

# *Always Faithful Home Inspection LLC*

## Property Inspection Report



1234 W Mulberry Dr, Tucson, AZ 85711  
Inspection prepared for: Joe Sample  
Date of Inspection: 3/2/2017 Time: 1300  
Age of Home: 1997 Size: 1300  
Weather: Calm/Clear

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Garage		
Page 15 Item: 10	Fire Door	• Safety concerns (e.g. the garage-house door does not close automatically) will be shown in red.
Grounds		
Page 23 Item: 3	Vegetation Observations	• Items that are concerns that should be taken care of but are not necessarily safety concerns (vegetation growing against the home) will be listed in blue.

# Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

## 1. Attendance

In Attendance: Client present • Buyer Agent present

## 2. Home Type

Home Type: Attached • Single Family Home

## 3. Occupancy

Occupancy: Vacant

# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

2. Cabinets

3. Ceiling Fans

4. Closets

5. Door Bell

6. Doors

7. Electrical

8. Security Bars

9. Smoke Detectors

10. Stairs & Handrail

11. Window-Wall AC or Heat

12. Ceiling Condition

13. Patio Doors

14. Screen Doors

15. Wall Condition

16. Fireplace

17. Window Condition

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

2. Cabinets

3. Ceiling Fans

4. Closets

5. Doors

6. Electrical

7. Fireplace

8. Floor Condition

9. Security Bars

10. Smoke Detectors

11. Wall Condition

12. Window-Wall AC or Heat

13. Window Condition

14. Ceiling Condition

15. Patio Doors

16. Screen Doors

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

2. Cabinets

3. Ceiling Condition

4. Counters

5. Doors

6. Electrical

7. GFCI

8. Exhaust Fan

9. Floor Condition

10. Heating

11. Mirrors

12. Plumbing



13. Security Bars

14. Showers

15. Shower Walls

16. Bath Tubs

17. Enclosure

18. Sinks

19. Toilets

20. Window Condition

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

2. Counters

3. Dishwasher

4. Doors

5. Garbage Disposal

6. Microwave

7. Cook top condition

8. Oven & Range

9. Sinks

10. Drinking Fountain

11. Spray Wand

12. Hot Water Dispenser

13. Soap Dispenser

14. Trash Compactor

15. Vent Condition

16. Window Condition

17. Floor Condition

18. Plumbing

19. Ceiling Condition

20. Security Bars

21. Patio Doors

22. Screen Doors

23. Electrical

24. GFCI

25. Wall Condition

# Laundry

1. Locations

2. Cabinets

3. Counters

4. Dryer Vent

5. Electrical

6. GFCI

7. Exhaust Fan

8. Gas Valves

9. Wash Basin

10. Floor Condition

11. Plumbing

12. Wall Condition

13. Ceiling Condition

14. Security Bars

15. Doors

16. Window Condition

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

2. Heater Base

3. Enclosure

4. Venting

5. Gas Valves

6. Refrigerant Lines

7. AC Compress Condition

8. Air Supply

9. Registers

10. Filters

11. Thermostats

# Water Heater

1. Base

2. Heater Enclosure

3. Combustion

4. Venting

5. Water Heater Condition

6. TPRV

7. Number Of Gallons

8. Gas Valve

9. Plumbing

10. Overflow Condition

11. Strapping

# Garage

1. Roof Condition

2. Walls

3. Anchor Bolts

4. Floor Condition

5. Rafters & Ceiling

6. Electrical

7. GFCI

8. 240 Volt

9. Exterior Door

10. Fire Door

Observations:

- Safety concerns (e.g. the garage-house door does not close automatically) will be shown in red.

11. Garage Door Condition

12. Garage Door Parts

13. Garage Opener Status



14. Garage Door's Reverse Status

15. Ventilation

16. Vent Screens

17. Cabinets

18. Counters

19. Wash Basin

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

2. Main Amp Breaker

3. Breakers in off position

4. Cable Feeds

5. Breakers

6. Fuses

# Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

2. Flashing

3. Chimney

4. Sky Lights

5. Spark Arrestor

6. Vent Caps

7. Gutter

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

2. Structure

3. Ventilation

4. Vent Screens

5. Duct Work

6. Electrical

7. Attic Plumbing

8. Insulation Condition

9. Chimney

10. Exhaust Vent

# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

2. Window Condition

3. Siding Condition

4. Eaves & Facia

5. Exterior Paint

6. Stucco

# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

2. Foundation Perimeter

3. Foundation Walls

4. Cripple Walls

5. Ventilation

6. Vent Screens

7. Access Panel

8. Post and Girders

9. Sub Flooring

10. Anchor Bolts

11. Foundation Electrical

12. Foundation Plumbing

13. Sump Pump

14. Ducting

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition



## 2. Grading

## 3. Vegetation Observations

Observations:

- Items that are concerns that should be taken care of but are not necessarily safety concerns (vegetation growing against the home) will be listed in blue.



## 4. Gate Condition

## 5. Patio and Porch Deck



6. Stairs & Handrail

7. Grounds Electrical

8. GFCI

9. Main Gas Valve Condition

10. Plumbing

11. Water Pressure

12. Pressure Regulator

13. Exterior Faucet Condition

14. Balcony

15. Patio Enclosure

16. Patio and Porch Condition

17. Fence Condition

18. Sprinklers

# Pool

1. Air Booster Pump

2. Deck Condition

3. Gate & Fence Condition

4. Filter

5. Skimmer and Basket

6. Pool Heater Condition

7. Lights

8. Pressure Gauge

9. Pumps

10. Jets

11. Structure Condition

12. Tile

13. Timer

14. Water Condition

15. Water Fill Unit

16. Electrical

17. GFCI

# Basement/Crawlspace

1. Walls

2. Insulation

3. Windows

4. Plumbing Materials

5. Basement Electric

6. GFCI

7. Access

8. Stairs

9. Railings

10. Slab Floor

11. Finished Floor

12. Drainage

13. Sump Pump

14. Framing

15. Subfloor

16. Columns

17. Piers

18. Basement/Crawlspace Ductwork

