

Inspection Report

Home Buyer

Property Address:
123 2nd Star on the Right Ln.
Scottsdale AZ 85262



Liberty Inspection Service

**Inspected by Jennifer Boekenooogen. Arizona Registration No. 66199
9708 E Via Linda, Unit 2341
Scottsdale, AZ 85258
828-337-3745**

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Date: 7/26/2018	Time: 08:00 AM	Report ID: Sample Report 1
Property: 123 2nd Star on the Right Ln. Scottsdale AZ 85262	Customer: Home Buyer	Real Estate Professional: Sample Agent

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

TERMITE INSPECTIONS ARE SCHEDULED AS A COURTESY TO OUR CUSTOMERS TO HELP PROVIDE INFORMATION NEEDED TO MAKE AN INFORMED BUYING DECISION. WE USE BUDGET BROTHERS TERMITE AND PEST ELIMINATION. 623.582.5505. THE TERMITE INSPECTION IS SENT TO THE BUYER'S AGENT. IF YOU WOULD LIKE A COPY OF THE TERMITE INSPECTION REPORT PLEASE CALL BUDGET BROTHERS. THEY WILL SEND A COPY TO YOU. WE ARE HAPPY TO ORDER TERMITE INSPECTIONS FOR OUR CUSTOMERS BUT WE DO NOT ASSUME RESPONSIBILITY FOR DELIVERY OF THE REPORT OR ANY MISCOMMUNICATIONS THAT MAY OCCUR.

Style of Home:

SINGLE FAMILY DETACHED, ONE STORY

Year Built:

2007

Building Faces:

South

Client Is Present:

No

Weather:

Clear

Temperature:

Over 100

Rain in last 3 days:

No

1. STRUCTURAL COMPONENTS

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

Styles & Materials

FOUNDATION TYPE (6):

REINFORCED CONCRETE

FLOOR SYSTEM TYPE (7):

CONCRETE SLAB ON GRADE

WALL TYPE (8):

WOOD FRAMED

ROOF/CEILING TYPE (10):

ENGINEERED TRUSS

ORIENTED STRAND BOARD DECKING. (OSB)

COLUMNS TYPE AND LOCATION (9):

WOOD FRAMED WITH STUCCO - REAR PORCH

WOOD POSTS - FRONT PORCH

Items

1.0 FOUNDATION CONDITION (6)

Comments: Inspected

The visible portions of the foundation are in satisfactory condition.

1.1 FLOOR CONDITION (7)

Comments: Inspected

The visible portions of the floor at each level of the structure are in satisfactory condition.

1.2 WALL CONDITION (8)

Comments: Inspected

The visible portions of the exterior structural walls are in satisfactory condition.

1.3 COLUMNS CONDITION (9)

Comments: Inspected

(1) Overall, the visible portions of the posts/columns are in satisfactory condition.

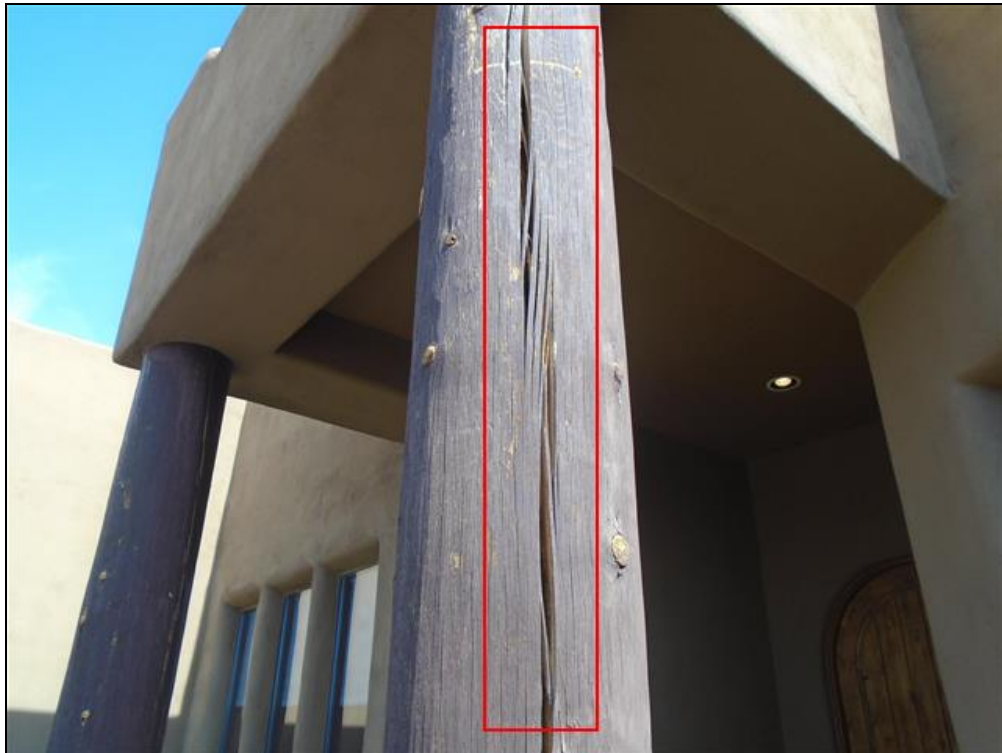


1.3 Item 1(Picture)

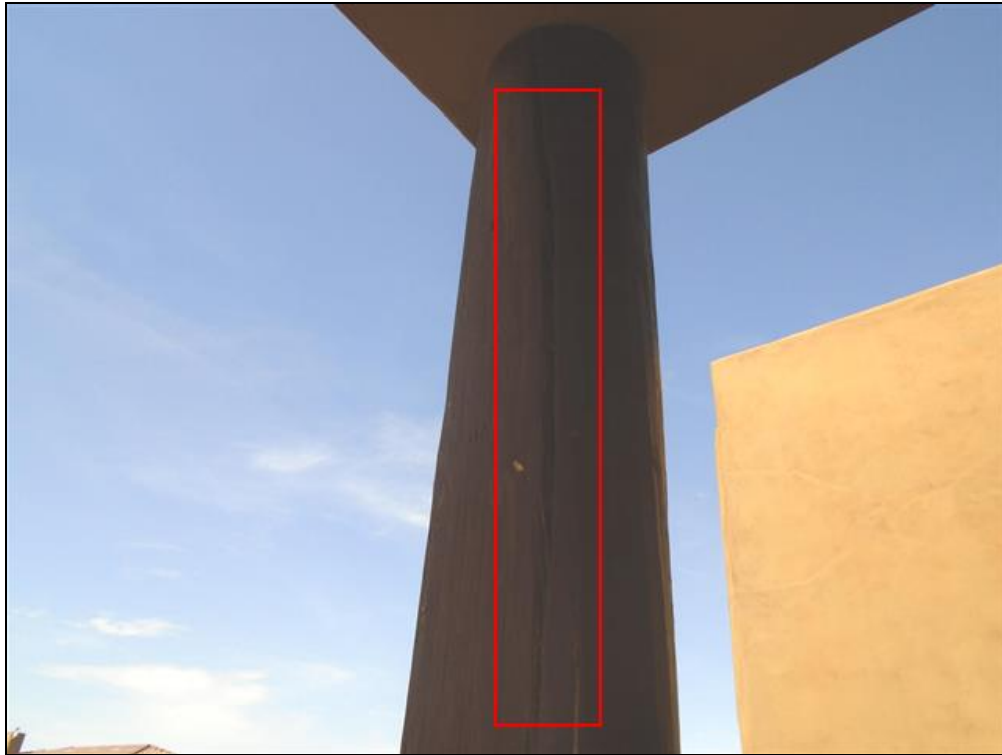


1.3 Item 2(Picture)

(2) The front porch exposed wood beams need to be re-sealed to prevent further cracking. We recommend re-sealing these beams once a year to prevent water intrusion into the cracks of the wood.



1.3 Item 3(Picture)



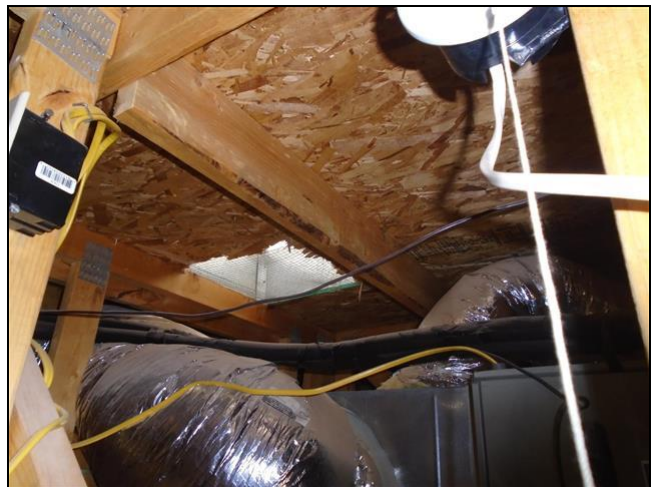
1.3 Item 4(Picture)

1.4 ROOF/CEILING CONDITION (10)**Comments:** Inspected

The visible portions of the roof and ceiling structure are in satisfactory condition.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

1.5 OBSERVATION METHOD FOR ATTIC AND CRAWL SPACE (12)**Comments:** Inspected

The attic was viewed from the attic access opening in the master bedroom closet. Some areas of the attic are not visible from the attic access openings. There is no crawl space.

1.6 UNDERFLOOR CRAWL SPACE CONDITION (11)**Comments:** Not Present

None present, slab on grade.

1.7 TERMITE INSPECTION REPORT**Comments:** Inspected

Your termite inspection was performed by Budget Brothers Termite and Pest Elimination. You will receive a separate termite inspection report from Budget Brothers. If you have not received your termite report by the time you receive this report please call them directly at 602.493.7555

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL TYPE (13):

STUCCO TYPE FINISH

Items

2.0 WALL CLADDING CONDITION (13)**Comments:** Inspected

(1) Overall the visible portions of the exterior wall cladding is in satisfactory condition. Stucco has or will develop typical hairline cracks, seal all exterior penetrations as needed to prevent water and pest intrusion.

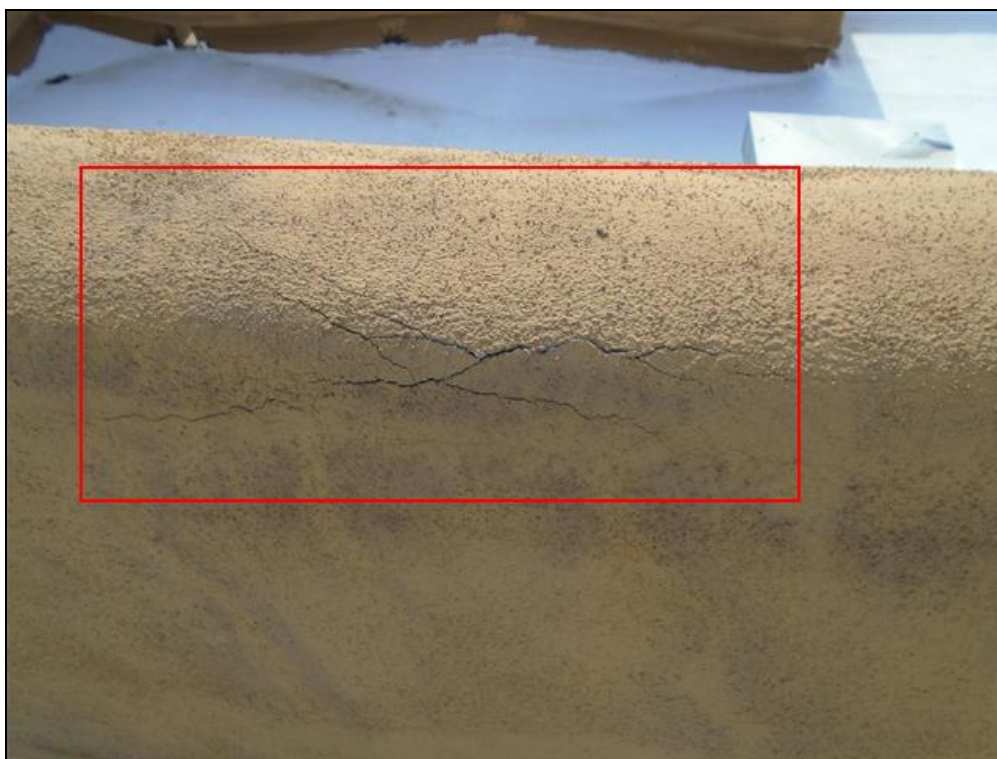
(2) Repair the small cracks and holes in the parapet walls and seal as needed to prevent water intrusion.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

(3) The exterior paint is beginning to fade, budget for exterior re-paint in the near future.



