



Inspection Report

Jake & Kelly Lalan

Property Address:
1000 W Hazel Way
Flagstaff AZ 86001





Thoreau Home Inspection

**Eric Kastanek AZ-BTR#58616
5910 E. Camden Rd.
Flagstaff, AZ 86004
928-226-8948**

General Summary



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This Summary Report is intended to provide a convenient and cursory preview of the significant components and conditions needing service, in other words, in the professional opinion of your Inspector, important 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. We may also include items in which service is not necessary, but we feel you would benefit from the information about your home. First priority should be servicing issues pertaining to **fire, health, safety** and **structure**. This Summary is not comprehensive and reading the full report is absolutely essential. As a reminder, the expanded evaluation of 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.

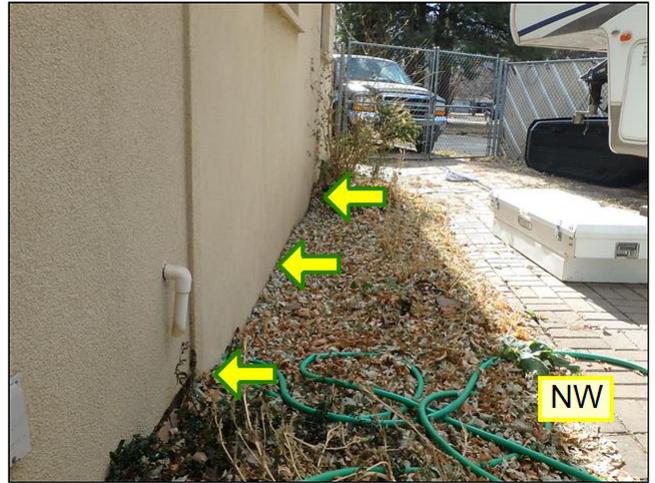
1. Site & Exterior

1.1 **Grading and Drainage (Slope of Grade away from Foundation, Interior/Exterior Elevations; Area & Trench Drains, Swales & Culverts)**

Needs Attention
(2)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



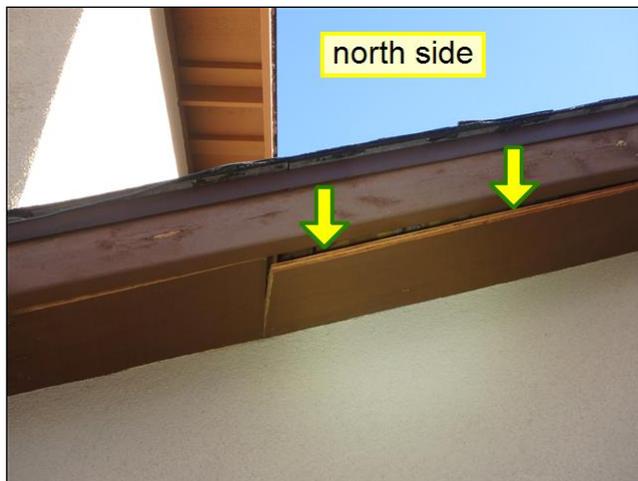
1.1 Item 4(Picture)

There are areas where water will be directed toward the house instead of away from it. This is not ideal, for it allows for the possibility of moisture intrusion and/or differential settling/heaving and we recommend having the landscaping and drainage at these locations corrected by a qualified person.

1.3 Eaves, Soffits and Fascias

Maintenance Recommended

(1)



1.3 Item 1(Picture)

The soffit cover/panel is not securely fastened in places. The purpose of the soffit cover (other than cosmetic) is to help prevent pests from entering the attic. Recommend re-securing and sealing soffit panels where needed.

