



Inspection Report

Property Address:



Down To Earth Inspection

**Rod W. Cauchon 52359
6505 E. June st Mesa AZ 85205**

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Down To Earth Inspection

Date: 12/15/2018	Time: 08:00 AM	Report ID: A121418
Property:	Customer:	Real Estate Professional:

Scope

This inspection is a non-invasive examination of readily accessible systems and components following the Standards of Practice of the State of Arizona for Home Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site azbtr.gov.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and does not necessarily list all minor home maintenance or repair items. Inaccessible areas, latent defects or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

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. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

Within many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended **unless otherwise noted.**

Down To Earth Inspection

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair / replacement or further evaluation by a qualified person.

Consideration Item: The item should be monitored and repair should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status:

Vacant Without Interior Furnishings

Style of Home:

One Story Single Family Dwelling

Age Determination:

By Agent

Attendees:

Client's Agent

Age Of Home:

6 to 10 Years

Home Viewed From:

Street

Direction of House:

House Faces West

Weather:

Clear

Outside Temperature:

50 - 60 degrees

Soil Condition:

Dry

Lot Topography:

Nearly Flat

Standards of Practice:

State of Arizona Standards of practice



1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

		IN	NI	NP
1.0	IMPORTANT CLIENT INFORMATION	•		
1.1	ENVIRONMENTAL	•		
1.2	WALK THROUGH INFORMATION	•		
1.3	PERMITS	•		
1.4	PICTURES	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

1.0 Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, or any discounts you may be awarded for fire suppression systems, we recommend that you consult your insurance agent before you close escrow.

1.1 Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection. However, if this inspection report includes any ACTION or CONSIDERATION items concerning current or past leaks of any kind, even without any bio-organic growth noted, consider contacting an environmental specialist for further evaluation.

1.2 During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

1.3 Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.

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1.4 Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.



2. Structure

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; however probing is not required when probing could damage any finished surfaces. 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.

Styles & Materials

Foundation Type and Material:

Post Tension Slab

Wall Structure:

Wood

Roof Structure:

Engineered Wood Trusses

Ceiling Structure:

Not Visible

Floor Structure:

Concrete Slab

Columns or Piers:

Wood Columns With Stucco Cladding

Wood Trusses

Not Visible

		IN	NI	NP
2.0	STRUCTURE INSPECTION LIMITATIONS	•		
2.1	FOUNDATION / CONCRETE SLAB	•		
2.2	ROOF STRUCTURE	•		
2.3	WALLS (Structural)	•		
2.4	COLUMNS	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

2.0 The ceiling joists within the heated and cooled living space are concealed by thermal insulation. These joists could not be visually inspected. The garage ceiling joists, if visible were evaluated.

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2.1 The foundation is a Post Tensioned Slab .This foundation type is superior to stem walls with floating floors or monolithic slabs and are common in areas known for soil movement. High tensioned cables are stretched tight within the concrete when curing and released to hold the slab from movement.Cutting and or drilling the slab is not advised unless structural evaluation is done prior to coring / drilling. See warning label stamped into the garage slab. No apparent problems were observed. However, Post Tension slabs will develop hairline and or small cracks just as a floating floor or monolithic slab will.



2.1 Item 1(Picture)

2.2 The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.

2.3 While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

2.4 The columns, as described in the Styles & Materials section were intact and functional at time of inspection. Since these columns are covered with a finish veneer you should call your inspector immediately if any adverse shifting and or cracking occurs.

3. 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 including 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;

Styles & Materials

Driveway Surface:

Concrete

Walkway Surface:

Concrete

Patio Surface:

Concrete

Window Material:

Painted Aluminum Frame
Double Pane

Cladding:

Stucco

Soffit/Fascia:

Wood

Trim:

Wood

Exterior Door Type:

Wood
Sliding Glass

Fence:

Concrete Block

Gate:

Metal

		IN	NI	NP
3.0	VEGETATION	•		
3.1	DRIVEWAY(S), PATIO(S), and WALKWAY(S)	•		
3.2	PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)	•		
3.3	GRADING, DRAINAGE, and RETAINING WALL(S)	•		
3.4	FENCES and GATES		•	
3.5	EAVES, SOFFITS and FASCIAS	•		
3.6	WALL CLADDING and TRIM	•		
3.7	DOORS (Exterior)	•		
3.8	WINDOWS	•		
		IN	NI	NP

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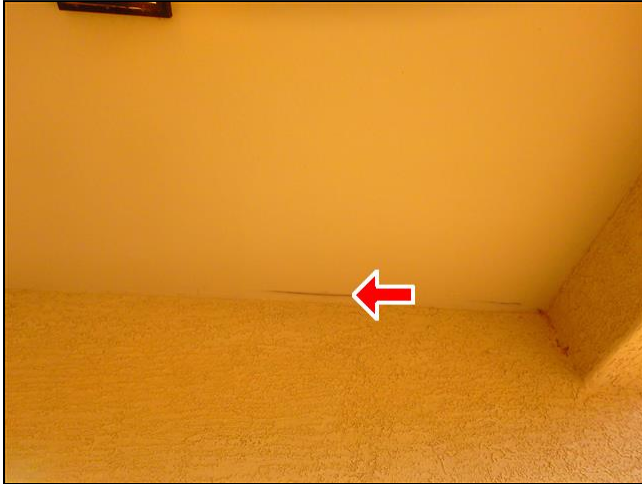
Comments:

3.0 The vegetation at time of inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

3.1 There were common cracks and typical settlement in the concrete flat work observed on the property. All concrete flat work is intact and functional.

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3.2 The exterior drywall ceiling located at the rear of the property has a bad tape joint. This is common in the state of Arizona and should be repaired and considered a maintenance item buy qualified technician.



3.2 Item 1(Picture)



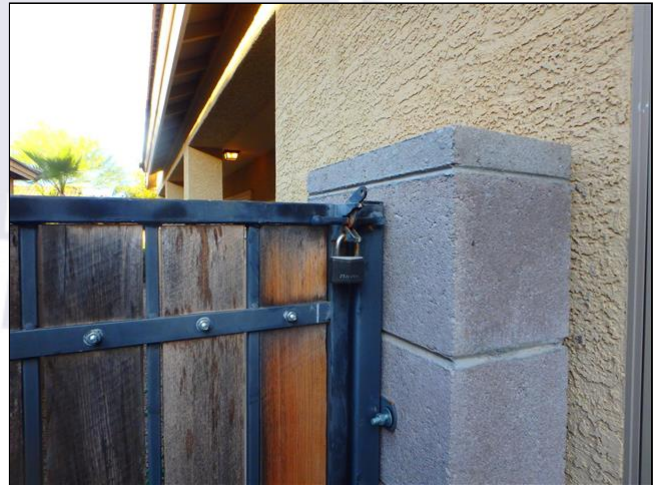
3.2 Item 2(Picture)

3.3 The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.4 The gate at the north elevation and south elevation of the property was locked at the time of this inspection. We could not test the gate. If this gate provides direct access to a pool or spa, it should self close and latch to meet safety requirements. Recommend having the seller demonstrate operation of the gate.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 The exterior eaves, soffits, and fascias, were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.

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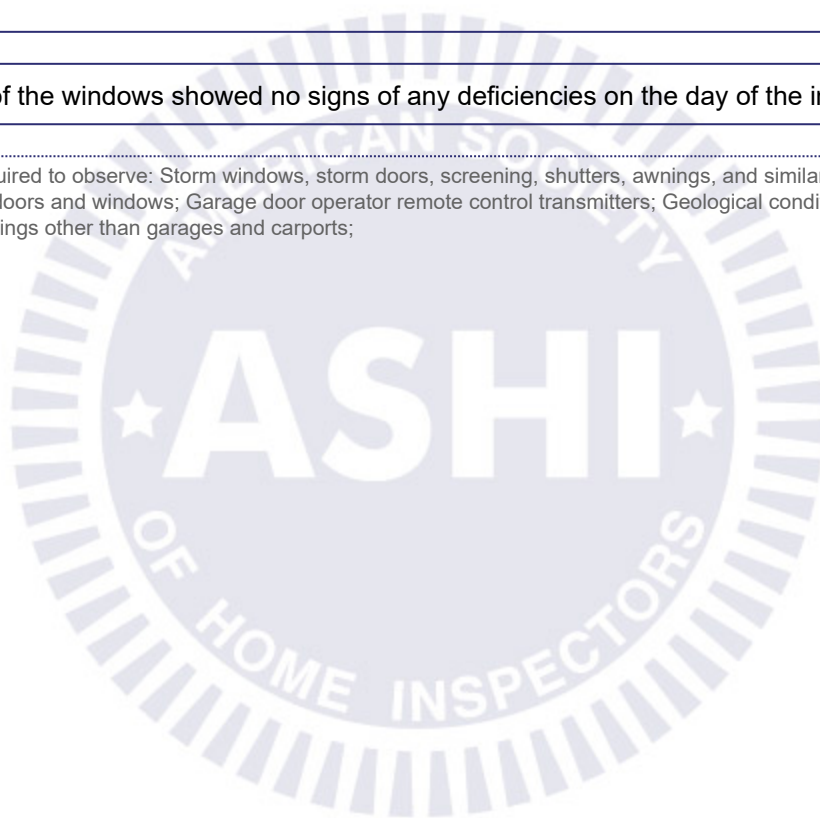
3.7 The screen door for the sliding glass door at the family room is off the track.