2.0 Item 7(Picture)

2.1 FLASHING AND TRIM CONDITION (14)

Comments: Inspected

- (1) Overall the visible portions of the flashing and trim are in satisfactory condition.
- (2) The weep screed is loose on portions of the front of the house, secure as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 ENTRYWAY DOORS CONDITION AND OPERATION (15)

Comments: Inspected

(1) Overall, the exterior doors are in satisfactory condition and operational.

(2) There is daylight visible around the garage service door and there is evidence of previous water intrusion, remedy as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(3) The house to garage door, and living room exterior door locks need adjustment. Remedy as needed.

(4) The living room exterior door rubs the jamb, adjust as needed.

2.3 WINDOWS CONDITION AND OPERATION (16/75)

Comments: Repair or Replace

(1) Several of the windows have lost their thermal seal, the foggy appearance indicates the presence of moisture between the panes of glass. I specifically noted the following windows: garage windows, master bedroom high right window, and the right office window. I recommend a licensed window installer check all the windows and repair or replace as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(2) The master bathroom bottom row of glass blocks are cracked and there is water inside of some of the blocks. Remedy as needed.



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

(3) There are numerous windows throughout the house that are difficult to operate, do not stay open, have damaged stops or springs need adjustment. I recommend evaluation of all windows by a licensed window installer with remedy as needed.



2.3 Item 9(Picture)



2.3 Item 10(Picture)

(4) The rear right bedroom window top lock is difficult to operate, adjust as needed.



2.3 Item 11(Picture)

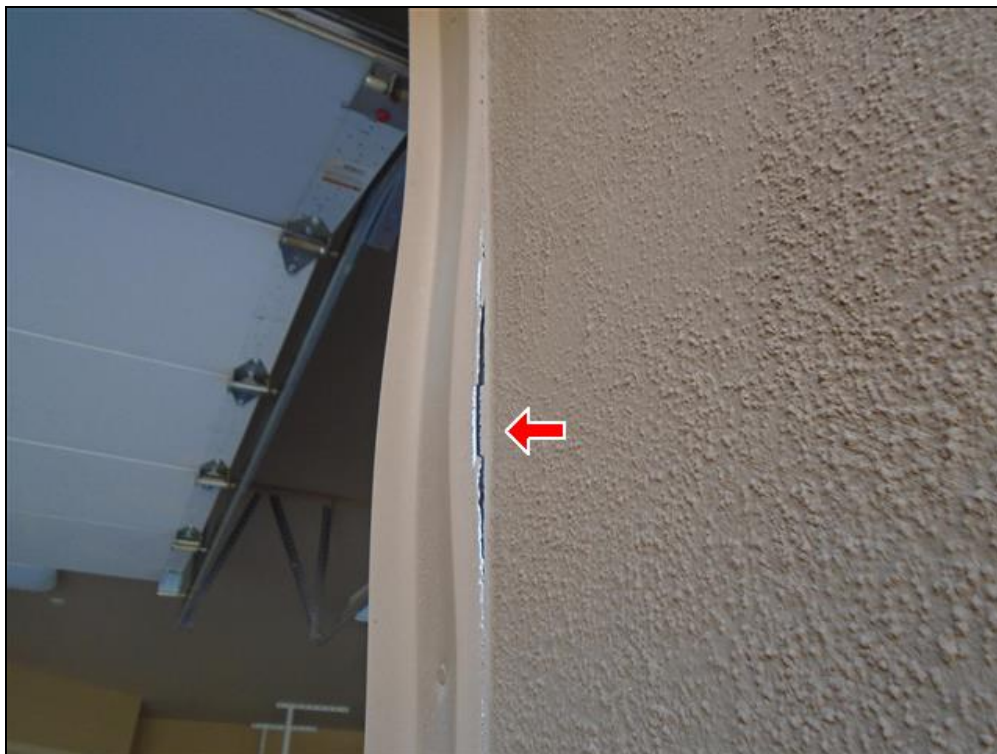
2.4 GARAGE DOOR OPENER CONDITION AND OPERATION (17)

Comments: Inspected

- (1) The garage doors and openers are in satisfactory condition and operational, including the safety reverse features.
- (2) The garage door trims are coming loose from the siding, secure as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 DECKS, BALCONIES and STEPS CONDITION (18)

Comments: Inspected

The visible portion of the decks, balconies and stairs are in satisfactory condition.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

2.6

PORCH, AREAWAY, RAILINGS CONDITION (19)**Comments:** Inspected

The visible portion of the porches, areaways and railings are in satisfactory condition.

2.7 EAVES, SOFFITS AND FASCIA CONDITION (20)**Comments:** Inspected

The visible portions of the eaves, soffits and fascia are in satisfactory condition.

2.8 VEGETATION, ADVERSE IMPACT ON STRUCTURE (21)**Comments:** Repair or Replace

Tree limbs/vegetation in contact with the exterior can damage the finish and provide access for rodents. Trim as needed to prevent damage.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

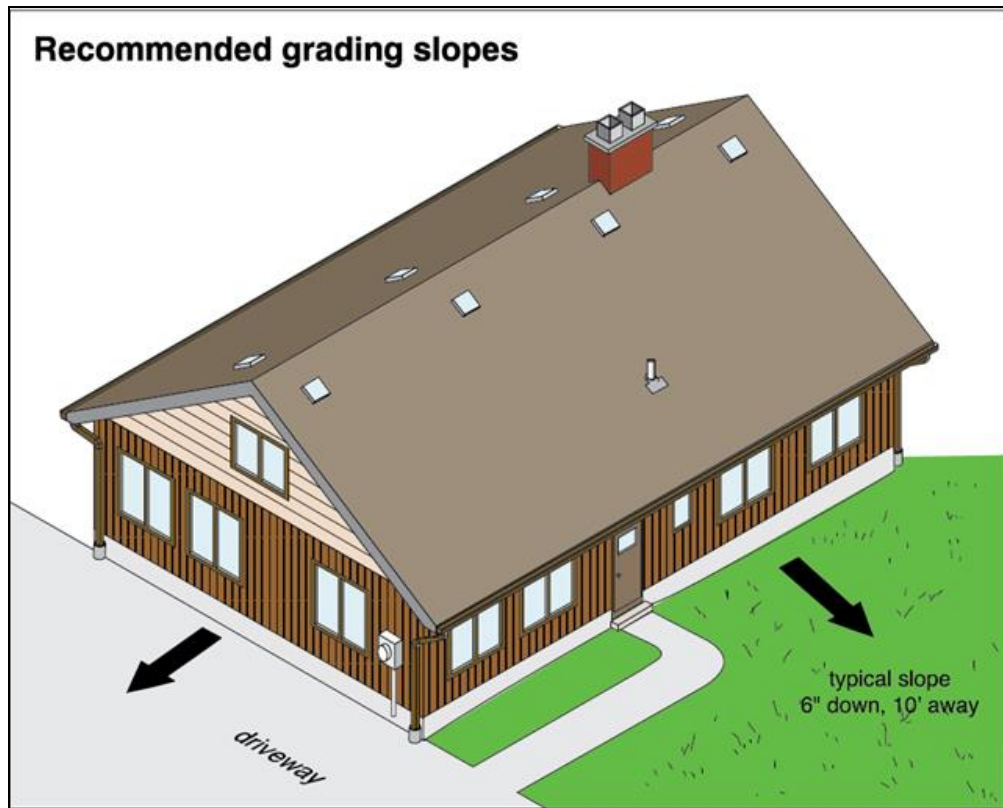


2.8 Item 3(Picture)

2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)

Comments: Repair or Replace

The grade is sloped toward the house on the left side, and rear. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)



2.9 Item 3(Picture)

2.10 PATIOS, WALKS AND DRIVEWAYS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (23)

Comments: Inspected

- (1) Overall the patios, walks and driveway are in satisfactory condition and have no adverse impact on the structure.
- (2) There is evidence of previous movement (settling) in a portion of the rear porch. Monitor for further movement with remedy as needed.



2.10 Item 1(Picture)

(3) The right driveway ramp onto the pavers is damaged, remedy as needed.



2.10 Item 2(Picture)

2.11 RETAINING WALLS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (24)

Comments: Not Present

None present.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING TYPE (25):

ELASTOMERIC TYPE SEALANT

Items

3.0 ROOF COVERINGS CONDITION (25)

Comments: Inspected

The visible portions of the roof coverings are in satisfactory condition.



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)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)

3.1 DRAINAGE SYSTEMS CONDITION (26)

Comments: Inspected

(1) Overall, the roof drainage system is in satisfactory condition.

(2) There is evidence of ponding water on the front portion of the roof, adjust as needed to prevent damage to the finish and leakage.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 FLASHINGS AT ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS CONDITION (27)

Comments: Inspected

The flashings at the roof penetrations, the skylights (if present) and chimney (if present) are in satisfactory condition.

3.3 EVIDENCE OF LEAKING (28)

Comments: Repair or Replace

There are signs of previous leakage (water stains) on the rear porch decking and garage. Monitor for further leakage and repair if necessary.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 METHOD USED TO OBSERVE ROOF (29)

Comments: Inspected

Walked roof.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

INTERIOR SUPPLY/DISTRIBUTION PIPING TYPE (30):	WASTE AND VENT PIPING SYSTEM TYPE (36):	WATER HEATER TYPE (39):
VISIBLE PORTIONS ARE COPPER	VISIBLE PORTIONS ARE ABS	ELECTRIC

Items

4.0 INTERIOR SUPPLY/DISTRIBUTION PIPING CONDITION (30)

Comments: Inspected

The visible portions of the interior supply and distribution system are in satisfactory condition.

4.1 SUPPORTS AND INSULATION CONDITION (31)

Comments: Inspected

The visible supports and insulation, where required, are in satisfactory condition.

4.2 FIXTURES AND FAUCETS CONDITION (32)

Comments: Inspected

(1) Overall, the fixtures and faucets are in satisfactory condition and operational.

(2) Secure the powder bathroom vanity to the wall to prevent movement and damage to plumbing.



4.2 Item 1(Picture)

(3) The guest toilet flush valve needs adjustment.

4.3

FUNCTIONAL FLOW (33)

Comments: Inspected

Functional flow is defined as a reasonable flow at the highest fixture in a dwelling when another fixture in the home is operated simultaneously. The supply system provides functional flow.

4.4 WATER SUPPLY LEAKS (34)

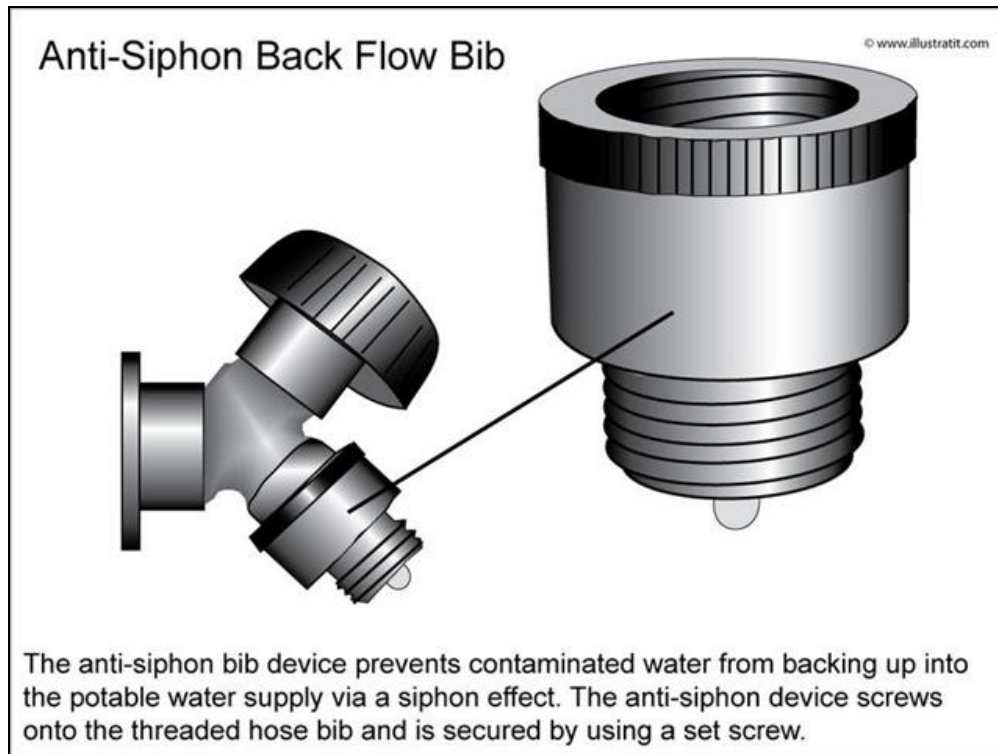
Comments: Inspected

There is no evidence of supply side leaks.

