or vibrates excessively when operated and we recommend it be serviced.

Dishwasher

Consult with Seller

10.2 - We could not activate the dishwasher, which needs to be serviced and demonstrated by the sellers.

Outlets

Repair-Replacement-Warrants Specialist Evaluation

10.3 - An outlet under the sink is missing a cover plate and we recommend it be serviced.



Hallway

Primary Hallway

Smoke Detector

Repair-Replacement-Warrants Specialist Evaluation

11.1 - The smoke detector did not respond, and we recommend it be serviced.



Attic

Primary Attic

Evidence of Leakage

Repair-Replacement-Warrants Specialist Evaluation

13.1 - Moisture has entered the attic space from defective plumbing vent boots and we recommend they be replaced.



Ventilation

Repair-Replacement-Warrants Specialist Evaluation

13.2 - Ventilation ports have been sealed or covered with plastic, which we recommend be removed because it defeats the purpose of the vents.

Ventilation ports have been sealed or covered with plastic which we recommend be removed - *Continued*



Electrical

Repair-Replacement-Warrants Specialist Evaluation

13.3 - There are open electrical junction boxes, which we recommend be sealed to contain any arcing or sparking that might occur.



13.4 - An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. We advise all such connections be made inside a junction box, in order to contain any arcing or sparking within the box.



Heat Vents

Repair-Replacement-Warrants Specialist Evaluation

13.5 - The heat vent for the wood stove has charred insulation and wood against the pipe and we recommend they be moved 3 inches away for fire safety.

The heat vent for the wood stove has charred insulation and wood against the pipe and we recommend - *Continued*



Exhaust Ducts

Repair-Replacement-Warrants Specialist Evaluation

13.6 - We recommend the bathroom exhaust duct be extended to an exterior vent port to assist the removal of moist air to the outside of the home.



Bedrooms

Bedrooms

Doors

Maintenance Service Recommended

14.1 - A door knob is loose and we recommend it be serviced.



Dual-Glazed Windows

Repair-Replacement-Warrants Specialist Evaluation

14.2 - A window has a broken hermetic seal, and we recommend it be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

A window has a broken hermetic seal and should be replaced - *Continued*



Outlets

Repair-Replacement-Warrants Specialist Evaluation

14.3 - We recommend the obsolete and ungrounded outlets need to be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.



14.4 - An outlet is loose and needs to be re-secured to the wall.



Bathrooms

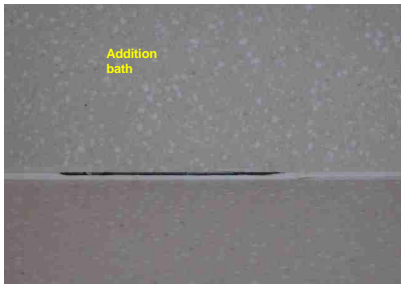
Bathrooms

Countertops

Maintenance Service Recommended

15.1 - There is a separation between the basin and the countertop, which we recommend be sealed to forestall moisture intrusion between the cabinet and the wall.

There is a separation between the basin and the countertop that we recommend be sealed - *Continued*



Tub-Shower

Repair-Replacement-Warrants Specialist Evaluation

15.2 - The tub/shower valves are loose or missing components, and we recommend they be serviced.



15.3 - The shower diverter valve in the tub/shower is defective, and we recommend it be serviced.



Toilet & Bidet

Maintenance Service Recommended

15.4 - The flapper valve in the hall toilet tank sticks, which causes the toilet to free-flow, and we recommend it be serviced.

Ceiling Heater

Repair-Replacement-Warrants Specialist Evaluation

15.5 - The ceiling heater in the addition bath did not respond, and we recommend it be serviced.

Lights

Maintenance Service Recommended

15.6 - The wall light does not respond, and we recommend it be serviced.

The wall light does not respond and we recommend it be serviced - *Continued*



Outlets

Repair-Replacement-Warrants Specialist Evaluation

15.7 - We recommend the outlets be upgraded to have ground-fault protection.



Registers

Repair-Replacement-Warrants Specialist Evaluation

15.8 - The hall bath did not have a heat source and we recommend that it be serviced.

Laundry

Laundry Room

Doors

Maintenance Service Recommended

16.1 - The door knob needs to be serviced to work smoothly.



Walls & Ceiling

Consult with Seller

16.2 - There is a repair on the ceiling, which we advise you ask the sellers to explain or have explored further.

There is a moisture stain on ceiling that we advise be explored - *Continued*



Trap & Drain

Repair-Replacement-Warrants Specialist Evaluation

16.3 - The drain pipe from the washer is plumbed to the sink and needs to be further evaluated with correction as necessary by a plumbing specialist.



220 Volt Receptacle

Repair-Replacement-Warrants Specialist Evaluation

16.4 - The 220 volt receptacle is missing its cover and needs to be replaced.



Dryer Vent

Maintenance Service Recommended

16.5 - The dryer vent cover is bent or crushed restricting its flow and we recommend it be serviced.

The dryer vent cover is bent or crushed restricting its flow and we recommend it be serviced - *Continued*



Lights

Repair-Replacement-Warrants Specialist Evaluation

16.6 - There are exposed wires that need to be sealed within a junction box.



Registers

Repair-Replacement-Warrants Specialist Evaluation

16.7 - There is no heat register in the laundry room and we recommend one be added.

Garage

Detached Single-Car Garage

Garage Side Door

Repair-Replacement-Warrants Specialist Evaluation

17.1 - The base of the garage side door is moisture damaged and delaminating, and we recommend it be repaired.



Lights

Maintenance Service Recommended

17.2 - The shop lights are missing their covers and we recommend they be replaced.

Outlets

Repair-Replacement-Warrants Specialist Evaluation

17.3 - We recommend the outlets be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



17.4 - An switch has a loose or broken cover and we recommend it be serviced.



Roof

Repair-Replacement-Warrants Specialist Evaluation

17.5 - The roof is missing its drip edge flashing and we recommend it be replaced.



17.6 - The roof has areas where shingles are loose or missing and we recommend they be replaced.