3.7 Item 1(Picture)

3.8 The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.

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 Outbuildings other than garages and carports;



4. Roofing

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.



View of Roof While Walked



Styles & Materials

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Roof Inspection Method:

Walked Roof

Primary Roof-Type:

Gable

Primary Roof Covering:

Concrete Tile

Primary Roof Slope:

Medium

Estimated Age Of Primary Roof:

6 To 10 Years

Flashing:

Covered

Valley Flashing Material:

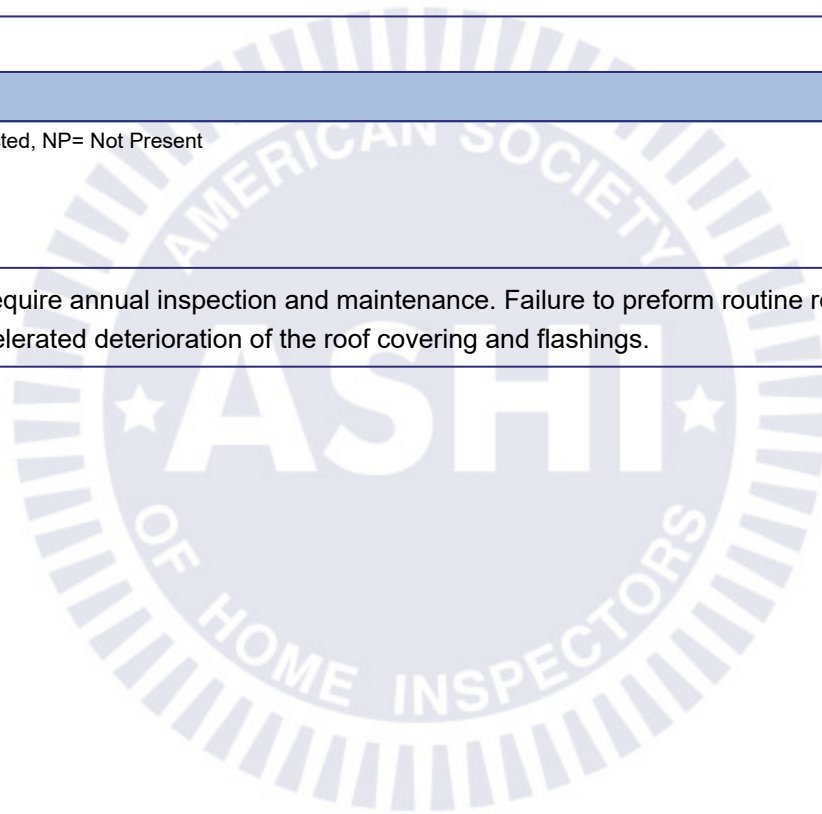
Sheet Metal

		IN	NI	NP
4.0	IMPORTANT CLIENT INFORMATION	•		
4.1	ROOF COVERINGS	•		
4.2	FLASHINGS and PENETRATIONS	•		
4.3	CHIMNEY			•
4.4	GUTTERS and DOWNSPOUTS			•
4.5	SOLAR PANELS			•
		IN	NI	NP

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Comments:

4.0 All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.



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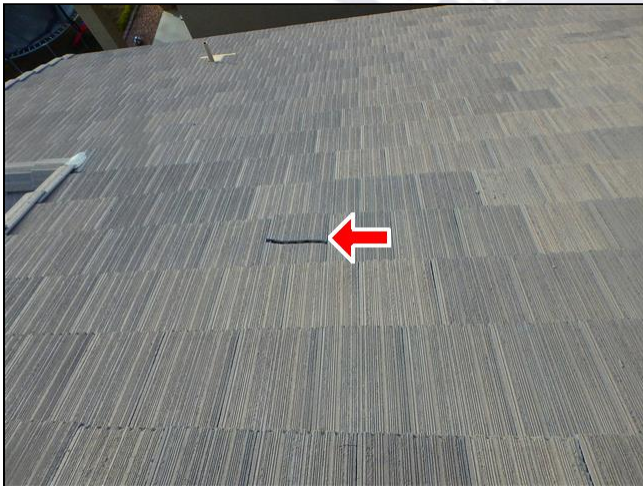
4.1 (1) There are broken tiles at various locations leaving the felt underlayment exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)

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4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)

4.1 (2) The "wind breaks" installed to bond adjoining tile courses are cracked and or deteriorated at the west elevation. Wind breaks are masonry cement added at ridge, hip and eave terminations to protect tile from being blown off in high wind conditions.



4.1 Item 9(Picture)

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4.2 All visible flashing materials showed no signs of any deficiencies on the day of the inspection.

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.



5. Plumbing

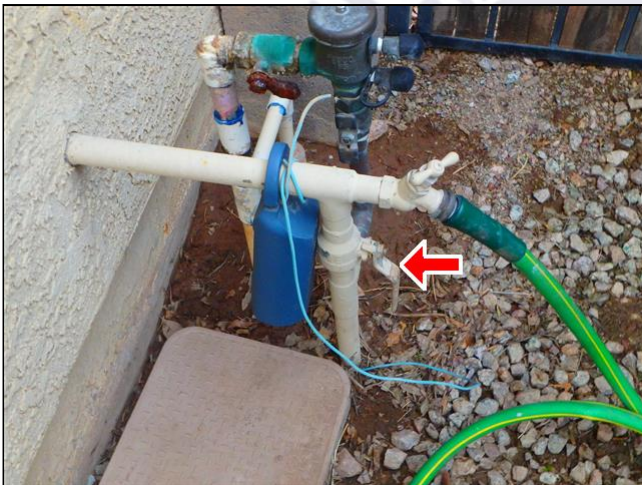
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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.



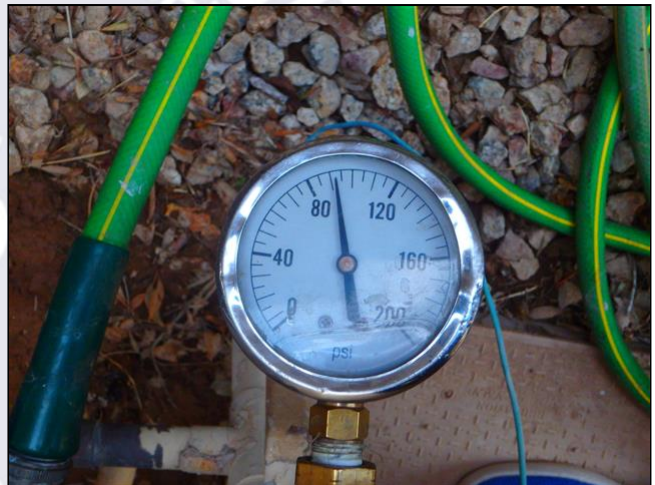
Main Plumbing Clean Outs



Water Meter



Main Water Shut Off Valve

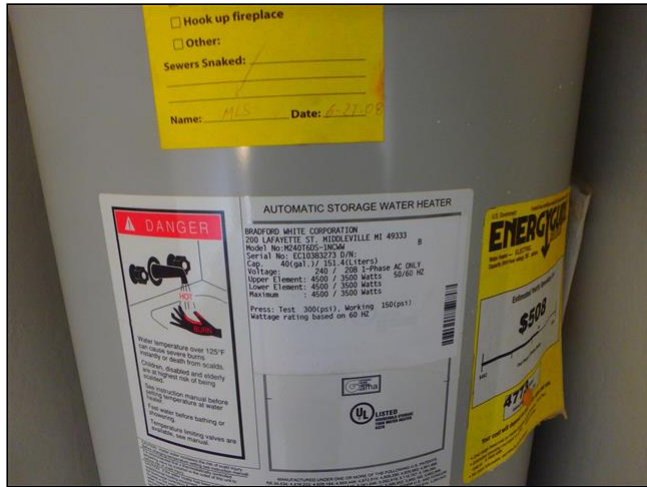


Water Pressure Gauge

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Water heater



Water Heater ID Plate



Water heater no leaks

Styles & Materials

Water Source:

Public

Waste Source:

Public (to be verified by seller)

Main Water Shutoff Location:

West Elevation

Water Supply Pressure:

Over 80 psi- Recommend Pressure Regulator

Water Pressure Regulator:

No

Exterior Water Supply Pipes:

Copper
Where Visible

Interior Water Supply:

Non Metallic

Waste/Drain/Vent Pipe Material:

ABS
Where Visible

Water Heater Capacity(s):

40 Gallon

Water Heater Power Source:

Electricity

Water Heater Location(s):

Garage

Water Heater Manufacturer:

Bradford - White

Number of Water Heaters:

1

Water Heater Age:

8 to 10 years

Main Sewer Cleanout Location:

Front

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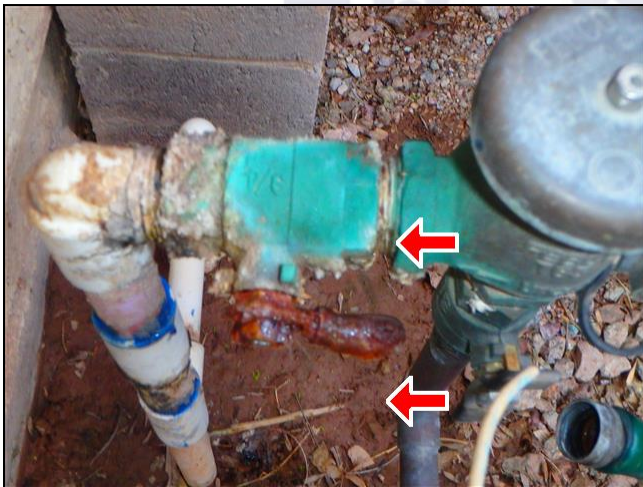
		IN	NI	NP
5.0	IMPORTANT CLIENT INFORMATION	•		
5.1	PLUMBING INSPECTION LIMITATIONS	•		
5.2	MAIN WATER SHUT-OFF DEVICE	•		
5.3	WATER SUPPLY PIPING and FLOW/PRESSURE	•		
5.4	DRAIN, WASTE and VENTS PIPING	•		
5.5	WATER HEATER(S) INSPECTION LIMITATIONS	•		
5.6	WATER HEATING SYSTEM	•		
5.7	FUEL GAS SYSTEM			•
5.8	FIXTURES and FAUCETS	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

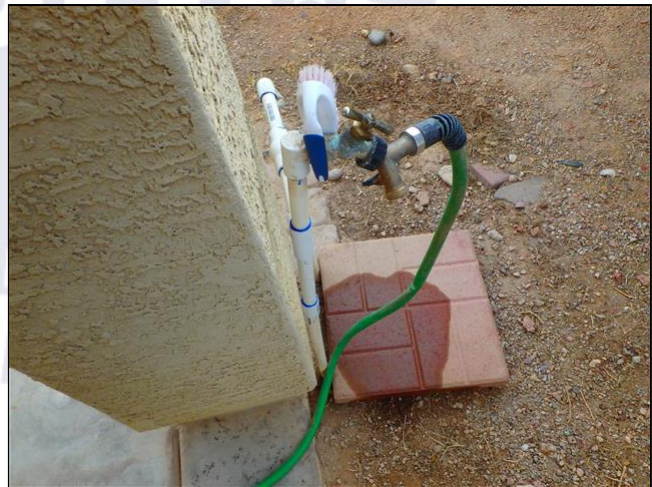
Comments:

5.0 The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.

5.2 The photos show your shut off devices at the front of the house, and water meter. The meter was moving indicating that a leak in the supply lines is present. We recommend that you have a qualified plumber and or leak detection company review and repair as necessary.



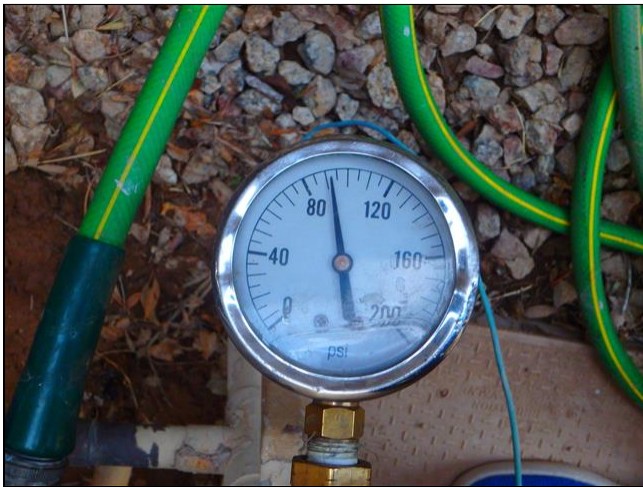
5.2 Item 1(Picture)



5.2 Item 2(Picture)

Down To Earth Inspection

5.3 The water pressure, as measured by a gauge at an exterior hose bib, was at 80 PSI or above. 80 PSI is considered the pressure limit for residential plumbing. Excessive pressure can result in damage or failure to valves, seats, washers, and fixture supply lines. A qualified plumber should install an approved pressure regulator valve that will bring the pressure down to a normal PSI of 50 to 60.



5.3 Item 1(Picture)

5.4 The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.

5.6 The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy. The water heater was intact and functional at time of inspection. NOTE: The normal useful life of most water heating systems is 8 to 10 years.



5.6 Item 1(Picture)

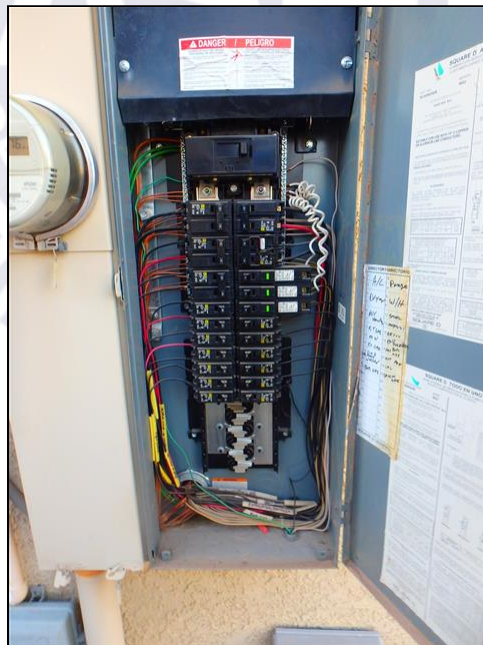
The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water 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;

6. Electrical

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, 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. 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.



Main Electrical Service Panel



Styles & Materials

Electrical Service Conductors:

Below Ground Service

Service Ampacity and voltage:

120 / 240 volts
200 AMP

Circuit Protection Type:

Circuit Breakers

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Branch Wiring:

Copper

Wiring Type(s):

Non Metallic Sheathed Cable (Romex)

Main Panel Location:

Exterior

Main Disconnect Location:

Inside the Main Distribution Panel

Grounding Type:

Water Supply Piping

GFCI Reset Locations:

Bathroom
Kitchen

		IN	NI	NP
6.0	IMPORTANT CLIENT INFORMATION	•		
6.1	SERVICE ENTRANCE CONDUCTORS and EQUIPMENT	•		
6.2	MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS	•		
6.3	WIRING	•		
6.4	EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES	•		
6.5	INTERIOR RECEPTACLES, SWITCHES, and FIXTURES	•		
6.6	GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)	•		
6.7	AFCI CONDITIONS (ARC FAULT CIRCUIT INTERRUPTERS)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

6.1 No visible defects were observed during the inspection when reviewing the electrical service entrance.

6.2 No deficiencies were noted on the day of the inspection.

6.3 The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

6.4 All receptacles within six feet of any plumbing fixture, garage receptacles, and exterior receptacles, were grounded, had correct polarity, and were GFCI controlled when necessary per local building standards.

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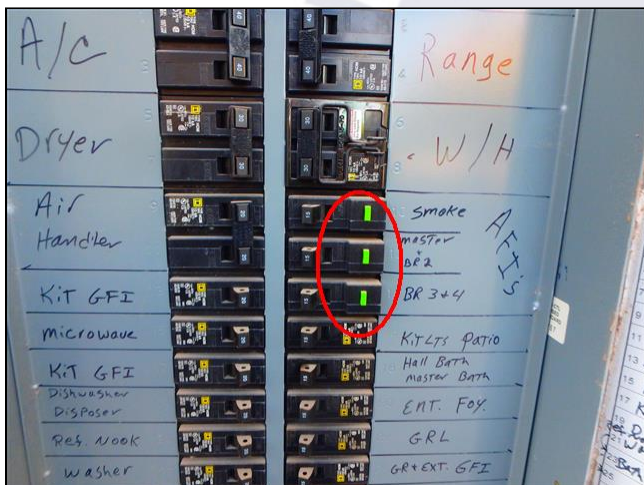
6.5 Light(s) in the kitchen is not functional. The bulb(s) may have burned out. Try replacing the bulb(s), and test the fixture. If a new bulb(s) does not correct the problem, a qualified electrician could make repairs or modifications as necessary.