4.5 CROSS CONNECTIONS. (35)

Comments: Repair or Replace

Exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 WASTE AND VENT PIPING SYSTEM CONDITION (36)

Comments: Inspected

The visible portions of the waste and vent system are in satisfactory condition.

4.7 DRAIN LEAKS (37)

Comments: Repair or Replace

There is evidence of leakage at the kitchen sink drain. Repair as needed.



4.7 Item 1(Picture)

4.8 FUNCTIONAL DRAINAGE (38)

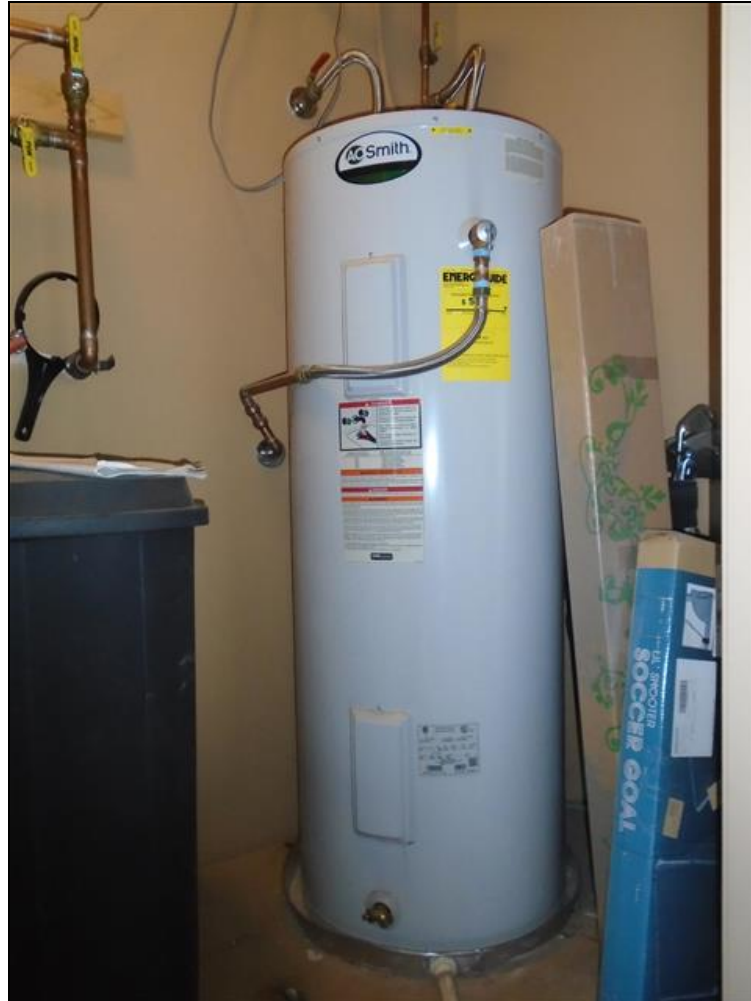
Comments: Inspected

A drain is considered functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. The waste system provides functional drainage.

4.9 WATER HEATER CONDITION (39)

Comments: Inspected

The water heater is in satisfactory condition and operational. The service life of a water heater in Arizona is 8-12 years.



4.9 Item 1(Picture) 2013 model, 80 gallon

4.10 AUTOMATIC SAFETY CONTROLS (40)

Comments: Repair or Replace

The TPR drain is not approved material. I recommend replacement with 3/4 inch full bore copper by a licensed professional plumber.



4.10 Item 1(Picture)

4.11 FLUES AND COMBUSTION AIR VENTS (41)

Comments: Not Present

None present.

Electric.

4.12 FUEL DISTRIBUTION SYSTEM AND SUPPORTS (42)

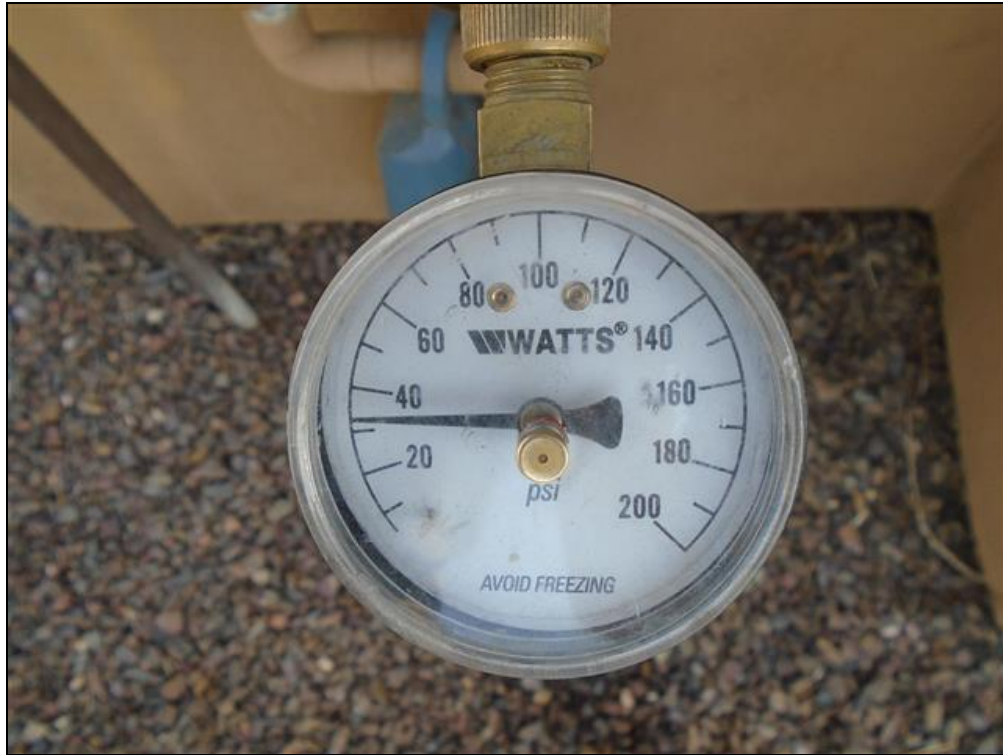
Comments: Inspected

The visible portions of all fuel distribution piping and supports are in satisfactory condition.

4.13 WATER PRESSURE BETWEEN 40 AND 80 PSI

Comments: Repair or Replace

Water pressure below 40psi is considered low by industry standards. The water pressure on this home is below 40psi. I recommend professional evaluation and remedy as needed to increase water pressure to the recommended range of 40 - 80psi.



4.13 Item 1(Picture)

4.14 MAIN WATER SHUT OFF VALVE LOCATION. If the main valve is a gate valve we recommend replacement with a ball valve.

Comments: Inspected

The main water shut off valve is located on the front right of the house.



4.14 Item 1(Picture)

4.15 JETTED TUB

Comments: Inspected

The jetted master tub is in satisfactory condition and operational, the electric supply is GFCI protected and the reset is in the tub access panel (under the left master sink).



4.15 Item 1(Picture)



4.15 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

SERVICE TYPE (43): UNDERGROUND	SERVICE CONDUCTOR TYPE (44): COPPER	OVERCURRENT PROTECTION DEVICES TYPE (46): BREAKERS
SERVICE AMPERAGE/VOLTAGE (48): 120/240 VOLT 400 AMP	BRANCH CIRCUIT CONDUCTORS TYPE 15/20AMP: COPPER	

Items

5.0 MAIN AND DISTRIBUTION PANELS, LOCATIONS AND CONDITION (47)

Comments: Inspected

(1) The main disconnect and distribution panel are located on the left side of the house. The sub panel is in the garage.

Overall the main, distribution, and sub panels are in satisfactory condition.

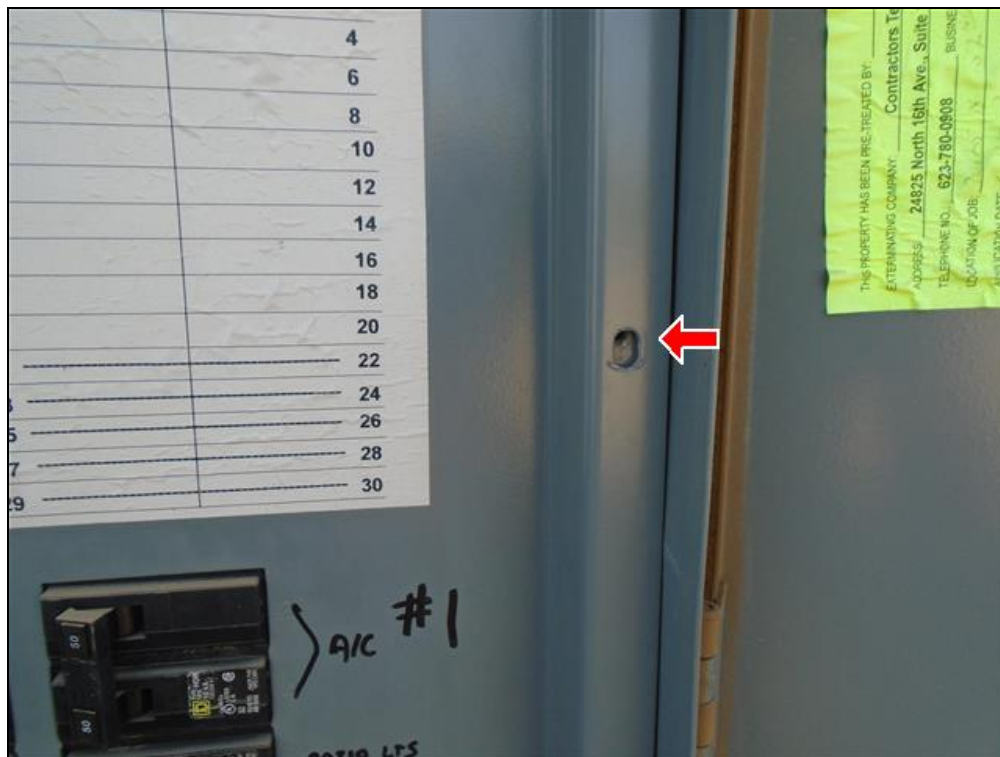


5.0 Item 1(Picture)



5.0 Item 2(Picture)

(2) Replace missing screw to secure the dead front panel of the main distribution panel.



5.0 Item 3(Picture)

5.1 SERVICE CONDUCTOR AND MAIN OVERCURRENT PROTECTION DEVICE CONDITION (44)

Comments: Inspected

The visible portion of the electric service conductor and main overcurrent protection device are in satisfactory condition.