1.4 Doors (Exterior)

Needs Attention

(1)



1.4 Item 1(Picture)

The double-glazing in the front entry door window showed symptoms of a breached seal, or failure of the seal between the two pieces of glass. These symptoms often take the form of condensation or silt between the panes of an insulated glass unit. These failures are more a cosmetic consideration than a functional one, as the breach may not appreciably affect the thermal insulation value of the window unit. However, the "fog" or silt cannot be removed by cleaning the exposed surfaces of the unit. Additional info [here](#). Recommend replacement by a qualified technician

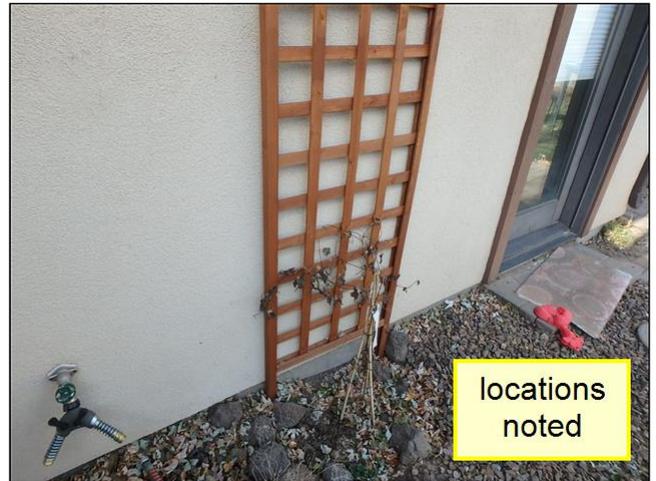
1.9 Landscaping and Vegetation (with respect to any adverse impact on the structure(s)).

Maintenance Recommended

(2)



1.9 Item 2(Picture)



1.9 Item 3(Picture)

There are areas on the property with wood debris in direct contact with the ground and near the structure. This condition is favorable for wood-destroying organisms and we recommend it be removed.

2. Electrical System

2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Needs Attention

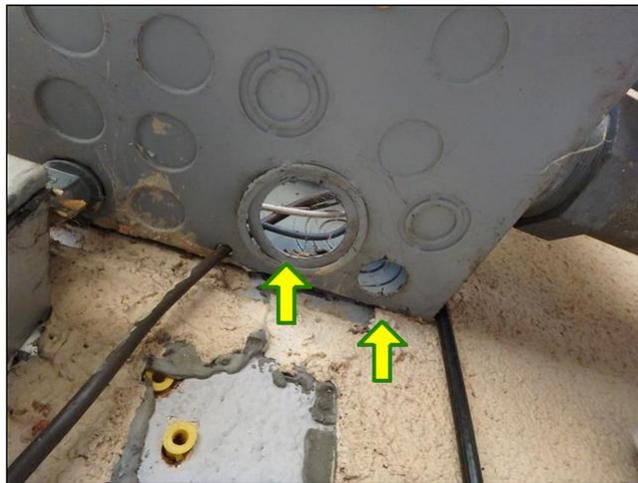
(1)



2.2 Item 1(Picture)

There are some empty breaker slots that are exposed at the panel. This is a safety hazard, as a person could get shocked or killed by sticking their finger into the hole. There are panel plugs available at stores that sell electrical supplies. Recommend plugging these holes with the proper sized device.

(2)



2.2 Item 2(Picture)

There is an open knock out in the panel. This is a safety hazard, as a person could get shocked and or killed by sticking their finger into the hole. This is also an access point for insects or small creatures which can gain entrance through the hole and cause a short or fire. There are panel plugs available at stores that sell electrical supplies and we recommend plugging the hole with the proper device.

2.3 Main & Distribution Panel Conditions

Needs Attention



2.3 Item 1(Picture)

There are exposed wires that need to be properly capped.

2.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, crawlspace, attic, garage, and on the dwelling's exterior walls)

Needs Attention

(1)



2.5 Item 1(Picture)

An outlet tested with an open ground and we recommend it be serviced by a qualified person.

(2)



2.5 Item 2(Picture)

A ceiling fan is out of balance and we recommend it be serviced.