6.5 Item 1(Picture)

6.6 All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

6.7 The Arch Fault breakers in the main service panel were tested and functioned normally at time of inspection.



6.7 Item 1(Picture)

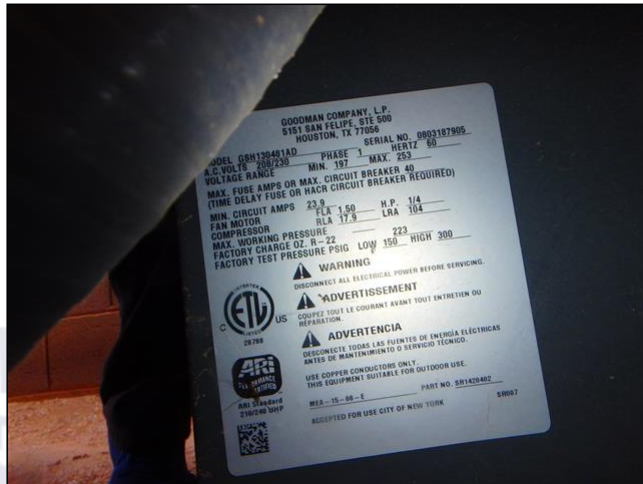
The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; 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;

7. Heating and Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 and cooling 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.



Heat Pump



Heat Pump Identification Plate



Attic Mounted Air Handler



Pan no rust

Styles & Materials

Number of Heat Systems:

One

Heat Type:

Heat Pump (air to air)

Heat System Location:

Attic

Heat Energy Source:

Electric

Heat System Brand:

Goodman

Heat System Age:

6 to 10 Years

Furnace Flue:

Metal

HVAC Source In All Rooms:

Yes

Air Handler Age:

6-10 years

Air Handler Location:

Attic

Cooling Equipment Type:

Split System

Compressor/Heat Pump Location:

East Elevation

Cooling Equipment Tonnage:

Four Tons

Duct system:

Insulated Flex Ducting

Filter Type:

Disposable

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Ceiling fans installed in home:

Yes

Exterior ceiling fans present:

No

Heat Source in Each Room:

Yes

Cooling source in each room:

yes

		IN	NI	NP
7.0	IMPORTANT CLIENT INFORMATION	•		
7.1	HEATING and COOLING INSPECTION LIMITATIONS	•		
7.2	DUCT SYSTEM LIMITATIONS/ HUMIDIFIER	•		
7.3	HEATING SYSTEM(S)	•		
7.4	COOLING SYSTEM(S)		•	
7.5	A/C SPLITS (cooling)		•	
7.6	CEILING FANS	•		
7.7	DISTRIBUTION SYSTEM(S)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

7.0 Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

7.3 The heat pump(s) performed its intended function in the heating mode on the day of the inspection. The heat pump(s) cycled to and acceptable temperature of 95 degrees or above. NOTE: Due to seasonal restrictions for operation of heat pumps (see HEATING & COOLING INSPECTION LIMITATIONS), the reversing valve component allowing the system to operate in the COOLING mode could not be tested. While we regret this limitation, operation of heat pumps in the non seasonal mode could damage the compressor in the condensing unit.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

Down To Earth Inspection

7.4 The outdoor temperature at the time of the inspection was not appropriate for operation of the air conditioning system(s). According to manufacturers, operation of an air conditioner when outdoor temperatures are not at least 65 degrees for the previous 24 hours can result in damage to the compressor. Oil in the compressor will not properly lubricate the moving parts when outside temperatures are below operating design limits. Inspection and evaluation of the performance of the system is recommended when conditions are appropriate by a qualified HVAC technician.

7.6 One or more of the ceiling fan light kits has one or more of the following conditions. Missing bulbs / missing globes / damage / broken inoperable pull chains.



7.6 Item 1(Picture)

7.7 The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. Change or wash the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.



7.7 Item 1(Picture)

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.



Photos of Attic Space



Styles & Materials

Down To Earth Inspection

Method Used to Observe Attic:

Entered

Attic Access:

Hatch

Attic Ventilation:

Vents in Field of Roof

Soffit Vents

Attic Insulation:

Blown

Cellulose

Approximately 8" Deep

Location of attic access:

Garage

		IN	NI	NP
8.0	ATTIC INSPECTION LIMITATIONS	•		
8.1	ATTIC ACCESS and GENERAL CONDITIONS	•		
8.2	ATTIC MOISTURE and VENTILATION	•		
8.3	ATTIC INSULATION	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

8.0 Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

8.1 The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.

8.2 The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted. Please note that almost all attic spaces benefit from increased ventilation.

8.3 The depth of the attic insulation meets or exceeds current standards where your Inspector measured it at several locations. Please note that within reason, most attics benefit from added insulation.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage Door Type:

One automatic

Garage Type:

Attached

Garage door material:

Metal

Garage Walls:

Finished Walls

Garage Ceilings:

Finished Ceilings

Garage Flooring:

Concrete

		IN	NI	NP
9.0	GARAGE INSPECTION LIMITATIONS	•		
9.1	GARAGE DOOR(S) and OPENER(S)	•		
9.2	FIRE WALL and PASSAGE DOOR	•		
9.3	GARAGE OUTLETS & LIGHTING	•		
9.4	GARAGE WALLS and CEILINGS	•		
9.5	GARAGE FLOOR	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

9.1 The safety reverse features incorporated into the garage door opener(s) performed their intended functions when tested.

9.2 The fire rated assembly was intact with no visible holes and or defects noted on the day of the inspection.

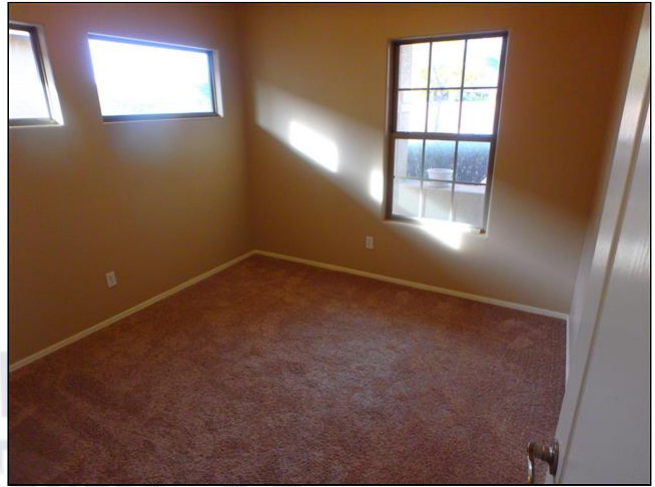
9.3 The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

9.4 The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.

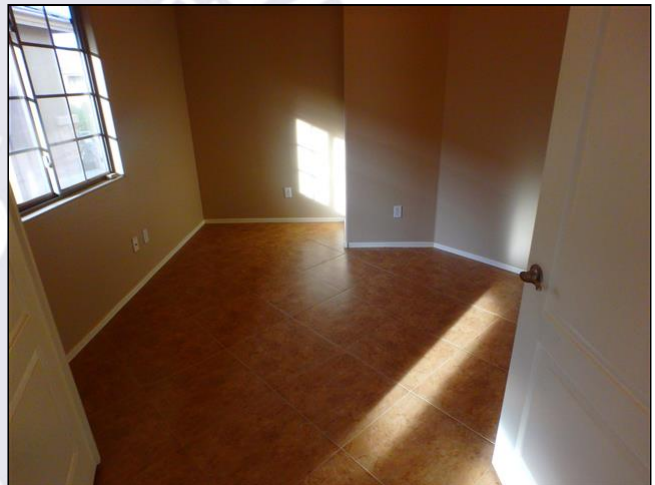
9.5 The garage floor (where visible) was intact and functional. No major defects were visible at time of inspection.

10. 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, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary 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.