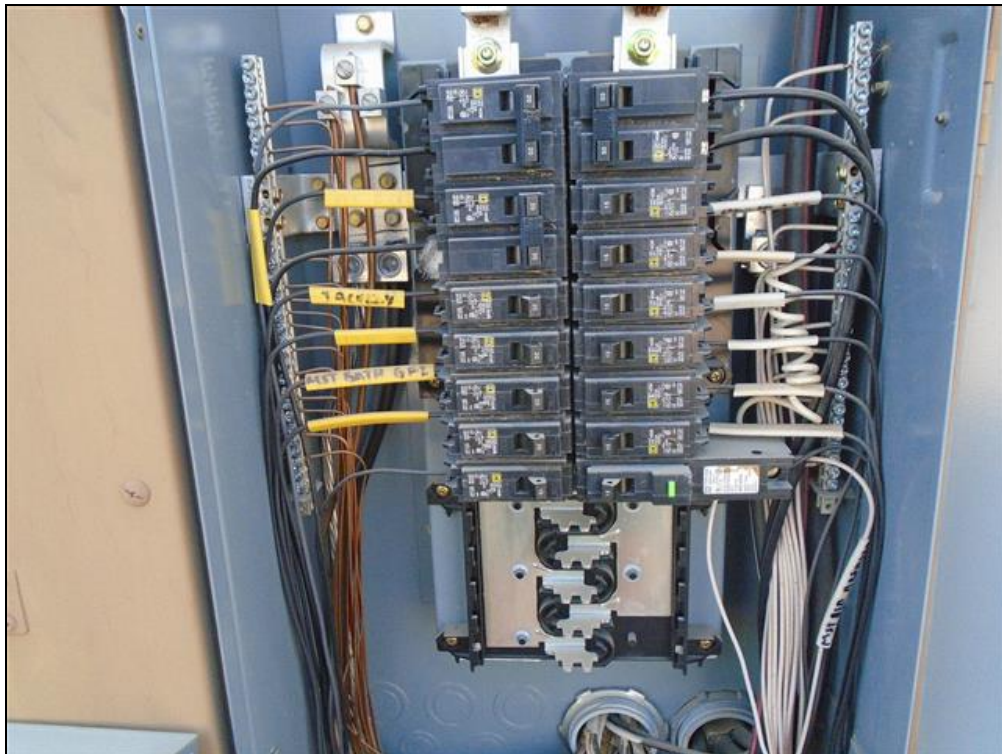


5.1 Item 1(Picture)

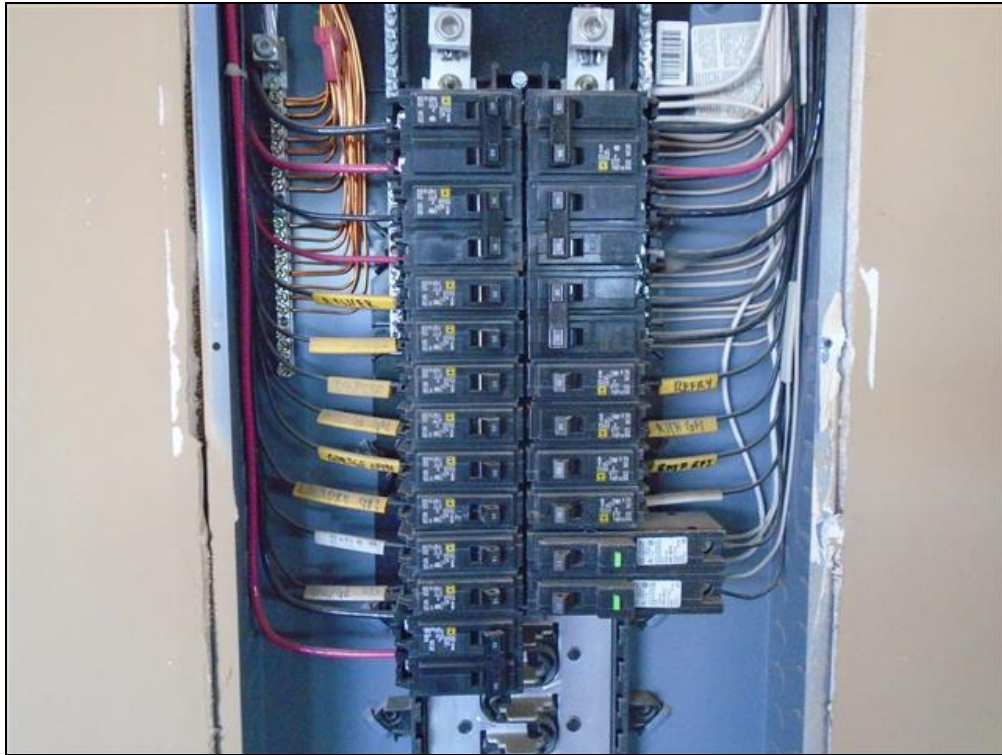
5.2 OVERCURRENT PROTECTION DEVICES CONDITION (46) AND BRANCH CIRCUIT CONDUCTORS CONDITION (49)

Comments: Inspected

The visible portions of the over current protection devices (breakers/fuses) and branch circuit conductors (wires) are in satisfactory condition.



5.2 Item 1(Picture)

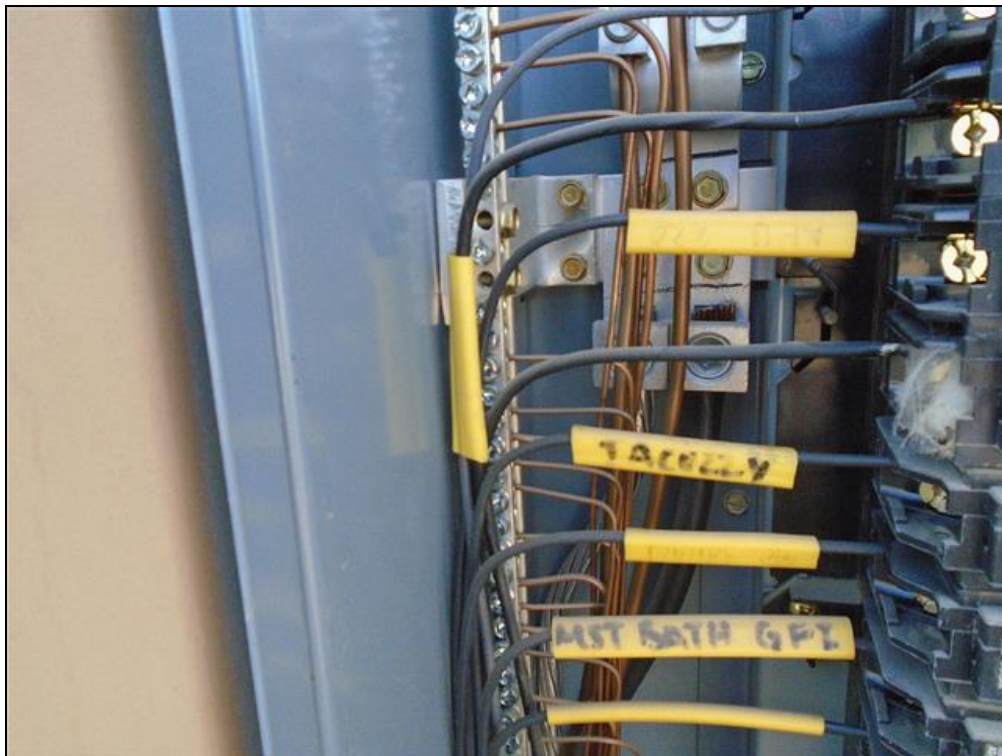


5.2 Item 2(Picture)

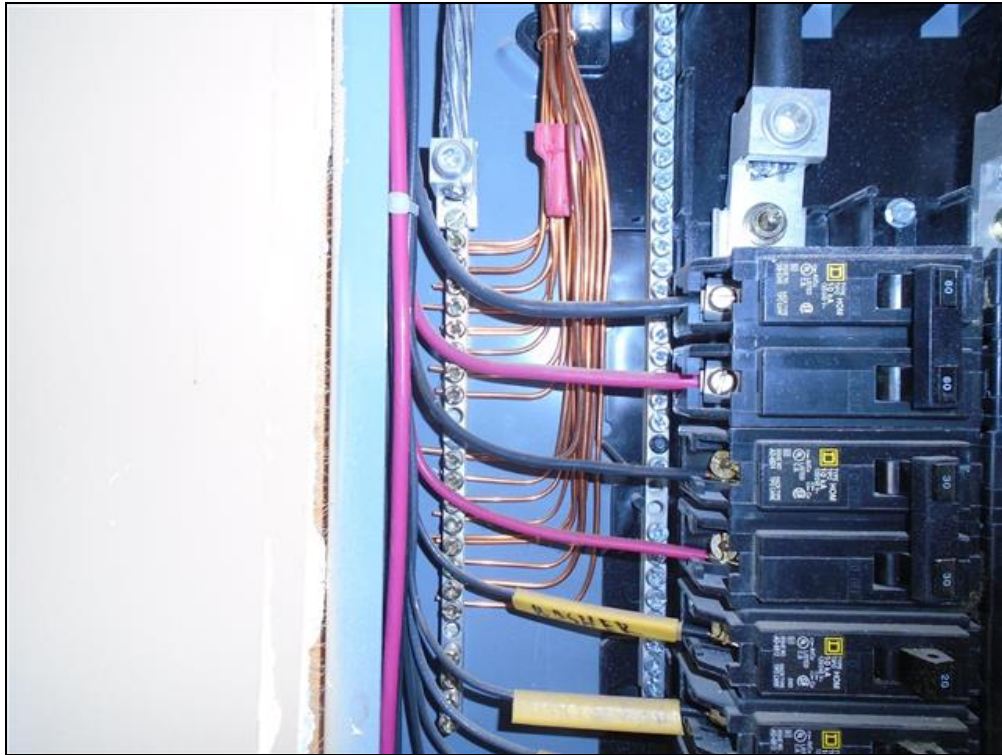
5.3 PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS (50)

Comments: Inspected

There is no aluminum branch circuit wiring visible on the 15/20 AMP circuits.



5.3 Item 1(Picture) Copper 15/20 amp branch circuits.



5.3 Item 2(Picture) Copper 15/20 amp branch circuits.

5.4 SERVICE GROUNDING EQUIPMENT CONDITION (45)

Comments: Inspected

The visible portions of the grounding equipment are in satisfactory condition.

5.5 COMPATIBILITY (51)

Comments: Inspected

The breakers are compatible (not oversized) with the conductor size.

5.6 LIGHTS, SWITCHES CONDITION (52)

Comments: Inspected

- (1) A representative number of lights/switches were tested and are in satisfactory condition and operational.
- (2) The guest shower light is inoperable, remedy as needed.



5.6 Item 1(Picture)

5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)

Comments: Inspected

- (1) A representative number of receptacles were tested for polarity and ground and found to be operational and in satisfactory condition.
- (2) The outlet in the jetted tub access panel is not secured to the wall, remedy as needed.



5.7 Item 1(Picture)

- (3) There are no outlets on the kitchen island, I recommend installation of at least one GFCI protected outlet.

5.8

GROUND FAULT CIRCUIT INTERRUPTERS CONDITION (54)**Comments:** Inspected

All existing GFCI protected outlets function as intended.

5.9 SMOKE DETECTORS and CARBON MONOXIDE MONITORS PRESENCE (smoke detectors over ten years old should be replaced)**Comments:** Inspected

(1) There are two types of smoke detectors installed in homes today, Ionization and Photoelectric. Ionization type detectors are installed in about 90% of homes and are more sensitive to the flaming stage of a fire. Open (fast flame) fires account for the majority of house fires and injuries but only 15% of fatalities. Ionization type detectors respond slower to smoldering fires and fail completely 20-25% of the time.

Photoelectric type detectors are more sensitive to the smoldering stages of fires which account for 12% of fires but 50% of fire fatalities and 30% of injuries. The majority of fire related deaths occur during smoldering fires while occupants of the home are sleeping.

We strongly recommend the replacement of all Ionization type smoke detectors with Photoelectric type detectors. All smoke detectors should be replaced after ten years due to loss of sensitivity.

Note - This is not a seller defect. This is our safety recommendation to you, the buyer.

(2) The smoke detectors that are present in each bedroom and hallway are in satisfactory condition. Smoke detectors lose their sensitivity to smoke after 10 years. I recommend replacement of all smoke detectors after 10 years of age.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**HEATING EQUIPMENT TYPE (55):**

SPLIT SYSTEM HEAT PUMP (FORCED AIR)

ENERGY SOURCE (56):

ELECTRIC

SOLID FUEL HEATING DEVICES TYPE (60):CONVENTIONAL WOOD BURNING FIREPLACE
GAS LOG LIGHTER**DISTRIBUTION SYSTEM TYPE (61):**

MECHANICAL FAN/BLOWER

INSULATED DUCTS WITH REGISTERS

Items**6.0 HEATING EQUIPMENT CONDITION (55)****Comments:** Inspected

The heating equipment is in satisfactory condition and operational.

6.1 AUTOMATIC SAFETY CONTROLS CONDITION (58)**Comments:** Inspected

The automatic safety controls are present and in good condition.

Automatic safety controls include limit switches/thermocouples on gas furnaces and overcurrent protection on electric systems.

6.2 CHIMNEYS, FLUES AND VENTS CONDITION (59)

Comments: Not Present

6.3 SOLID FUEL HEATING DEVICES (fireplace) CONDITION (60) HEARTH EXTENSION

Comments: Inspected

The visible portions of the fireplace are in satisfactory condition. I recommend professional cleaning/inspection before use.

The gas log lighter was not tested (requires open flame). Ask the current owner to demonstrate operation to your satisfaction.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.4 HEAT DISTRIBUTION SYSTEM CONDITION (61)**Comments:** Inspected

The visible portions of the heat distribution system is in satisfactory condition.

6.5 AIR FILTERS CONDITION (62)**Comments:** Repair or Replace

The filters are in replacement condition. Install fresh filters as needed.

6.6 HEAT SOURCE (63)**Comments:** Inspected

There is a source of heat in each habitable room.