3. Roof Covering & Components

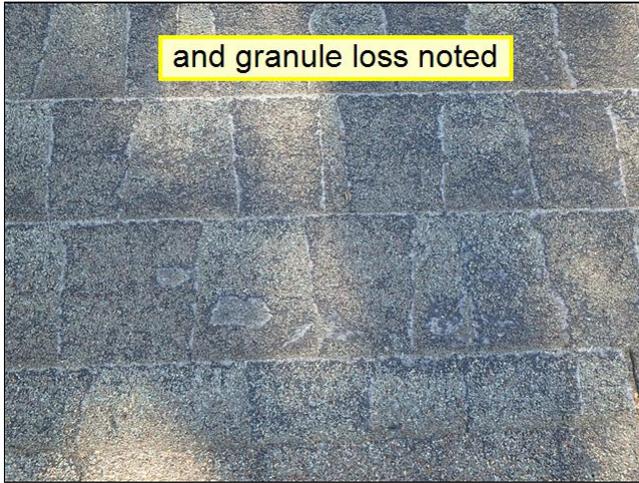
3.0 Roof Coverings
Needs Attention
(2)



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

Portions of the roof covering material are in the primary stages of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored because it is reaching the end of its serviceable life, and we recommend you consult a roofing specialist for a second opinion and discuss your options.

3.2 Roof Penetrations and Flashings

Needs Attention



3.2 Item 1(Picture)



3.2 Item 2(Picture)

The metal chimney flashing needs sealed to prevent moisture intrusion into the attic and living space.

4. Heating

4.4 Condensate Draining System for High Efficiency System Needs Attention



4.4 Item 1(Picture)

There is a leak at the condensate drain line that we recommend be serviced.

4.6 Chimneys, Flues and Heat Vents (for fireplaces, wood/pellet stoves and heat systems) Needs Attention



4.6 Item 1(Picture)

The double-walled heat vent for the furnace is too close to combustible material and needs to be 1 inch away for fire safety reasons and needs to be serviced.

6. Interiors

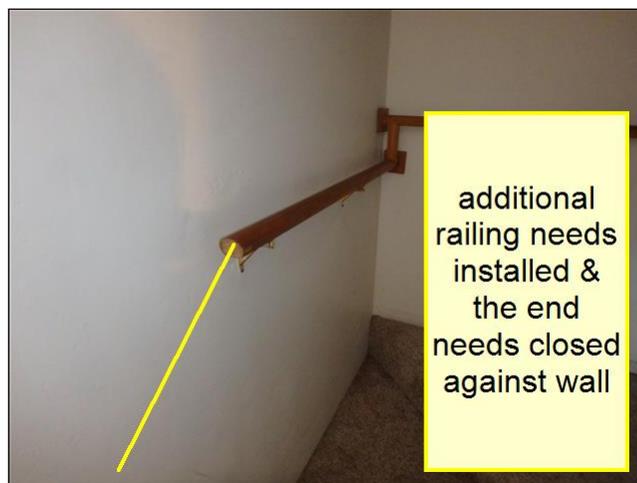
6.2 Floors Needs Attention



6.2 Item 1(Picture)

There is a slope in the laminate floor located in the kitchen/DR area of the residence. This is an indication of slab cracking. It is normal for all concrete slabs to crack and there is no indication of any structural problems from this visual observation. All of the areas adjacent to these cracks, walls and doors show no signs of movement. In general, since a Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, we inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for ants and/or moisture to enter the foundation through these cracks by capillary action and this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection. Recommend removing the flooring and further evaluate the crack for signs of moisture intrusion, then seal/level the crack and install new floor if concerned.

6.4 Steps, Stairways, Railings Needs Attention



6.4 Item 1(Picture)

Stairways with walls on either side need handrails attached to one or both walls. There are several factors that determine the required configuration: the number of risers, the width of the stairs and the use of the building (commercial, residential, etc.). For single-family homes, a handrail is required on one side of a set of stairs. However, if the stairs consist of three risers or less, no handrail is required. What's more, the handrail should be 1-and-a-quarter inches to 2 inches in diameter, have at least a 1-and-one-half-inch space between the handrail and the adjacent wall and should not project out more than 3-and-one-half inches from the stair wall. There's more.

Although there are some exceptions, the handrail must be continuous for the full length of the stair run, and the ends must curve into the wall so as not to catch a sleeve. In addition, the handrail must be located at least 34 inches but

not more than 38 inches above the tread nosing. The tread is the surface that you walk on; the riser is the vertical panel between each tread.