Building Interior Rooms



Down To Earth Inspection



Styles & Materials

Ceiling Materials:

Sheetrock/Drywall/Gypsum Board

Wall Material:

Sheetrock/Drywall/Gypsum Board

Floor Covering(s):

Ceramic/Clay Tile
 Carpet
 Laminate Flooring (Pergo type)

Window Type/Design:

Sliding

Interior Door Type:

Wood Hollow Core

Smoke Detectors Present:

Yes

		IN	NI	NP
10.0	LIMITATIONS to the INTERIOR INSPECTION	•		
10.1	GENERAL COMMENTS ABOUT THE INTERIOR	•		
10.2	CEILINGS and WALLS	•		
10.3	FLOORS	•		
10.4	WINDOWS	•		
10.5	DOORS AND CLOSETS	•		
10.6	SMOKE & CO DETECTOR(S)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

10.1 The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

10.2 (1) Minor cracks are evident in the walls and / or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns. The cracks can be repaired or painted during routine maintenance. Other than these cosmetic issues the walls and ceilings were in acceptable condition

10.2 (2) There is a hole in the drywall in the main hallway. The hole should be repaired. A qualified technician can do the work.

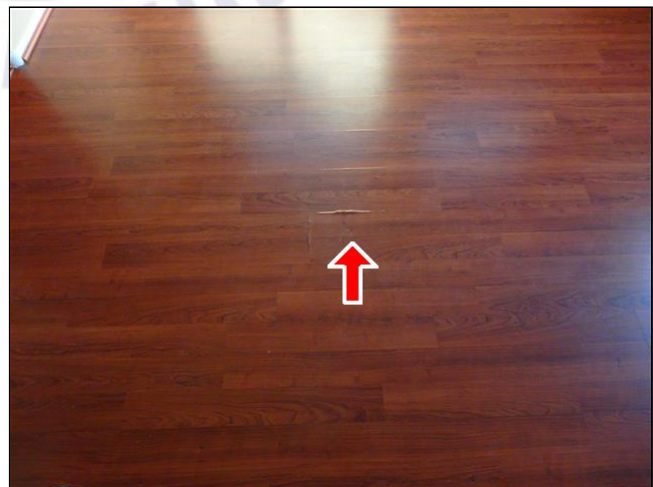


10.2 Item 1(Picture)

10.3 The laminated flooring in the master bedroom is lifting. After further inspection with a moisture meter from the termite company. It was showing on the day of the inspection 100% moisture. As there's typically no Plumbing in the master bedroom floor. In the Plumbing for the property runs through the ceiling this raises a concern. Recommend evaluation by a qualified technician.



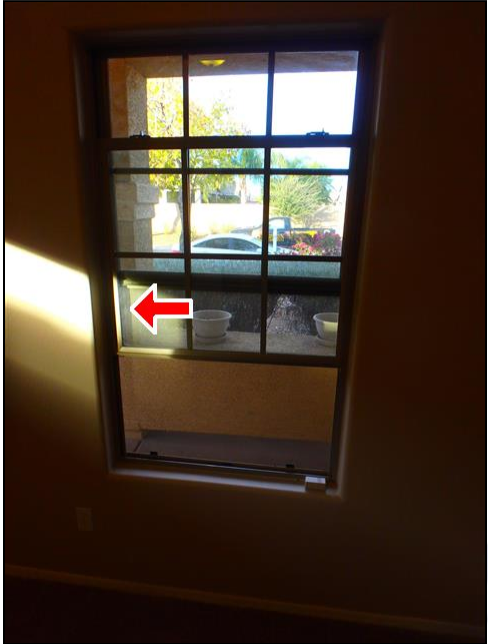
10.3 Item 1(Picture)



10.3 Item 2(Picture)

Down To Earth Inspection

10.4 One or more of the windows in a hall bedroom does not operate properly. The counterweight spring mechanisms are damaged.



10.4 Item 1(Picture)



10.4 Item 2(Picture) Last bedroom



Down To Earth Inspection

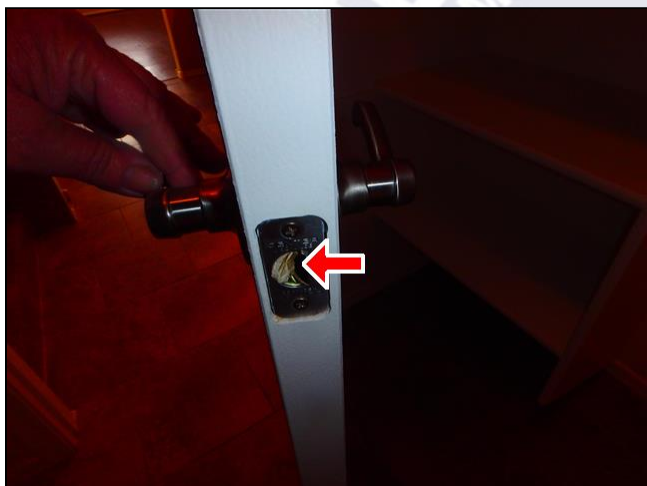
10.5 (1) Many of the door strikes in the property have tape enabling them from working. Recommend removing tape is necessary.



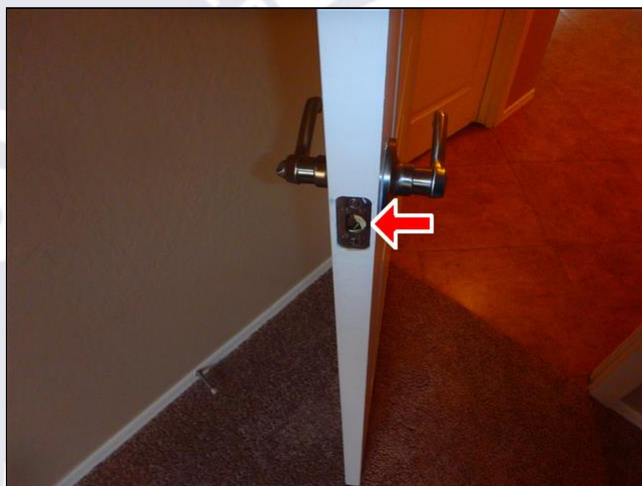
10.5 Item 1(Picture)



10.5 Item 2(Picture)



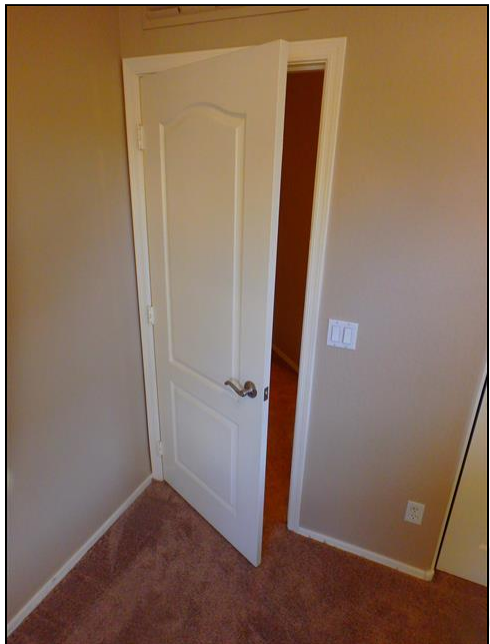
10.5 Item 3(Picture)



10.5 Item 4(Picture)

Down To Earth Inspection

10.5 (2) A door at a hall bedroom binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.



10.5 Item 5(Picture) Last bedroom

10.5 (3) Door hardware has been removed from a hall bedroom door(s). The door does not function properly. All loose or missing hardware can be repaired or replaced.



10.5 Item 6(Picture) Last bedroom

Down To Earth Inspection

10.5 (4) The floor guides to the closet bypass door(s) in a hall closet is missing. The guides should be replaced/ installed.



10.5 Item 7(Picture)

10.5 (5) The drop bolt in the office area is not functional. Recommend further review and repairs necessary by a qualified technician.



10.5 Item 8(Picture)

10.6 We recommend to replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

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, household appliances, recreational facilities or another dwelling unit.

11. Kitchen



Styles & Materials

Sink:

2 Bowls

Cabinetry:

Wood

Dishwasher Installed:

Yes

Cooking Fuel:

Electric

Garbage Disposal:

Yes

GFCI Outlets:

Yes

High Loop/Air Gap Installed:

Yes

Range/Oven:

Electric

Countertop:

Laminate

Microwave:

Microwave Installed

Exhaust/Range Hood:

Exhaust Fan Built into the Microwave that Re-circulates Through a Filter

		IN	NI	NP
11.0	IMPORTANT CLIENT INFORMATION	•		
11.1	KITCHEN INSPECTION LIMITATIONS	•		
11.2	SINK(S) and GROUT/CAULKING	•		
11.3	COUNTERTOP and CABINETRY	•		
11.4	RANGE(S), OVEN(S), and COOKTOP(S)	•		
11.5	KITCHEN ELECTRICAL	•		
11.6	GARBAGE DISPOSAL(S)	•		
11.7	DISHWASHER(S)	•		
11.8	BUILT-IN MICROWAVE	•		
11.9	RANGE HOOD/EXHAUST	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Down To Earth Inspection

Comments:

11.0 (1) Water filtration systems (if installed) are checked for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.