6.7 GENERAL**Comments:** Inspected

I recommend professional cleaning and service as needed.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials**COOLING EQUIPMENT TYPE (64):**

SPLIT SYSTEM HEAT-PUMP

ENERGY SOURCE TYPE (65):

ELECTRICITY

DISTRIBUTION SYSTEM TYPE (67):MECHANICAL FAN/BLOWER
INSULATED DUCTS AND REGISTERS

Items**7.0 COOLING EQUIPMENT CONDITION (64)****Comments:** Inspected

(1) Overall, the visible portions of the cooling equipment are in satisfactory condition and operational.



7.0 Item 1(Picture) 2006 model, 2.5 ton



7.0 Item 2(Picture) 2015 model, 5 ton



7.0 Item 3(Picture)



7.0 Item 4(Picture)

(2) There is evidence of previous condensate leakage into the hallway return air chase, monitor for future leakage and repair as needed.



7.0 Item 5(Picture)

7.1 TEMPERATURE DIFFERENTIAL (temp.in-temp.out=differential) 18-24 degrees is normal.

Comments: Repair or Replace

The temperature differential are below the normal range (11-15 degrees) for both units. I recommend professional cleaning and service.

7.2

OPERATING CONTROLS (THERMOSTAT) CONDITION (66)**Comments:** Inspected

The thermostat is in satisfactory condition.

7.3 DISTRIBUTION SYSTEM CONDITION (67)**Comments:** Repair or Replace

(1) Overall, the visible portions of the distribution system are in satisfactory condition.

(2) There is no/very low airflow into the rear right bathroom and rear right bedroom supply register over the sink. I recommend further professional evaluation with remedy as needed.

7.4 UNDERGROUND RETURN AIR DUCTS**Comments:** Not Present

None present.

7.5 COOLING SOURCE (69)**Comments:** Inspected

There is a source of cool air in each habitable room.

7.6 RETURN AIR LOCATION (not allowed from kitchen, bath, garage, closet or mechanical room)**Comments:** Inspected

In approved location.

7.7 EVAPORATIVE COOLING SYSTEM**Comments:** Not Present

None present.

7.8 GENERAL**Comments:** Repair or Replace

I recommend professional cleaning and service as needed.

I recommend Alfredo Castellanos, Around the clock HVAC 602.390.9988.

Note: Home Warranty companies will DENY repair claims if THEY determine your air conditioning system/s have/has not been properly maintained. I recommend you have the system/s serviced now and semiannually to obtain maximum performance and service life. Keep your service records as proof of maintenance.

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items**8.0 WALLS,CEILINGS,FLOORS CONDITION (70)****Comments:** Inspected

The visible portions of the walls, ceilings and floors are in satisfactory condition except for normal wear/age.

8.1 STEPS, STAIRWAYS CONDITION (71)**Comments:** Not Present

None present.

8.2 BALCONIES, RAILINGS CONDITION (72)**Comments:** Not Present

None present.

8.3 COUNTERS,CABINETRY CONDITION (73)

Comments: Inspected

The visible portions of the counters and cabinetry are in satisfactory condition.

8.4 DOORS CONDITION (74)

Comments: Inspected

(1) A representative number of doors were tested and found to be operational and in satisfactory condition.

(2) The air handler closet door does not latch, remedy as needed.

8.5 FIRE SEPARATION WALLS AND CEILINGS CONDITION (76)

Comments: Inspected

The visible portions of the fire separation walls between the dwelling unit and an attached garage or another dwelling unit are in satisfactory condition.

8.6 FIRE SEPARATION DOORS CONDITION (77)

Comments: Inspected

(1) Overall the fire separation door between the garage and house is in satisfactory condition and operational.

(2) There is daylight visible around the fire-door (house to garage). Adjust as needed to seal the opening.



8.6 Item 1(Picture)

8.7 GENERAL

Comments: Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

INSULATION TYPE:

FIBERGLASS BATT

VENTILATION TYPE:

PAN VENTS

Items

9.0 INSULATION CONDITION (78)**Comments:** Inspected

The visible insulation is in satisfactory condition. Attic visibility is limited, portions of the attic are not visible from the attic access.



9.0 Item 1(Picture) Fiberglass batt insulation.

9.1 VAPOR RETARDER CONDITION (79)**Comments:** Not Present

Vapor retarder is regional requirement for colder climates. Most homes in the Phoenix area do not require vapor retarder.

9.2 ATTIC VENTILATION CONDITION (80)**Comments:** Inspected

The visible portions of the attic ventilation are in satisfactory condition.



9.2 Item 1(Picture) Pan Vent

9.3 UNDER FLOOR CRAWL SPACE VENTILATION CONDITION (81)

Comments: Not Present

None present, slab on grade.

9.4 KITCHEN VENTILATION CONDITION (82)

Comments: Inspected

The stove vent is in satisfactory condition.

9.5 BATHROOM VENTILATION CONDITION (83)

Comments: Inspected

The bathroom ventilation fans/windows are operational and in satisfactory condition.

9.6 LAUNDRY VENTILATION, DRYER VENT CONDITION (84)

Comments: Inspected

The visible sections from the clothes dryer to the exterior of the building are in satisfactory condition.

I recommend professional cleaning before use.

9.7 LAUNDRY VENTILATION, ROOM VENT CONDITION (84)

Comments: Inspected

The visible portions of the laundry room ventilation fan or operable window are in satisfactory condition.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 DISHWASHER**Comments:** Inspected

The dishwasher is in satisfactory condition and operational.

10.1 RANGES/OVENS/COOKTOPS**Comments:** Inspected

The range, ovens and cooktops are in satisfactory condition and operational.

10.2 FOOD WASTE DISPOSAL**Comments:** Repair or Replace

Remove the foreign object from the disposal.

10.3 MICROWAVE COOKING EQUIPMENT**Comments:** Inspected

The microwave oven is in satisfactory condition and operational.

10.4 TRASH COMPACTOR**Comments:** Not Present

None present.

10.5 BUILT IN REFRIGERATOR**Comments:** Not Present

Not present.

10.6 INSTANT HOT/COLD WATER SYSTEM**Comments:** Not Present

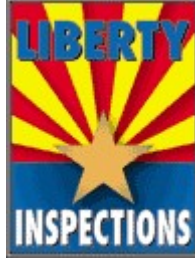
Not present.

10.7 WARMING DRAWER**Comments:** Not Present

Not present.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Liberty Inspection Service

**9708 E Via Linda, Unit 2341
Scottsdale, AZ 85258
828-337-3745**

Customer
Home Buyer

Address
123 2nd Star on the Right Ln.
Scottsdale AZ 85262

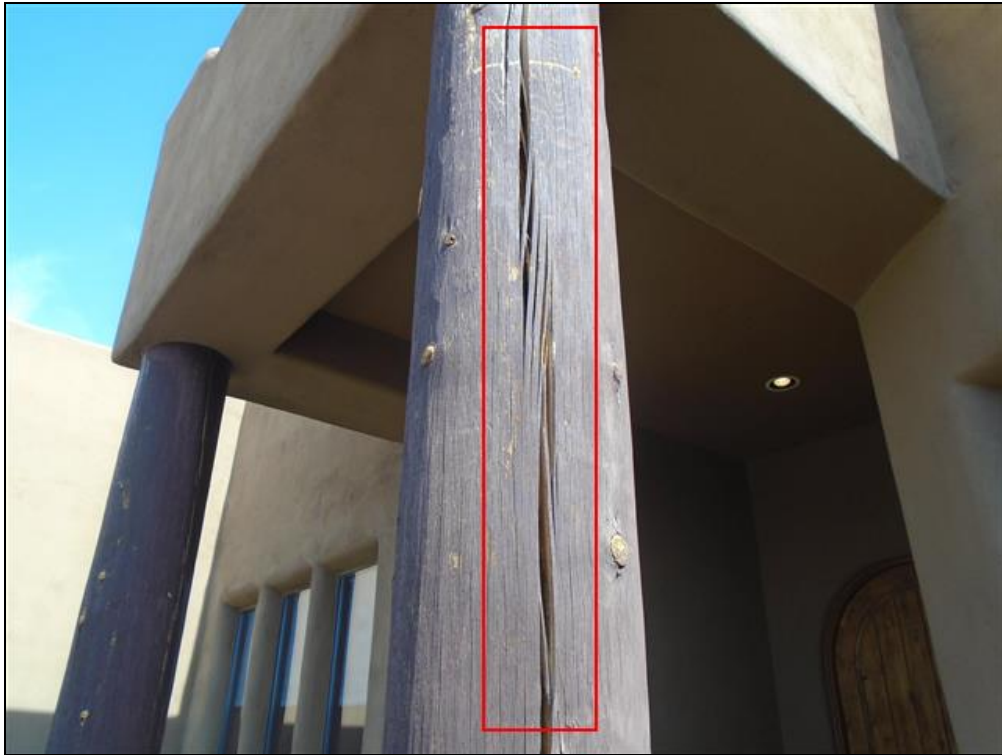
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. STRUCTURAL COMPONENTS

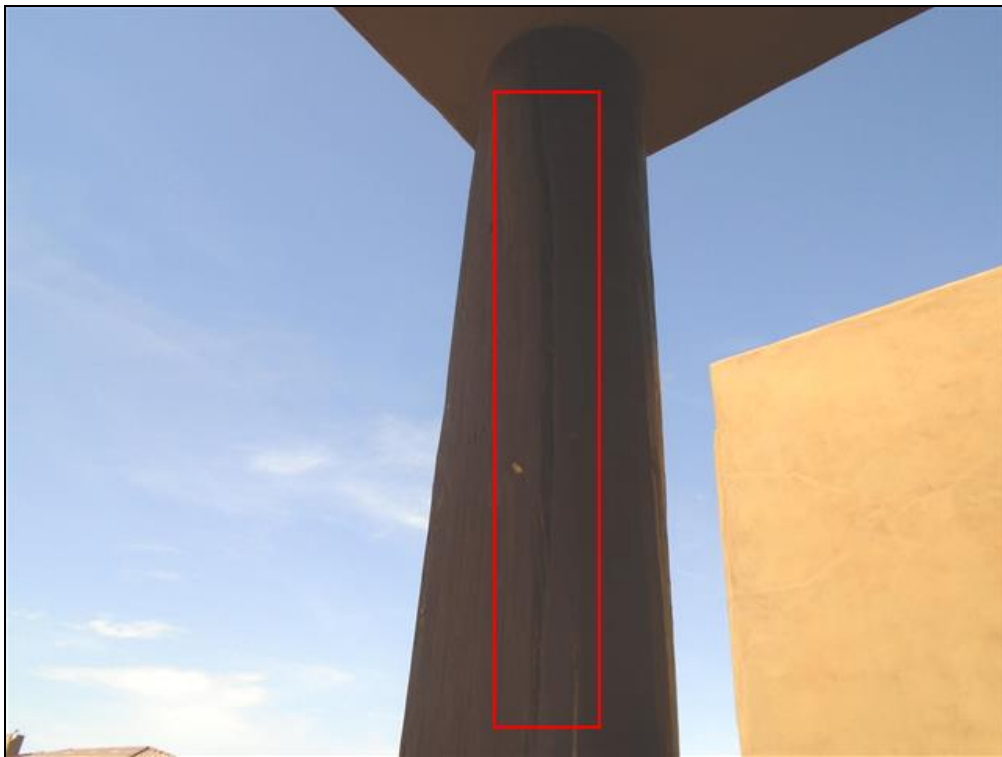
1.3 COLUMNS CONDITION (9)

Inspected

(2) The front porch exposed wood beams need to be re-sealed to prevent further cracking. We recommend re-sealing these beams once a year to prevent water intrusion into the cracks of the wood.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

