



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

Property Address : 123 W Main St. # 124 Apache Junction AZ

At your request, a visual inspection of the above referenced property was conducted on May 17, 2000.

This inspection report reflects the visual conditions of the property at the time of the inspection only.

Hidden or concealed defects cannot be included in this report. In this report, there may be specific references to areas and items that were inaccessible. I cannot make representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

No warranty is either expressed or implied..

This report is not an insurance policy, nor a warranty service.

If the future operation of the mechanical components of your home is a concern, I strongly recommend that you consider investing in a home warranty policy designed for repair/replacement of mechanical systems of the home.

Home warranties are offered by several different companies. I suggest checking with your Real Estate Agent and or your Home Owners Insurance agent for additional information and options available for this protection.

Contents of report are representative of visual observation of home on the day of inspection only.

Components can fail without notice, and Conditions do and will often change daily.

THERE ARE LIMITATIONS TO THIS REPORT AS DESCRIBED IN THE INSPECTION AGREEMENT AND THE *ARIZONA STANDARDS OF PROFESSIONAL PRACTICE FOR ARIZONA HOME INSPECTORS

CONTENTS OF THIS REPORT ARE PROVIDED FOR THE EXCLUSIVE USE OF CUSTOMER NAMED IN THIS REPORT AND ON INSPECTION AGREEMENT

INSPECT AZ AND INSPECTOR Accepts No responsibility for use or misinterpretation of this Report by Third Parties

REPORT SUMMARY

" IMPORTANT NOTE !" THE SUMMARY PAGES ARE PROVIDED AS A GENERAL OVERVIEW OF HOME CONDITION ONLY, AND IS NOT INTENDED TO REPLACE READING "ENTIRE" REPORT, BEFORE PURCHASING OR ADDRESSING ITEMS THAT ARE IDENTIFIED AS NEEDING CORRECTION ON INSPECTED PROPERTY.

Overall, the home was constructed in a workmanship like manner, consistent with the local building trades and codes in effect at the time of construction, However in accordance with the Standards of Professional Practice for Arizona Home Inspectors the following items should be addressed:

*A Copy of The Arizona Standards of Practice is available for preview at www.azashi.com

This report is confidential and is not to be used or relied upon by any person other than the customer named in this inspection report and inspection agreement , without the prior consent of customer named on this report and Inspect AZ



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

1. The following recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. Items that are no longer functioning, items in need of repair or replacement, health/safety issues, or items required to be inspected and condition documented, that were inaccessible or were not operable at time of inspection are listed in the first section of this summary below

The items in the first part of this summary should be given highest priority.

SITE AND GROUNDS

Grading Of The Area

Grading

1. ***Surface water was draining in the crawl space. Excessive water can cause the homes blocking to settle.

Correction Recommended: The exterior grade should be adjusted or additional fill should be added to prevent water drainage and damage under the home.

BUILDING EXTERIOR

Exterior Collums

Condition

2. *** An awning collum on the carport was bent/damaged and not properly attached to patio surface

Repair Recommended: The awning collum should be replaced and properly secured by a qualified contractor to assure proper attachment and support for the patio cover.

Exterior Decks

3. ***Some of deck plywood decking was loose

Correction Recommended: All loose deck boards should be properly secured to prevent a trip hazard. .

Exterior Deck Supports

4. ***The deck was connected directly to the home. . This is not an approved attachment and may not provide proper support for weight from people on the deck.

Correction Recommended: : Recommend having a qualified contractor evaluate and determine what correction is needed to provide proper support off the ground to prevent the deck from falling and damage to the home.

Exterior Railings

Condition Ok/Maintenance/ Missing

5. *** The deck railings are loose. The railing should be properly secured to support the weight of a person leaning against the railings.

Correction Recommended: The Railings should be properly secured to prevent injury from failure.

ELECTRICAL SYSTEM

Condition of The Main Service Panel

Circuit Breakers

6. ***The main circuit breaker handle in the panel on the exterior wall was broken

Correction Recommended. The damaged circuit breaker should be replaced by an electrician.

WATER HEATER

Water Connections

Condition

7. ***Water connections on top of the water heater were corroded and leaking.

Correction Recommended: The connections should be replaced with proper fittings.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

Installation Considerations

Condition

8. *** The particle wood flooring was under the water heater was water damaged.

Correction Recommended: The water heater should be removed, and the damaged wood floor should be replaced to assure proper support for the water heater.

General Comments About The Water Heater

9. ***The water heater was beyond it's expected service life of 10-15 years and may fail at any time, It could fail tomorrow, it could last another two years

Correction Recommended: To ensure uninterrupted service and protection from possible flooding and water damage, replacement should considered now.

PLUMBING SYSTEM

Interior Water Supply

10. *** This building has polybutylene type water piping. This type of piping has had a history of failure due to a variety of reasons, and was a product of one of the countries largest class action law suits.