11.0 (2) Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens is beyond the scope of this inspection.

11.1 Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. If we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

11.2 The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.3 The Cabinet is deteriorated in the area under the sink. Water leakage appears to have promoted decay. Cracked, deteriorated or damaged wood should be replaced.



11.3 Item 1(Picture)



11.3 Item 2(Picture)

Down To Earth Inspection

11.4 (1) The oven failed to respond to normal operating controls. A qualified appliance technician could make repairs or modifications as necessary.



11.4 Item 1(Picture)



11.4 Item 2(Picture)

11.4 (2) The oven elements operated normally at time of inspection.



11.4 Item 3(Picture)

11.5 The kitchen GFCI protected outlets were tested and functioned as intended at time of inspection.

11.7 During the inspection of the Dishwasher we only check the running cycles, Physical parts visible and the draining system. Checking of the Drying system is beyond the scope of this inspection.No leaks noted at time of inspection.

11.9 The kitchen cooking vent system is performing its intended function on the day of the inspection.

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.



Master Bathroom



Hallway Bathroom

Styles & Materials

Number of Bathrooms:

Two

Countertop Material:

Solid Surface Material

Tub:

Fiberglass

Bathroom Ventilation:

Exhaust Fan

GFCI Protected Outlets:

Yes

Shower Wall Material:

Plastic/Acrylic/Fiberglass

Wash Basins:

Solid surface material

Flooring:

Ceramic Tile

Down To Earth Inspection

		IN	NI	NP
12.0	IMPORTANT CLIENT INFORMATION	•		
12.1	BATHROOM INSPECTION LIMITATIONS	•		
12.2	FAUCETS / BASINS / DRAINS	•		
12.3	COUNTERTOP and CABINetry	•		
12.4	TOILET(S)	•		
12.5	SHOWER WALLS and ENCLOSURE	•		
12.6	BATHTUB(S)	•		
12.7	FLOOR and WALLS	•		
12.8	BATH ELECTRICAL	•		
12.9	BATHROOM VENTILATION	•		
12.10	WASH BASIN(S)	•		
12.11	FLOOR	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

12.0 Operating angle stops that have been shut off for some time may cause them to leak. Experienced inspectors do not operate them during a standard home inspection. If you chose to check any valve that has not been operated in the past six months, be prepared to deal with possible water leaks.

Down To Earth Inspection

12.2 (1) No leaks and or deficiencies associated with the bathroom faucet fixtures were visible on the day of the inspection. This includes sinks / bathtubs / showers.



12.2 Item 1(Picture)



12.2 Item 2(Picture)



12.2 Item 3(Picture)

12.2 (2) Drain stop(s) that were either missing or not functioning properly were found in the following locations: master bathroom. All drain stops should be functional.



12.2 Item 4(Picture) Left side

Down To Earth Inspection

12.3 The floor of the cabinet in the master bathroom is water damaged. All damaged cabinet floors should be replaced with new materials, properly installed. No leaks observed at time of inspection.



12.3 Item 1(Picture)

12.4 (1) The toilets flushed and were not loose on the day of the inspection.



12.4 Item 1(Picture)

12.4 (2) The toilet in the master bathroom is not securely attached at the floor. This could allow leaks at or into the floor. No damage is visible at this time. A qualified technician could make repairs or modifications as necessary.

12.5 The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.

12.7 The bathroom flooring was in acceptable condition on the day of the inspection.

12.8 The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.

12.9 The bathroom vents are functional and vent to the building exterior.

Down To Earth Inspection

12.10 No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.

12.11 The bathroom flooring was in acceptable condition on the day of the inspection.



13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.



Laundry Room

Styles & Materials

Dryer Power Source:

220 Electric

Clothes Dryer Vent:

Vents to Exterior

Visible Clothes Dryer Vent Material:

None

Washing Machine Water Shut Off Valve:

Present

Laundry Ventilation:

Fan

GFCI Protection:

Not Required

		IN	NI	NP
13.0	CLOTHES WASHER and DRYER HOOK-UPS	•		
13.1	CLOTHES WASHER		•	
13.2	CLOTHES DRYER		•	
13.3	LAUNDRY AREA VENTILATION	•		
13.4	DRYER VENT	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

13.0 The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. These valves should be lubricated annually to prevent "freezing".



13.0 Item 1(Picture)

13.3 The laundry room vent fan is operational and vents to the building exterior.

13.4 Unless the dryer vents at an exterior wall directly behind the appliance, we recommend that you clean the dryer vent of any lint build up. This is particularly important if the dryer vents to the roof.



14. Lawn Sprinklers

		IN	NI	NP
14.0	LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION		•	
14.1	SPRINKLER SYSTEM		•	
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present



Action Items



Down To Earth Inspection

6505 E. June st Mesa AZ 85205

Customer

Address

3. Exterior

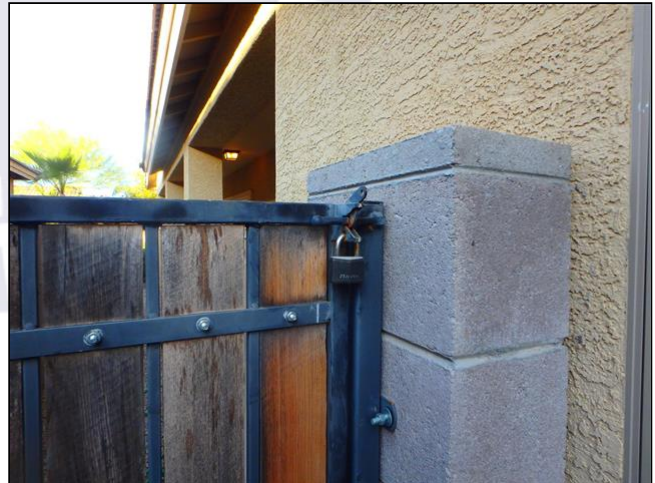
3.4 FENCES and GATES

Not Inspected

The gate at the north elevation and south elevation of the property was locked at the time of this inspection. We could not test the gate. If this gate provides direct access to a pool or spa, it should self close and latch to meet safety requirements. Recommend having the seller demonstrate operation of the gate.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

4. Roofing

4.1 ROOF COVERINGS

Inspected

4. Roofing

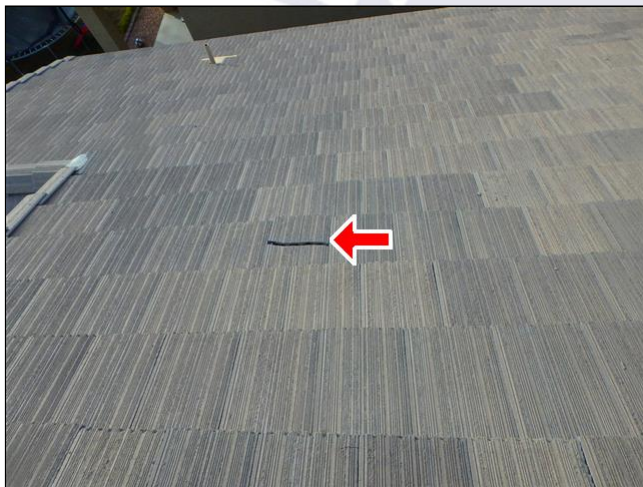
(1) There are broken tiles at various locations leaving the felt underlayment exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.



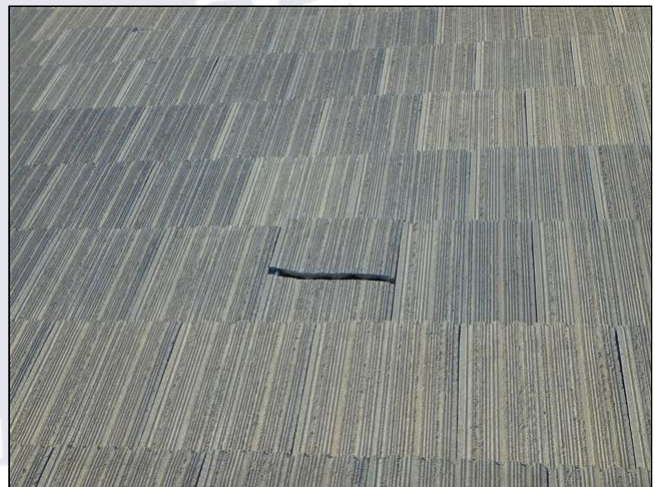
4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)

4. Roofing



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)

(2) The "wind breaks" installed to bond adjoining tile courses are cracked and or deteriorated at the west elevation. Wind breaks are masonry cement added at ridge, hip and eave terminations to protect tile from being blown off in high wind conditions.