2. EXTERIOR

2.0 WALL CLADDING CONDITION (13)

Inspected

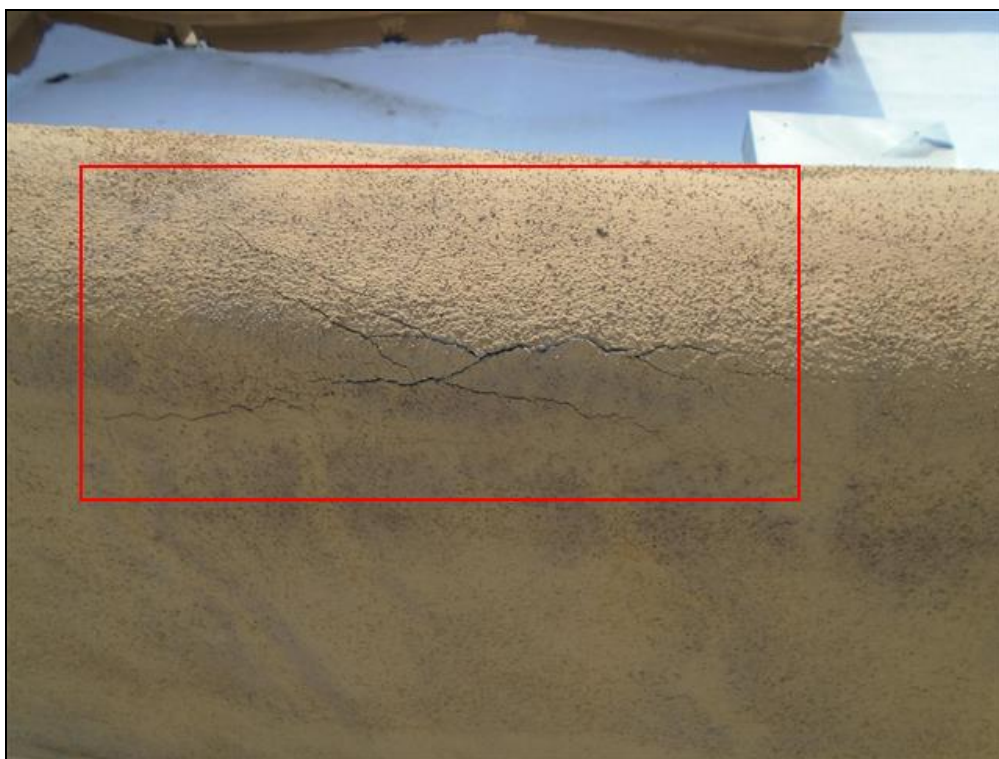
(2) Repair the small cracks and holes in the parapet walls and seal as needed to prevent water intrusion.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

(3) The exterior paint is beginning to fade, budget for exterior re-paint in the near future.



2.0 Item 7(Picture)

2.1 FLASHING AND TRIM CONDITION (14)

Inspected

(2) The weep screed is loose on portions of the front of the house, secure as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 ENTRYWAY DOORS CONDITION AND OPERATION (15)

Inspected

(2) There is daylight visible around the garage service door and there is evidence of previous water intrusion, remedy as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(3) The house to garage door, and living room exterior door locks need adjustment. Remedy as needed.

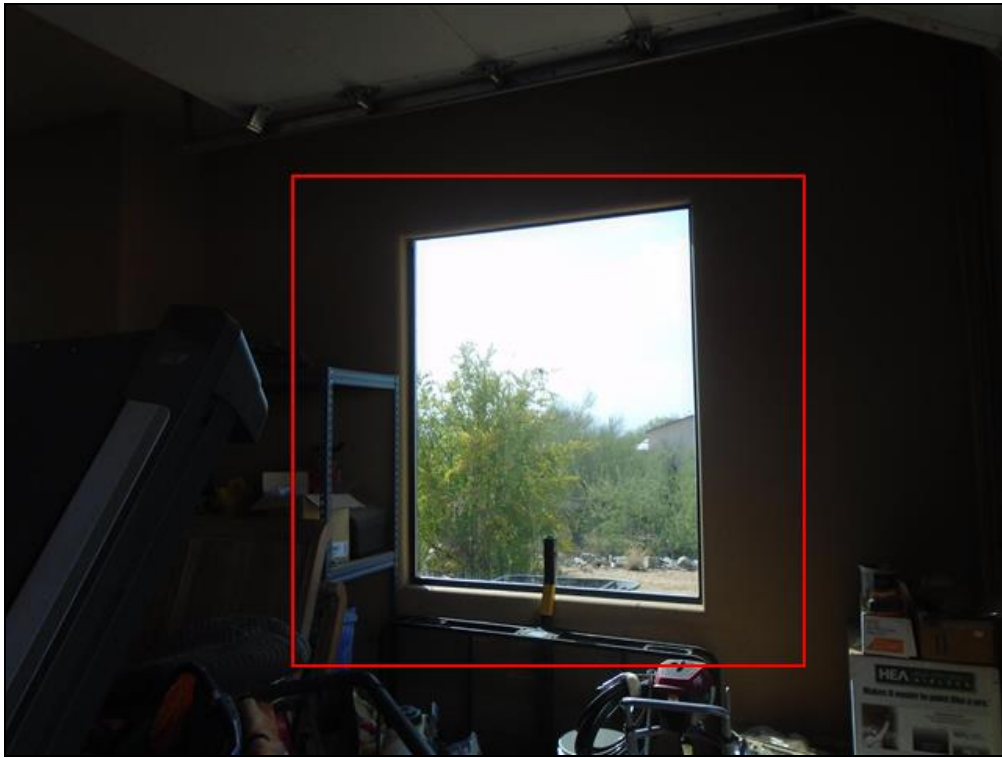
(4) The living room exterior door rubs the jamb, adjust as needed.

2.3 WINDOWS CONDITION AND OPERATION (16/75)

Repair or Replace

(1) Several of the windows have lost their thermal seal, the foggy appearance indicates the presence of moisture between the panes of glass. I specifically noted the following windows: garage windows, master bedroom high right

window, and the right office window. I recommend a licensed window installer check all the windows and repair or replace as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(2) The master bathroom bottom row of glass blocks are cracked and there is water inside of some of the blocks. Remedy as needed.



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

(3) There are numerous windows throughout the house that are difficult to operate, do not stay open, have damaged stops or springs need adjustment. I recommend evaluation of all windows by a licensed window installer with remedy as needed.



2.3 Item 9(Picture)



2.3 Item 10(Picture)

(4) The rear right bedroom window top lock is difficult to operate, adjust as needed.



2.3 Item 11(Picture)

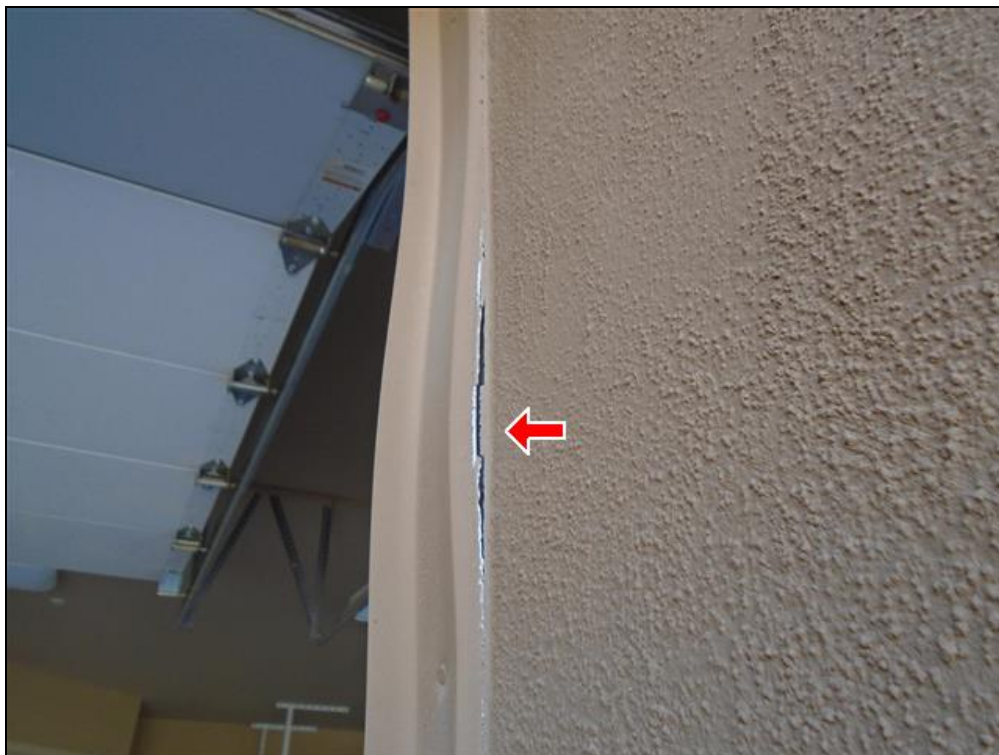
2.4 GARAGE DOOR OPENER CONDITION AND OPERATION (17)

Inspected

(2) The garage door trims are coming loose from the siding, secure as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.8 VEGETATION, ADVERSE IMPACT ON STRUCTURE (21)**Repair or Replace**

Tree limbs/vegetation in contact with the exterior can damage the finish and provide access for rodents. Trim as needed to prevent damage.



2.8 Item 1(Picture)



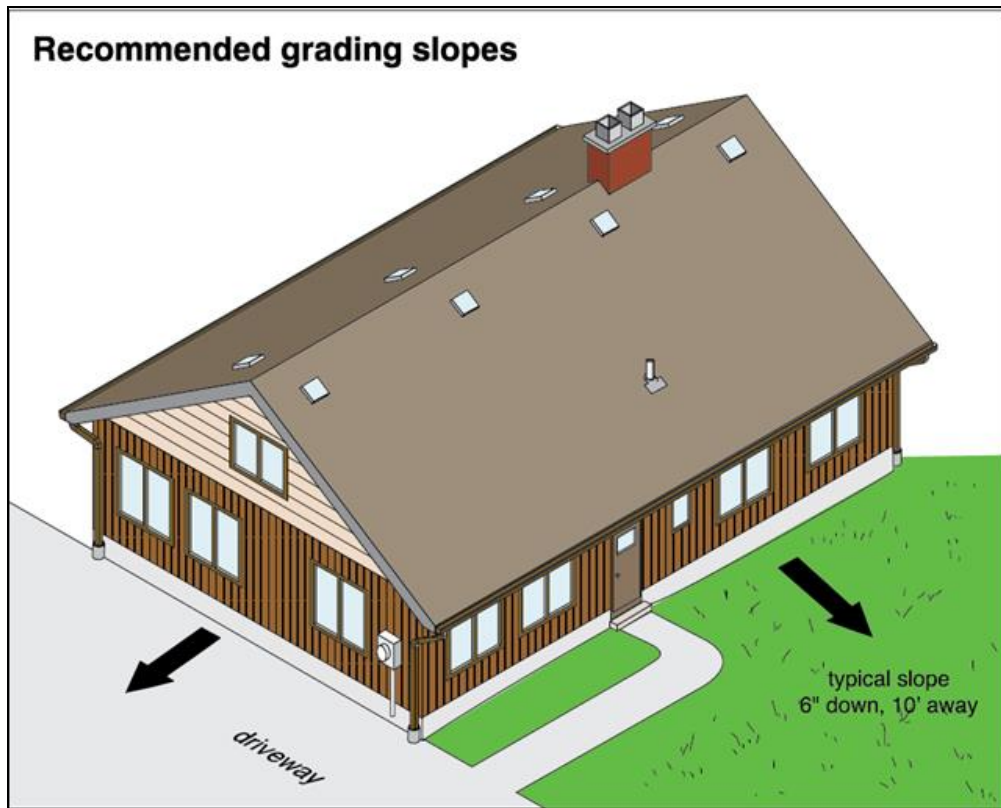
2.8 Item 2(Picture)



2.8 Item 3(Picture)

2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)**Repair or Replace**

The grade is sloped toward the house on the left side, and rear. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)



2.9 Item 3(Picture)

2.10 PATIOS, WALKS AND DRIVEWAYS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (23)**Inspected**

(2) There is evidence of previous movement (settling) in a portion of the rear porch. Monitor for further movement with remedy as needed.



2.10 Item 1(Picture)

3. ROOFING

3.1 DRAINAGE SYSTEMS CONDITION (26)

Inspected

(2) There is evidence of ponding water on the front portion of the roof, adjust as needed to prevent damage to the finish and leakage.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.3 EVIDENCE OF LEAKING (28)**Repair or Replace**

There are signs of previous leakage (water stains) on the rear porch decking and garage. Monitor for further leakage and repair if necessary.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. PLUMBING SYSTEM

4.2 FIXTURES AND FAUCETS CONDITION (32)

Inspected

(2) Secure the powder bathroom vanity to the wall to prevent movement and damage to plumbing.