Additional Evaluation Recommended: For additional information on this type of plumbing , I strongly recommend researching , Polybutylene Piping on the internet, www.pbpipe.com and <http://ag.arizona.edu/AZWATERawr/nov94/leaks.html> , and consulting with a qualified AZ Licensed Plumber for more information.

Main Water Shut Off Condition

11. *** The water shut off valve, at the rear of home was frozen.

Correction Recommended: Repair by a qualified plumber is recommended to restore proper operation.

AIR CONDITIONING

General Condition Of The Air Conditioning System

12. ***The air conditioning unit is not producing an adequate air temperature differential [18-22 degrees] between the ambient and conditioned air inside the building.

Additional Evaluation Recommended: A qualified and competent licensed mechanical contractor should be retained to evaluate the cooling system further, and make repair or replacement as necessary.

INTERIOR

Condition of Floor System

13. ***The wood sub-flooring was water damaged around the hall bath toilet, behind the washer and dryer, and under the water heater.

The only way to correct this is removing the floor coverings and replace all of the damaged flooring. After the sub flooring and floor coverings are removed, additional damaged areas, and damaged wood framing and insulation may be discovered.

Correction Recommended: A qualified contractor should be contacted to evaluate and replace all of the damaged wood flooring, and any other damaged components.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

Smoke Detectors

Smoke Detector Upgrades

14. The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms, or if any significant remodeling is done.

Upgrade Recommended: Whether or not installation was required when this home was built, upgrading for fire safety is strongly suggested.

Carbon Monoxide Detector

15. ***I did not see a CO detector in the home.

Up Grade Recommended: As a safety upgrade, one or more CO detectors could be installed in locations and in the manner suggested by the manufacture of the detector.

CRAWL SPACE

Drain And Waste Lines

16. ***A sewer line was leaking in the crawl space.. Below the Master Bath

This is a potential health concern, and can cause this home to settle,

Correction Recommended: The leaking sewer line should be properly repaired by a qualified plumber.

Air Distribution Ducts

Condition

17. *** The HVAC ducting was disconnected under the furnace. This is allowing air loss and affecting the efficiency of the system.

Correction Recommended: The duct should be properly repaired/attached by a qualified contractor to prevent air loss in the crawl space.

Pest Control Topics

18. *** There were brown tubes in the crawl space; This is evidence of possible termites

Additional Evaluation Recommended: A qualified lic pest control /inspector contractor should be contacted to inspect for termites and other WDO damage.

2. Next are conditions that need repair and or maintenance, and safety up grade recommendations.

BUILDING EXTERIOR

Dryer Vent

Clothes Dryer Vent

1. ***The dryer vent was venting into the crawl space. This can cause excessive moisture under the home.

Correction Recommended: The vent pipe should be located to vent to the exterior.

Detached Sheds/. Buildings

2. The storage shed walls, and the bottom 2X4 plate was water damaged

Correction Recommended: All of the damaged wood siding and framing will need to be replaced.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

AIR CONDITIONING

Air Conditioner Wiring

3. ***The Air Conditioning breaker in the electric service panel was [50] Amps

Per manufactures specifications the max. size breaker should be [30] Amps

An over sized breaker can cause damage to the unit in the event of a failure, and can also void the AC unit warranty.

Correction Recommended. A qualified electrician or mechanical contractor should replace the breaker. .

KITCHEN

Electrical

Electrical Receptacles

4.*** Ground Fault Circuit Interrupter protection was not installed on the kitchen countertop receptacles. This poses a safety condition.

Upgrade Recommended: Although this safety device may not been required when this home was built. Upgrading with the installation of an inexpensive GFCI receptacle is recommended to improve electrical safety.

BATHROOM(S)

Components and Drainage

Toilet

5. ***The Hall bath toilet was not securely attached to the soil pipe flange at the floor.

See Floor comment above in the interior section..

Correction Recommended. Loose toilets should be properly secured, and sealed to the floor to prevent water leakage.

CRAWL SPACE

Floor Insulation/ Vapor Barrier

6. ***There were areas where the insulation in the crawl space has come loose, fallen down, leaving the area without insulation.

Correction Recommended: All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary, to protect sub-flooring from moisture damage, prevent animal entry in the subfloor, and to help prevent heat and cooling loss.

Dryer Vent

7. **The clothes dryer vent terminated in the crawl space.

Correction Recommended: Although this was an acceptable installation at time home was installed . For safety concerns and as a safety up-grade to prevent excessive moisture and lint build up in crawl space the dryer vent should be repaired to vent to the exterior by a contractor.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

Items to monitor that may require repairs in the future are listed below.