4.1 Item 9(Picture)

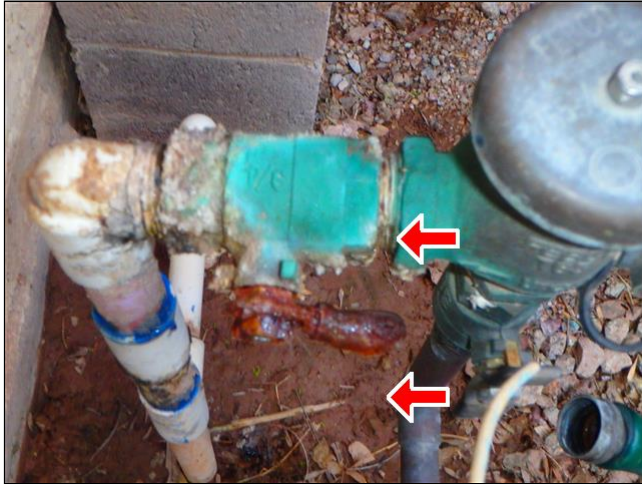
Down To Earth Inspection

5. Plumbing

5.2 MAIN WATER SHUT-OFF DEVICE

Inspected

The photos show your shut off devices at the front of the house, and water meter. The meter was moving indicating that a leak in the supply lines is present. We recommend that you have a qualified plumber and or leak detection company review and repair as necessary.



5.2 Item 1(Picture)

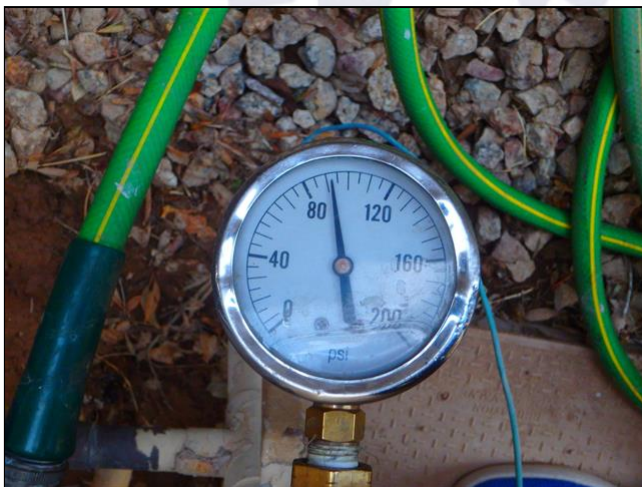


5.2 Item 2(Picture)

5.3 WATER SUPPLY PIPING and FLOW/PRESSURE

Inspected

The water pressure, as measured by a gauge at an exterior hose bib, was at 80 PSI or above. 80 PSI is considered the pressure limit for residential plumbing. Excessive pressure can result in damage or failure to valves, seats, washers, and fixture supply lines. A qualified plumber should install an approved pressure regulator valve that will bring the pressure down to a normal PSI of 50 to 60.



5.3 Item 1(Picture)

10. Interiors

10.3 FLOORS

Inspected

The laminated flooring in the master bedroom is lifting. After further inspection with a moisture meter from the termite company. It was showing on the day of the inspection 100% moisture. As there's typically no Plumbing in

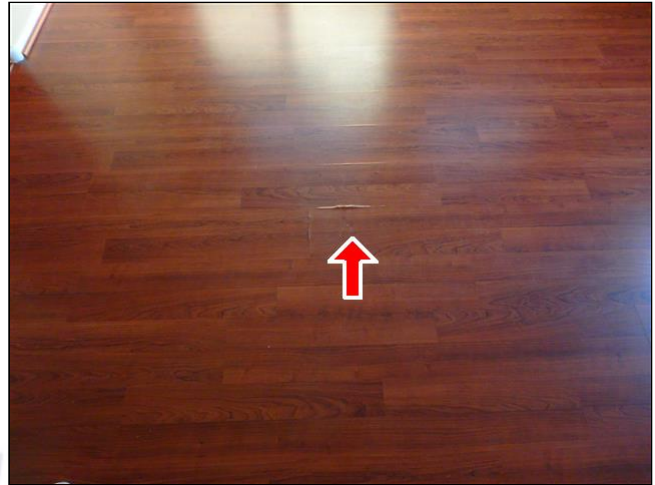
Down To Earth Inspection

10. Interiors

the master bedroom floor. In the Plumbing for the property runs through the ceiling this raises a concern. Recommend evaluation by a qualified technician.



10.3 Item 1(Picture)

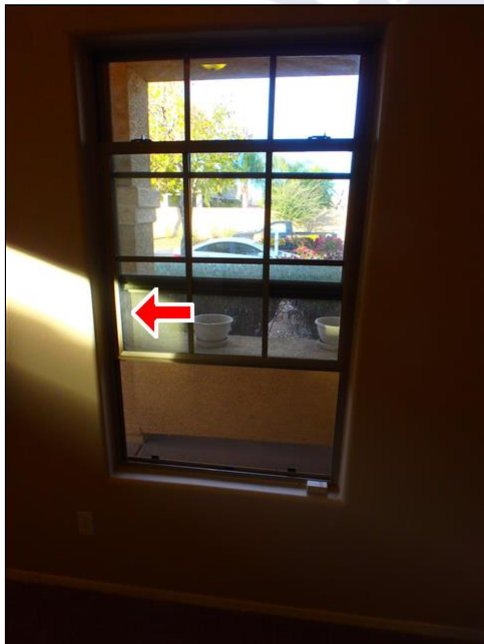


10.3 Item 2(Picture)

10.4 WINDOWS

Inspected

One or more of the windows in a hall bedroom does not operate properly. The counterweight spring mechanisms are damaged.



10.4 Item 1(Picture)



10.4 Item 2(Picture) Last bedroom

11. Kitchen

11.3 COUNTERTOP and CABINETRY

Inspected

The Cabinet is deteriorated in the area under the sink. Water leakage appears to have promoted decay. Cracked, deteriorated or damaged wood should be replaced.

11. Kitchen



11.3 Item 1(Picture)



11.3 Item 2(Picture)

11.4 RANGE(S), OVEN(S), and COOKTOP(S)
Inspected

(1) The oven failed to respond to normal operating controls. A qualified appliance technician could make repairs or modifications as necessary.



11.4 Item 1(Picture)



11.4 Item 2(Picture)

12. Bathrooms

12.4 TOILET(S)

Inspected

(2) The toilet in the master bathroom is not securely attached at the floor. This could allow leaks at or into the floor. No damage is visible at this time. A qualified technician could make repairs or modifications as necessary.

Consideration Items



Down To Earth Inspection

6505 E. June st Mesa AZ 85205

Customer

Address

1. Introductory Notes

1.1 ENVIRONMENTAL

Inspected

Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection. However, if this inspection report includes any ACTION or CONSIDERATION items concerning current or past leaks of any kind, even without any bio-organic growth noted, consider contacting an environmental specialist for further evaluation.

1.2 WALK THROUGH INFORMATION

Inspected

During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

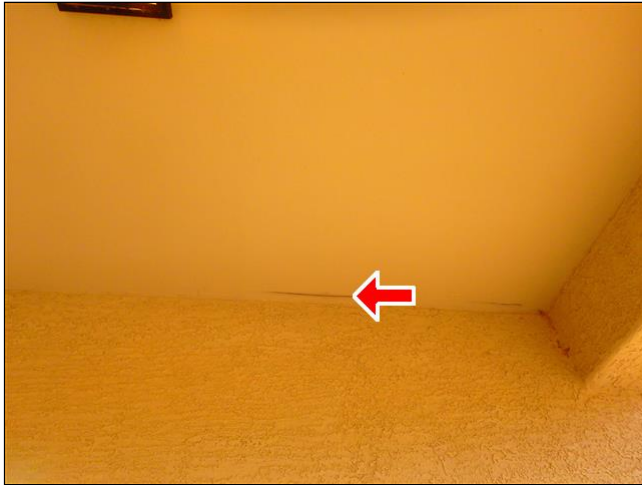
3. Exterior

3.2 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Inspected

The exterior drywall ceiling located at the rear of the property has a bad tape joint. This is common in the state of Arizona and should be repaired and considered a maintenance item buy qualified technician.

3. Exterior



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 GRADING, DRAINAGE, and RETAINING WALL(S)

Inspected

The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

3.7 DOORS (Exterior)

Inspected

The screen door for the sliding glass door at the family room is off the track.