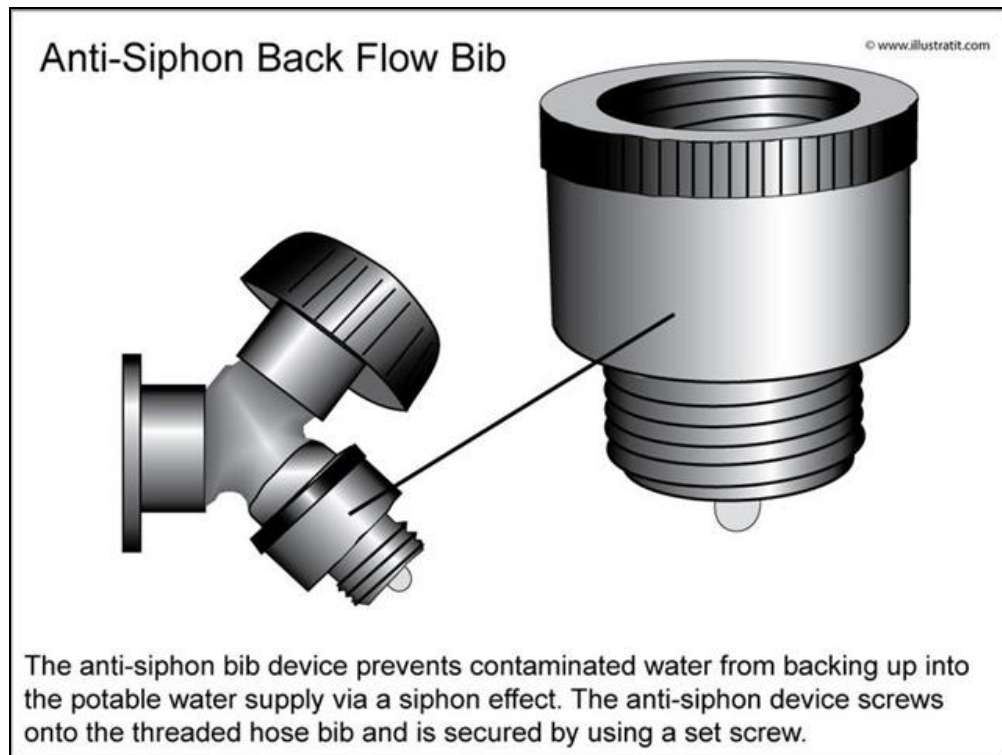


4.2 Item 1(Picture)

(3) The guest toilet flush valve needs adjustment.

4.5 CROSS CONNECTIONS. (35)**Repair or Replace**

Exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.7 DRAIN LEAKS (37)**Repair or Replace**

There is evidence of leakage at the kitchen sink drain. Repair as needed.



4.7 Item 1(Picture)

4.10 AUTOMATIC SAFETY CONTROLS (40)

Repair or Replace

The TPR drain is not approved material. I recommend replacement with 3/4 inch full bore copper by a licensed professional plumber.

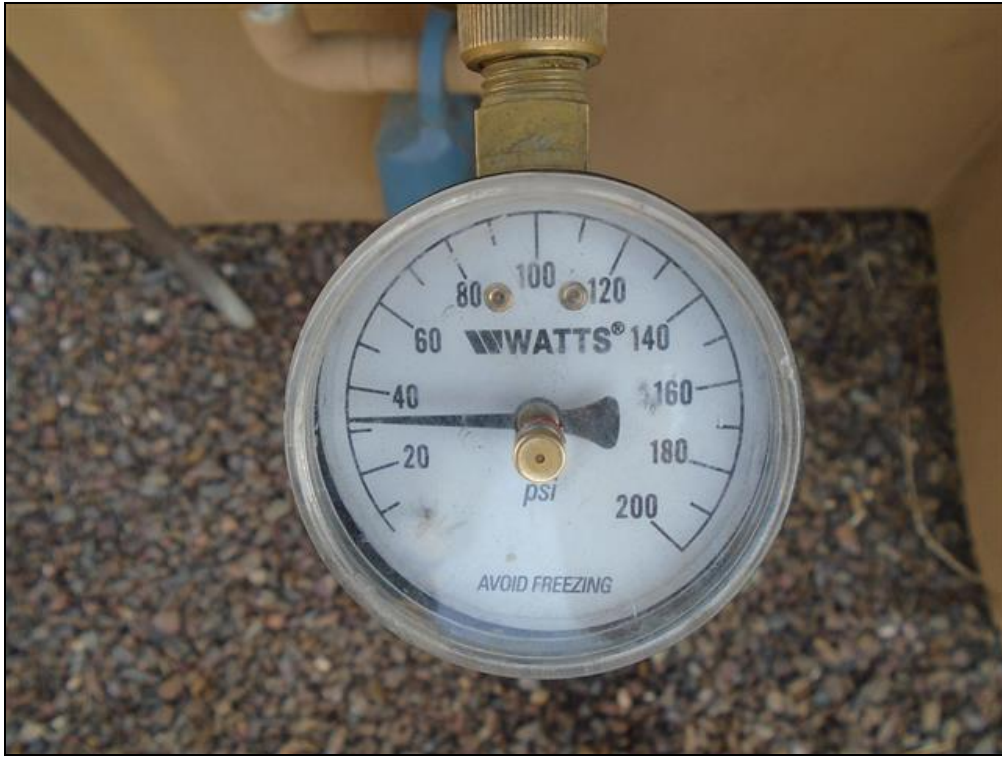


4.10 Item 1(Picture)

4.13 WATER PRESSURE BETWEEN 40 AND 80 PSI

Repair or Replace

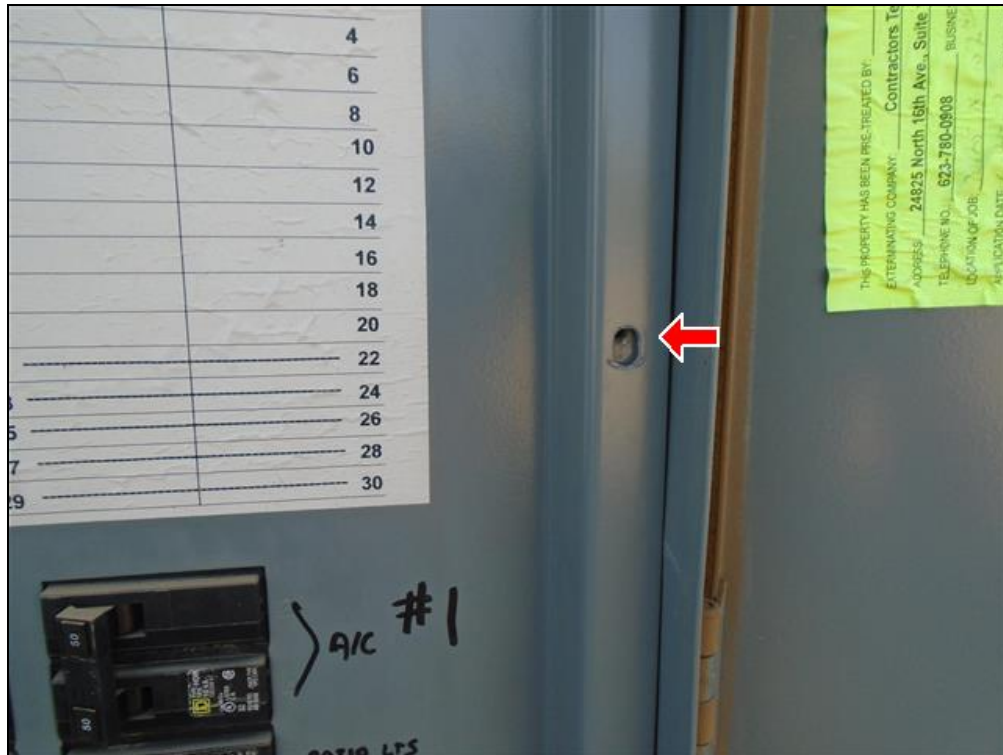
Water pressure below 40psi is considered low by industry standards. The water pressure on this home is below 40psi. I recommend professional evaluation and remedy as needed to increase water pressure to the recommended range of 40 - 80psi.



4.13 Item 1(Picture)

5. ELECTRICAL SYSTEMS**5.0 MAIN AND DISTRIBUTION PANELS, LOCATIONS AND CONDITION (47)****Inspected**

(2) Replace missing screw to secure the dead front panel of the main distribution panel.



5.0 Item 3(Picture)

5.6 LIGHTS, SWITCHES CONDITION (52)**Inspected**

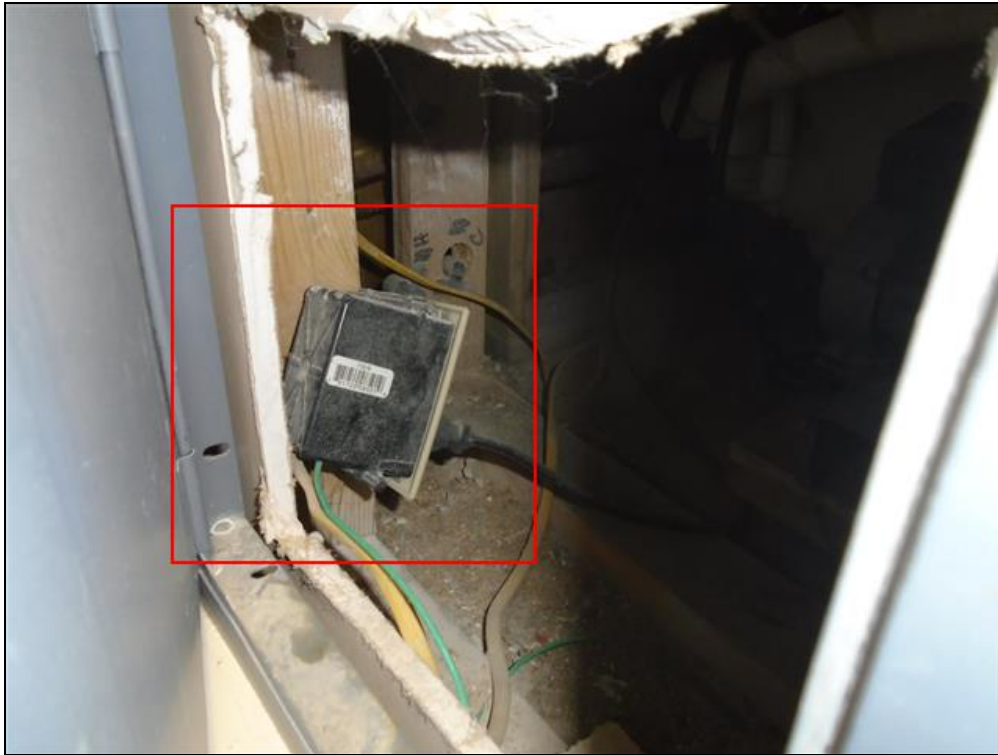
(2) The guest shower light is inoperable, remedy as needed.



5.6 Item 1(Picture)

5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)**Inspected**

(2) The outlet in the jetted tub access panel is not secured to the wall, remedy as needed.



5.7 Item 1(Picture)

(3) There are no outlets on the kitchen island, I recommend installation of at least one GFCI protected outlet.

5.9 SMOKE DETECTORS and CARBON MONOXIDE MONITORS PRESENCE (smoke detectors over ten years old should be replaced)

Inspected

(2) The smoke detectors that are present in each bedroom and hallway are in satisfactory condition. Smoke detectors lose their sensitivity to smoke after 10 years. I recommend replacement of all smoke detectors after 10 years of age.

6. HEATING

6.5 AIR FILTERS CONDITION (62)

Repair or Replace

The filters are in replacement condition. Install fresh filters as needed.

7. CENTRAL AIR CONDITIONING

7.0 COOLING EQUIPMENT CONDITION (64)

Inspected

(2) There is evidence of previous condensate leakage into the hallway return air chase, monitor for future leakage and repair as needed.



7.0 Item 5(Picture)

7.1 TEMPERATURE DIFFERENTIAL (temp.in-temp.out=differential) 18-24 degrees is normal.**Repair or Replace**

The temperature differential are below the normal range (11-15 degrees) for both units. I recommend professional cleaning and service.

7.3 DISTRIBUTION SYSTEM CONDITION (67)**Repair or Replace**

(1) Overall, the visible portions of the distribution system are in satisfactory condition.

(2) There is no/very low airflow into the rear right bathroom and rear right bedroom supply register over the sink. I recommend further professional evaluation with remedy as needed.

7.8 GENERAL**Repair or Replace**

I recommend professional cleaning and service as needed.

I recommend Alfredo Castellanos, Around the clock HVAC 602.390.9988.

Note: Home Warranty companies will DENY repair claims if THEY determine your air conditioning system/s have/has not been properly maintained. I recommend you have the system/s serviced now and semiannually to obtain maximum performance and service life. Keep your service records as proof of maintenance.