7. Kitchen

7.1 Ranges/Ovens Needs Attention



7.1 Item 1(Picture)



7.1 Item 2(Picture)

The oven/broiler did not respond to its switch and we recommend it be serviced by an appliance technician.

7.5 Microwave Cooking Equipment Maintenance Recommended

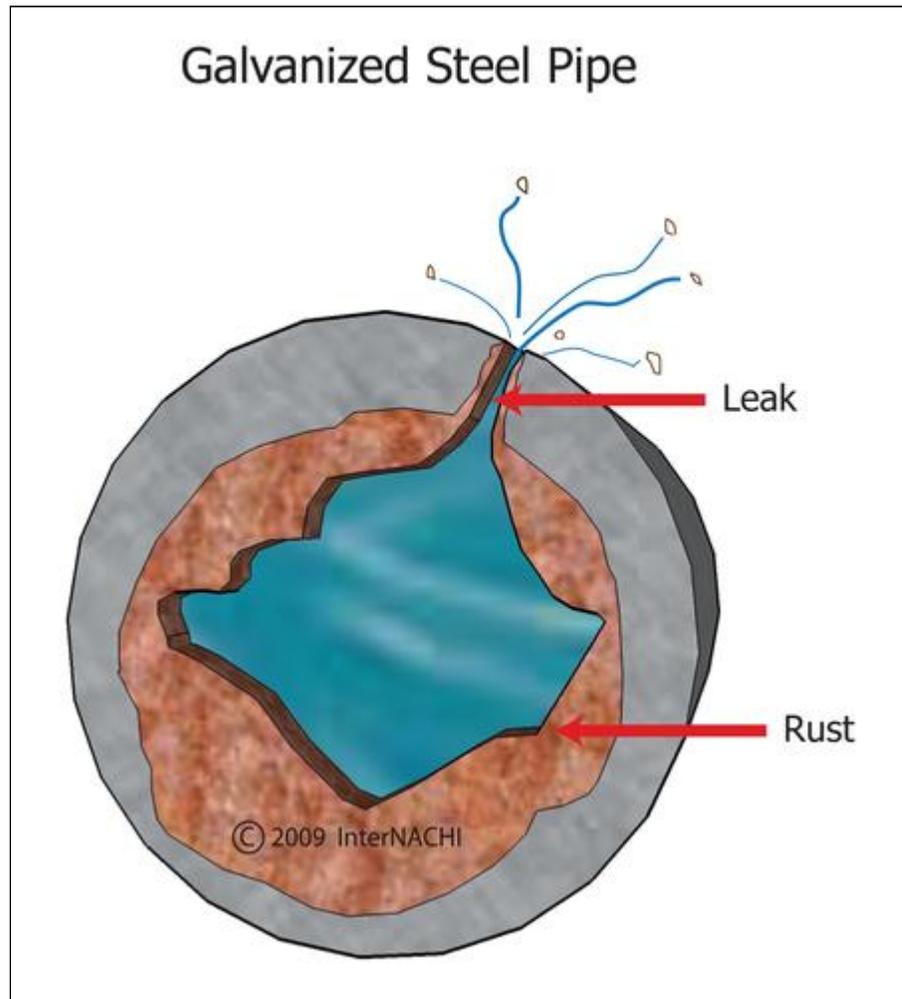


7.5 Item 1(Picture)

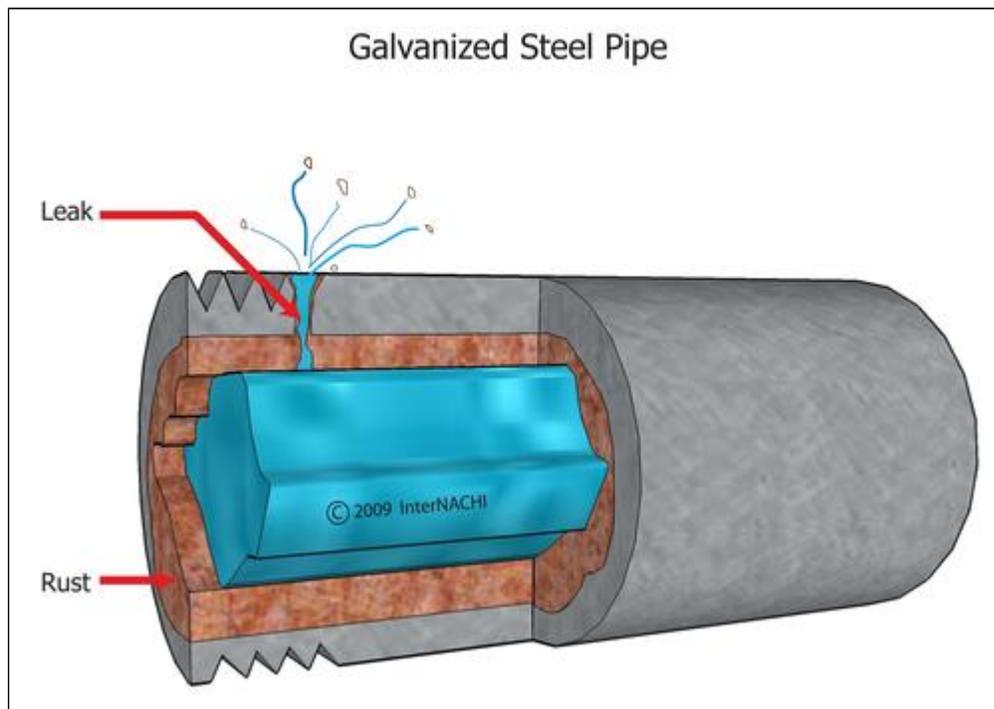
The microwave responded to its switch but the tray did not rotate and we recommend it be repaired/replaced.

8. Plumbing System

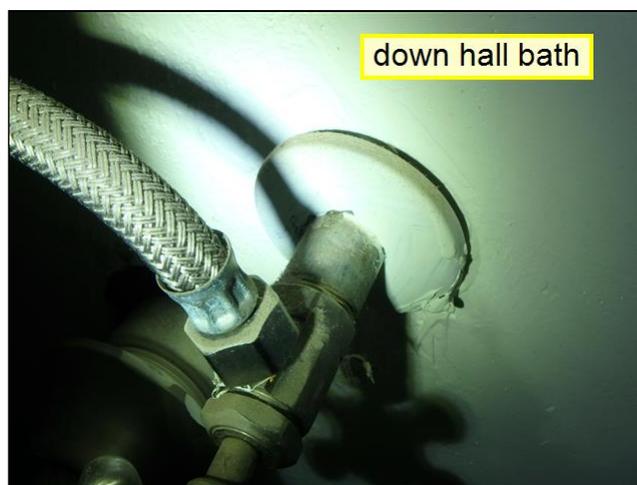
8.0 Plumbing Water Supply & Distribution System Needs Attention



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

Some of the potable water pipes within this residence are galvanized, and are assumed to be original. They have a useful life of 40 to 50 years and deteriorate by internal corrosion which is not visible. If these pipes are plumbed through the attic leaks can cause considerable damage and be costly. Cold climates and non/poorly insulated plumbing in attics is a recipe for bursted pipes. They may produce rusty looking water from time to time, and because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. Some of the galvanized piping has been replaced and you should expect to replace the remainder as time goes on and leaks develop. Recommend additional system performance evaluation by a plumber, who can also apprise you of the cost of a copper/PEX re-pipe.

8.6 Plumbing Drain, Waste and Vent Systems

Needs Attention

Cast iron drainpipes have a life expectancy in ideal conditions of 50 to 65 years and fail by rusting from the inside out. Due to their age, we recommend you monitor for leaks and have the drainpipes video scanned by a plumber to determine their actual internal condition.