3.7 Item 1(Picture)

6. Electrical

6.5 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

Light(s) in the kitchen is not functional. The bulb(s) may have burned out. Try replacing the bulb(s), and test the fixture. If a new bulb(s) does not correct the problem, a qualified electrician could make repairs or modifications as necessary.

6. Electrical



6.5 Item 1(Picture)

7. Heating and Cooling

7.4 COOLING SYSTEM(S)

Not Inspected

The outdoor temperature at the time of the inspection was not appropriate for operation of the air conditioning system(s). According to manufacturers, operation of an air conditioner when outdoor temperatures are not at least 65 degrees for the previous 24 hours can result in damage to the compressor. Oil in the compressor will not properly lubricate the moving parts when outside temperatures are below operating design limits. Inspection and evaluation of the performance of the system is recommended when conditions are appropriate by a qualified HVAC technician.

7.6 CEILING FANS

Inspected

One or more of the ceiling fan light kits has one or more of the following conditions. Missing bulbs / missing globes / damage / broken inoperable pull chains.



7.6 Item 1(Picture)

7.7 DISTRIBUTION SYSTEM(S)

Inspected

The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present.

7. Heating and Cooling

Change or wash the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.



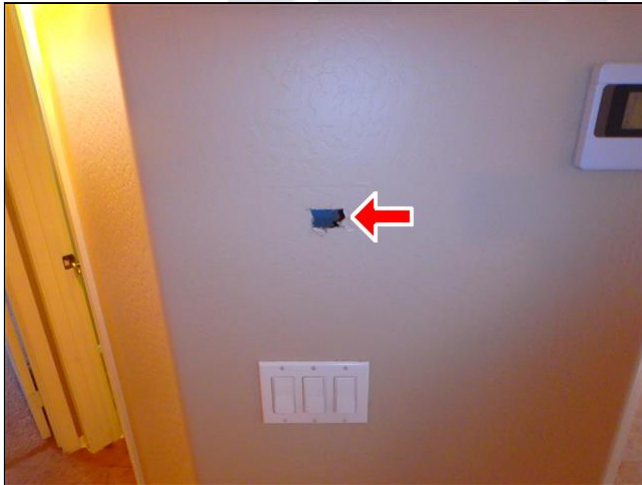
7.7 Item 1(Picture)

10. Interiors

10.2 CEILINGS and WALLS

Inspected

(2) There is a hole in the drywall in the main hallway. The hole should be repaired. A qualified technician can do the work.



10.2 Item 1(Picture)

10.5 DOORS AND CLOSETS

Inspected

(1) Many of the door strikes in the property have tape enabling them from working. Recommend removing tape is necessary.

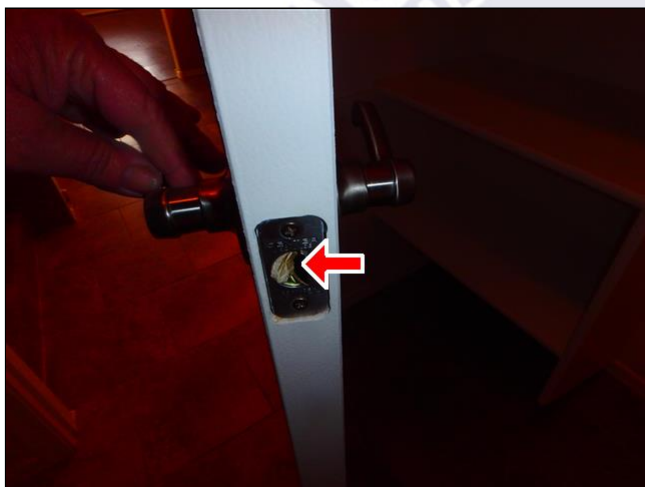
10. Interiors



10.5 Item 1(Picture)



10.5 Item 2(Picture)



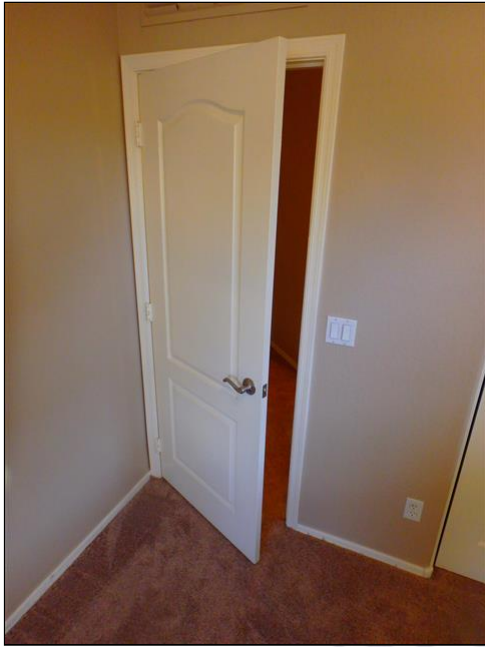
10.5 Item 3(Picture)



10.5 Item 4(Picture)

(2) A door at a hall bedroom binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.

10. Interiors



10.5 Item 5(Picture) Last bedroom

(3) Door hardware has been removed from a hall bedroom door(s). The door does not function properly. All loose or missing hardware can be repaired or replaced.



10.5 Item 6(Picture) Last bedroom

(4) The floor guides to the closet bypass door(s) in a hall closet is missing. The guides should be replaced/installed.

10. Interiors



10.5 Item 7(Picture)

(5) The drop bolt in the office area is not functional. Recommend further review and repairs necessary by a qualified technician.



10.5 Item 8(Picture)

10.6 SMOKE & CO DETECTOR(S)

Inspected

We recommend to replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

12. Bathrooms

12.2 FAUCETS / BASINS / DRAINS

Inspected

(2) Drain stop(s) that were either missing or not functioning properly were found in the following locations: master bathroom. All drain stops should be functional.

12. Bathrooms



12.2 Item 4(Picture) Left side

12.3 COUNTERTOP and CABINETRY

Inspected

The floor of the cabinet in the master bathroom is water damaged. All damaged cabinet floors should be replaced with new materials, properly installed. No leaks observed at time of inspection.



12.3 Item 1(Picture)

13. Laundry

13.4 DRYER VENT

Inspected

Unless the dryer vents at an exterior wall directly behind the appliance, we recommend that you clean the dryer vent of any lint build up. This is particularly important if the dryer vents to the roof.



INVOICE

Down To Earth Inspection
 6505 E. June st Mesa AZ 85205
 Inspected By: Rod W. Cauchon

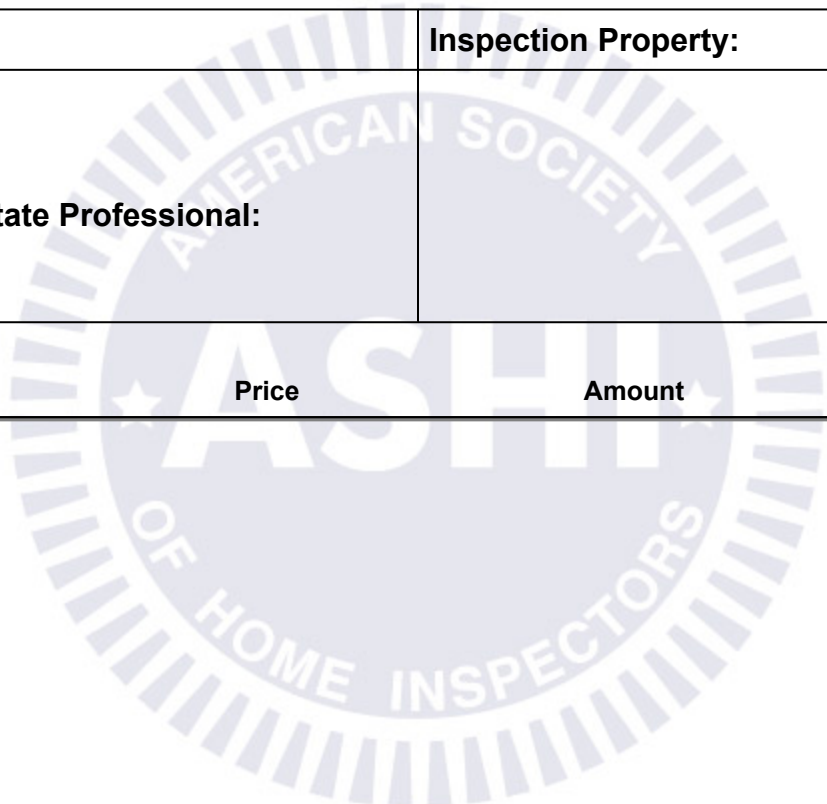
Inspection Date: 12/15/2018
 Report ID: A121418

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.