8. INTERIORS**8.4 DOORS CONDITION (74)****Inspected**

(2) The air handler closet door does not latch, remedy as needed.

8.6 FIRE SEPARATION DOORS CONDITION (77)**Inspected**

(2) There is daylight visible around the fire-door (house to garage). Adjust as needed to seal the opening.



8.6 Item 1(Picture)

8.7 GENERAL

Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.

10. BUILT-IN KITCHEN APPLIANCES

10.2 FOOD WASTE DISPOSAL

Repair or Replace

Remove the foreign object from the disposal.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Inspected by Jennifer Boekennoogen. Arizona Registration No. 66199



INVOICE

Liberty Inspection Service
9708 E Via Linda, Unit 2341
Scottsdale, AZ 85258
828-337-3745

Inspection Date: 7/26/2018
Report ID: Sample Report 1

Inspected By: Inspected by Jennifer
Boekennoogen. Arizona Registration No. 66199

Customer Info:	Inspection Property:
Home Buyer	123 2nd Star on the Right Ln. Scottsdale AZ 85262
Customer's Real Estate Professional: Sample Agent	

Inspection Fee:

Service	Price	Amount	Sub-Total
3,001 - 3,500 sq. ft.	400.00	1	400.00
Termite Inspection 3,000 - 4,500sf.	75.00	1	75.00

Tax \$0.00

Total Price \$475.00

Payment Method:

Payment Status:

Note:

Account #: Sample Report 1

Home Inspection Authorization and Agreement

Liberty Inspection Service
9708 E Via Linda, Unit 2341
Scottsdale, AZ 85258
828-337-3745

Customer(s)

Home Buyer

Inspection Site Property

123 2nd Star on the Right Ln., Scottsdale, AZ 85262

1. The Customer(s) hereby authorizes and contracts for Liberty Inspection Service to conduct a home inspection on the subject named inspection site property. Legal access to the entire property will be provided to Liberty Inspection Service for the purposes of conducting a limited visual inspection in accordance with the terms and conditions of this contract.
2. The inspection report and its contents are intended for the exclusive use of, and are the non-transferable property of Liberty Inspection Service and the Customer(s).
3. The customer's signature below acknowledges that he/she has read, understands, and accepts the terms, conditions, and limitations as outlined in this Liberty Inspection Service Home Inspection Authorization and Agreement and the Scope, Purpose, Limitations and Exclusions of this inspection. Any acceptance or use of this Inspection Report shall constitute acceptance of all of the terms and conditions as listed below. reserves the right to supplement any report with an addendum within (3) three business days of the inspection date.
4. The Customer(s) agrees to pay Liberty Inspection Service the fee specified below at the time of the inspection. Liberty Inspection Service reserves the right to "not" release its Inspection Report without payment in full.

THE TOTAL FEE FOR THIS INSPECTION IS: \$ 475.00

(Home Buyer Signature) (Date)

(Inspected by Jennifer Boekenooogen. Arizona Registration No. 66199 Signature) (Date)**Scope and Purpose / Limitations and Exclusions**

1. The Scope and Purpose of this inspection is to visually examine the safely and readily accessible portions, as set forth in the State of Arizona Standards of Professional Practice, of the structural, heating, cooling, plumbing, roofing, electrical and permanently attached kitchen appliance systems and components of the subject named inspection property specified in this Home Inspection Authorization and Agreement and the inspection report for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Home Inspection Authorization and Agreement and the inspection report. Only the visible and safely and readily accessible portions of the items and components specified in the inspection report shall be inspected. No other systems, items or appliances, are included in this inspection. The inspection performed by Liberty Inspection Service is supplemental to any real estate transfer or seller's disclosure statement and shall not be used as a substitute for such disclosure statements.
2. Excluded in any inspection of any systems or items not included in the inspection report including but not limited to the following: any systems that are shut down or inactive, any information pertaining to manufacturers recalls of any component or "class action" litigation or settlements against contractors or manufactures, detached buildings or equipment, the presence/damage caused by insects or other pests, low-voltage systems, pools, spas, hot tub systems, saunas, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio and video systems, central vacuum systems, fencing, automatic gates, landscaping, irrigations systems, playground equipment, active and passive solar systems, soils, security systems, smoke or fire detection or suppression systems, windows, window and door screening, retaining walls, any detached buildings or structures (other than garage or carport) and any inspection or testing of any toxic or dangerous substances including asbestos, lead or gasses including radon and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in or which is excepted for the inspection report. The inspection will not include any area that has access or clearance less than thirty inches in any direction, or is not safely accessible from a twelve foot ladder. In the event that the Inspection Report supplies information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Customer(s), and shall not be deemed to be an amendment to or waiver of the forgoing exclusions.
3. This inspection is not technically exhaustive. This is not an engineering inspection or analysis and no engineering tests will be made. No examination will be made to determine compliance with any governmental ordinance, regulation, or code (notwithstanding any reference in the inspection report to any code provision). The inspection report is not to be considered an implied or express warranty or insurance on the subject inspected property or its components concerning future use, operability, habitability, or suitability. The sole purpose of the inspection is for the Customer(s) to be informed of as many conditions as possible within the brief period of time allotted for the inspection and the limited access to the subject named property which is made available by the current owner. The Customer(s) has no expectation of being notified of all conditions, and waives any claim to conditions which are not reported. is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and/or otherwise not detectable for any reason during the inspection. If Liberty Inspection Service refers the Customer(s) to a third party for evaluation of a condition, intends for the Customer(s) to pursue this evaluation PRIOR TO CLOSING on the purchase of or taking or other action with respect to the subject named property. This inspection will be performed in accordance with the State of Arizona Standards of Professional Practice unless otherwise noted and where conditions permit.
4. The Customer(s) acknowledges that Liberty Inspection Service warrants that its inspection services will be performed in accordance with the Scope and Purpose of this Home Inspection Authorization and Agreement and the inspection report only. This is a limited and non-transferable warranty and is the only warranty that is given or made by Liberty Inspection Service and the Customer(s) receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of Liberty Inspection Service for damages arising out of or in connection with the performance of the inspection and delivery and use of and reliance on the inspection report. Liberty Inspection Service does not guarantee that the structure inspected will be free from faults or defects. The Customer(s) waives any claim for consequential, exemplary, or incidental damages, even if the Customer(s) has been advised of the possibility of such damages. The Customer(s) expressly intends for Liberty Inspection Service to have no obligations or duty except as expressly set forth in this Home Inspection Authorization and Agreement.
5. In the event of a breach or a failure of the foregoing warranty, misrepresentation or negligent inspection by Liberty Inspection Service (Excluding willful misconduct), the Customer(s) agrees that the liability of Liberty Inspection Service, and for its agents, employees and Inspectors, for claims or damages, cost of defense and suit, attorney's fees or expenses and payments arising out of or in any way connected with errors or omissions in the inspection or the Inspection report shall be limited to liquidated damages in an amount equal to all amounts paid for the Inspection to Liberty Inspection Service by the Customer(s). The Customer(s) acknowledges the liquidated damages are not intended as a penalty but are intended to: (1) reflect the fact that actual damages may be difficult and impractical to ascertain; (2) to allocate risk among Liberty Inspection Service and the Customer(s); and (3) to enable Liberty Inspection Service to perform the inspection at the stated inspection fee. In the event of the tender by Liberty Inspection Service of a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action and Liberty Inspection Service shall be thereupon generally and fully released.
6. Except as expressly provided herein, The Customer(s) agrees to indemnify and hold Liberty Inspection Service and its Inspector(s) harmless (Including costs of defense and attorney's fees) from and against all liabilities, claims, causes of action, damages and actions, including Liberty Inspection Service breach of contract,

misrepresentation and negligence, and including costs and attorneys fees related to or arising from the conduct of the inspection or the delivery of the inspection report which are the subject of this Home Inspection Authorization and Agreement (excluding only willful misconduct).

7. The Customer(s) hereby expressly waives and releases any claims and cause of action against the inspector personally, excluding solely willful misconduct, and agrees to look solely at Liberty Inspection Service for any and all liability related to the inspection including the negligence of the inspector. The Customer(s) hereby agrees to indemnify the inspector personally for any and all causes of action, including costs of defense and attorneys' fees, related to or arising from any claim brought by the Customer(s) against the Inspector(s).

8. It is the responsibility of the customer(s) to make the Subject named property and its components accessible for this inspection. Liberty Inspection Service are not authorized to turn on gas mains or valves, water mains or valves, activate electrical power or pilot lights, nor move items in order to gain access to an area or component. Except for the removal of electrical service panels (where possible without damage to property), furnace and water heater inspection panels, inspectors will not remove panels, or disassemble any item for access to a component which is contained by fasteners that require tools for entry. Areas containing standing water or mud are considered inaccessible. Decisions relating to safety are as at the inspector's discretion, but they are specifically prohibited from climbing on roofs during high winds, roofs that are slippery or high pitched or entering areas in which potentially dangerous pets are contained. Inspectors are not required or expected to move or remove personal property from or at the subject named property in order to conduct the inspection.

9. Additional trips for re-inspection, or to perform or complete an inspection, for reasons beyond the control of Liberty Inspection Service, (e.g. inaccessibility of the items normal to the inspection, inactive utilities, or an inability to gain access to the Subject named property), will be performed at an additional fee plus an applicable trip charge.

10. In the event the Customer(s) has a claim of a breach or failure of warranty, misrepresentation or negligent inspection of any component or item in the inspection, the Customer(s) shall provide Liberty Inspection Service with three (3) working days to re-inspect the component or item before the Customer(s) repairs or replaces the component or item. This right of re-inspection is to protect Liberty Inspection Service and the Customer(s) from the business practices of some contractors who base their recommendations to repair or replace components of false or misleading information. If the Customer(s) fails to allow Liberty Inspection Service to re-inspect, the Customer(s) waives any claim against Liberty Inspection Service with respect to the component or item.

11. In the event any dispute, controversy, or claim arises regarding this Authorization and Agreement or the contents of the Inspection Report it is agreed that all parties shall attempt, in good faith, to settle such disputes between themselves. In the event such attempts fail to resolve such disputes, controversy, or claim prior to filing any legal action by the Customer(s), the Customer(s) shall submit to Liberty Inspection Service written notification of the dispute and the Customer(s) intent to file a legal action, and Liberty Inspection Service shall have thirty (30) days to submit to binding and final arbitration under the Expedited Arbitration Rules of the American Arbitration Association. The parties submitting the dispute, controversy, or claim shall appoint an arbitrator by mutual agreement and this arbitrator should have knowledge of the home inspection profession and industry with at least five years of home inspection experience and who will follow substantive rules of law. Each party further agrees to pay its own arbitration costs. Any decision of the arbitrator appointed there under shall be final and binding and judgment of the award may be entered into any court of competent jurisdiction.

12. No action, whether in contract or tort, shall be brought against Liberty Inspection Service in arbitration or a court of law beyond the earlier of one year following the date of the Inspection Report or 120 days after discovery by the Customer(s) of the condition that forms the basis of the action.

13. If a claim is made against Liberty Inspection Service for any alleged error omission or other act arising out of the performance of this inspection, whether in court or in arbitration, and if Customer(s) fails to prove such claim, the Customer(s) agrees to pay all costs and attorney's fees incurred by Liberty Inspection Service and its employees, agents, inspectors, directors, shareholders, successors and assigns.

14. This Inspection Report is not intended for use by anyone other than the Customer(s). No third party shall have any right arising from this Authorization and Agreement or the Inspection Report. In consideration of the furnishing of the Inspection Report, the Customer(s) agrees to indemnify and hold harmless Liberty Inspection Service, its agents, employees, inspectors, directors, officers, shareholders, successors and assigns, for all costs, expenses, legal fees, awards, settlements, judgments, and any other payments of any kind whatsoever incurred and arising out of a law suit, cross-complaint, counter suit, arbitration, administrative proceeding, or any other legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. Customer's request that Liberty Inspection Service release copies of the Inspection Report shall be at the Customer's own risk with respect to the contents of this paragraph.

15. The presence of Customer(s) has been requested during the inspection. If Customer(s) is not present at the time of the inspection or for any other reason is unable to sign this Contract at the time of inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by Customer(s).

16. Liberty Inspection Service will not return to any property which it has previously inspected for the purpose of re-inspection to verify that any conditions documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed. For this reason, recommends that all repairs, corrective measures, or new work undertaken on any component or system be performed only by qualified and competent individuals, licensed when applicable and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Subsequent to completion, it is recommended that all such work be documented by work orders, invoices or receipts from the individuals or companies which performed the work.