9. Downstairs Hall Bath

9.1 Shower

Maintenance Recommended

(1)



9.1 Item 1(Picture)



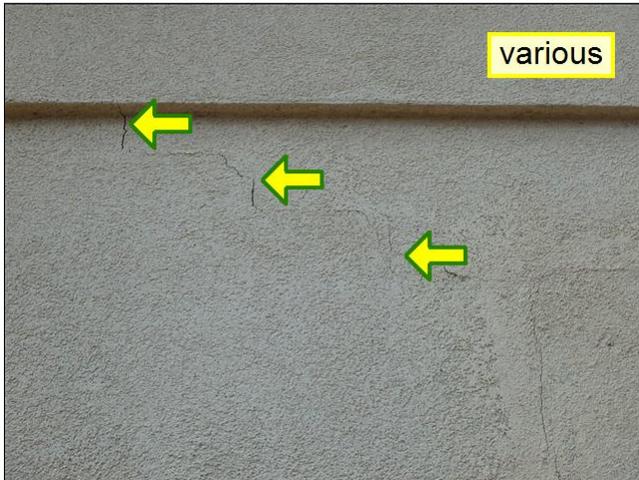
9.1 Item 2(Picture)

The shower stall grout lines are in need of fresh grout or caulk in places. Cracks in the grout line can allow moisture to penetrate the shower enclosure and reach the backer board and framing members behind the tile. This condition can cause damage over time. Recommend sealing the cracks with an appropriate sealant material.

14. Structural Components

14.1 Walls (Structural)

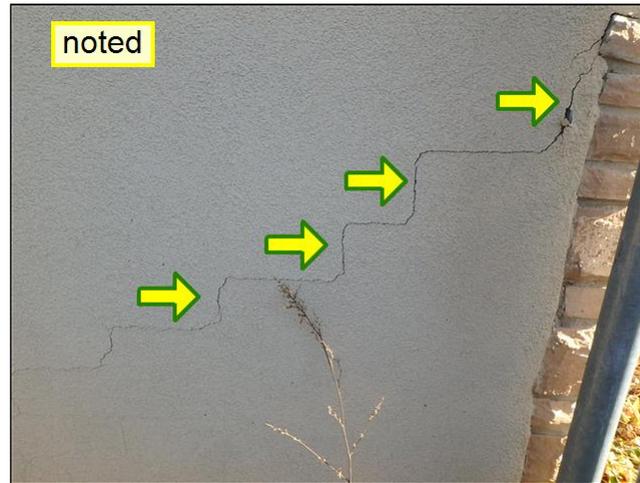
Maintenance Recommended



14.1 Item 1(Picture)



14.1 Item 2(Picture)



14.1 Item 3(Picture)

There are cracks in the masonry blocks/bricks indicating movement that we recommend be sealed and monitored. Wood frame walls tend to absorb the effects of movement, whereas masonry walls will crack and reflect the slightest movement. Cracks such as these are common, especially on older homes and suggest slight settling of the soil. You may wish to consult with a grading and drainage contractor or structural engineer regarding this, but we feel, refraining from (over)irrigation, correcting the faulty grading, sealing cracks in the surrounding hard surfaces, and the addition of full gutters and downspouts with extensions would all be helpful and recommended to direct moisture away from the foundation and slow the settling process.

15. Insulation and Ventilation

15.5 Laundry Dryer Venting System

Needs Attention

(1)



15.5 Item 1(Picture)

The clothes dryer vent discharges into the attic. The moisture from exhausting dryer air causes elevated relative humidity in the unheated attic. Elevated relative humidity in this area can promote mold growth and increase the moisture content in the wood framing to a level that promotes fungal growth and rotting. A sustained relative humidity, which is higher than 60 percent (60%), is one of the essential elements for creating an environment that promotes mold growth. High levels of humidity in the attic space can raise the moisture content of the wood framing. A sustained moisture content of 20 percent or higher in wood can promote fungal growth that can grow deep into the wood surfaces and produce wood decay. Recommend replacing the existing vent with a continuous metal vent pipe that leads to an exterior wall, or through the roof and exhausts outside of the attic space with an appropriate cover. More info [here](#).

16. Wood Destroying Organism Findings, Pests, Environmental Issues & Bio-Organic Growth

16.2 Visible evidence of Rodent Activity (Within Structure)

Maintenance Recommended



16.2 Item 1(Picture)



16.2 Item 2(Picture)

There is evidence of rodent activity within the living space of the residence, and we will attempt to identify the point(s) of entry, but repeated sealing and diligent maintenance is required to prevent intrusion, especially if the home is in a rural setting.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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