CRAWL SPACE

Hold Downs

Condition

1. ***Tiedowns'-Hold Downs are not installed on this home. This may affect the stability during high winds or impact from a vehicle

Up Grade Recommended: Tie downs are currently required by local building requirements on all Mfg, homes . Although these safety devices may have not been required when this home was installed, consideration should be given to having ' tie downs' Hold Downs installed as a safety up-grade to ensure proper anchor protection.

All of the items identified as needing repair or replacement listed in this summary will likely require further evaluation and repair by Qualified and Licensed contractors.

NOTE: Items identified as needing additional evaluation and repair, in this report are not intended to show all the possible items that may be discovered when additional inspections and repairs are done.

It is not uncommon that more defects may discovered during the repair process, after destructive testing, removal of building materials, and after walls are opened on a home. This is why it is always recommended that only qualified AZ licensed Professionals should be consulted, and used for all items identified as needing repair in this report.

Thank you for selecting my firm to do your home inspection. If you have any questions or concerns regarding content of the inspection report or any questions regarding the home after inspection call me anytime @ 480-756-9064 or email me @ dan@inspectaz.com

**Dan Harris
Inspector**

INSPECTION REPORT

Mr & Mrs Mfg./Home Buyer
Happy Home M/H Park
Apache Junction AZ.

*Inspection Provided by
www.INSPECTAZ.com 480-756-9064
Dan Harris Arizona Certified Home Inspector #38440
ASHI Certified Inspector # 206929.*

Date of the Inspection

This inspection was performed on May 24, 2002.

Description of property

This double wide home on pads and piers is
apx 1200 sq ft.



Mfg. Home Serial Number

The serial numbers, which is located on a metal
tag on the rear of home are...
ARZ 12345
ARZ 12346.



3 rd Party Use

The following report provides condition and evaluation of homes condition and components at time of inspection only, with limitations as identified in The Pre-Inspection Agreement and the Standards of Professional Practice for Arizona Home Inspectors.

Conditions change and Components will fail daily, often without notice.

Inspector Accepts No liability of use or misinterpretation of 3rd parties.

Conditions at the Start of the Inspection

<u>Time</u>	The inspection began at 9:00 AM.
<u>Sky</u>	The sky was clear at the beginning of our inspection.
<u>Temperature</u>	The outside air temperature, at the start of our inspection, was in range of 70-80 degrees F.

The Age of the Dwelling

This home is approximately 25-30 years old.

The Orientation of the Dwelling

For the purposes of identification, comments in this report are written right, left, front and back, as if the inspector were standing at the front of the property and looking in from the outside of the main entry door to the building.

Persons Who Attended

The Customer was present at the time of the inspection.

Main Water Shut-Off Location

The water supply main shut-off valve was outside on the Rear of the Building.

Main Electrical Power Panel Location

Electrical Panel/Meter Location

The Main Electrical Service Disconnect was located on a Pedestal, near the Rear of the property in a weather tight box.

Main Gas Shut-Off

The gas meter was located on the exterior, on the rear side of the home.

Main Sewer Cleanout Location

The Main Sewer Clean-out was located on the Right Side on the carport.

Using Your Report/ Contingent and Limiting Conditions

Definition of description of identified conditions.

GOOD OR ACCEPTABLE CONDITION. Items identified as good condition were functional. Consideration was given for normal wear.

CORRECTION RECOMMENDED. The item was in need of additional evaluation and repair or replacement by a qualified and licensed contractor.

REPLACEMENT RECOMMENDED. The item was at the end of its normal life. Recommend contacting at least 3 qualified licensed contractors, to obtain a bid to replace the identified item.

MONITOR .. The item was functional at time of inspection. Repair or replacement may be needed in the future.

ADDITIONAL EVALUATION RECOMMENDED. This item was in need of repair, or was not functional at time of inspection.

RECOMMENDED UPGRADE . This addresses systems or components that may not be required when the home was built. These may be , but not limited to safety related items such as GFCI receptacles, smoke detectors, safety glass, spacing on stair railings etc.

QUALIFIED CONTRACTOR. The State of Arizona Requires all Contractors that perform a service over \$1000.00 to obtain an AZ contractors license. To verify if a contractor is state licensed, check if there are any complaints against a contractor of your choice, and additional information about the benefits of hiring a Licensed Contractor for all services, visit the Arizona Registrar of

SITE AND GROUNDS

Building Site and and Grounds

Topography The general topography (surface of the ground) of the property is best described as Fairly Flat.

Driveways The driveway surface was Concrete, placed on grade or graded backfill.

Walkways The walkways were surfaced with Concrete, on grade or graded backfill.

Patio The patio was surfaced with Concrete, on grade or graded backfill.

Grading Of The Area

Grading ***Surface water was draining in the crawl space. Excessive water can cause the homes blocking to settle.
Correction Recommended; The exterior grade should be adjusted or additional fill fill should be added to prevent water drainage and damage under the home.

Driveway

Condition Cracks of a typical type were observed in the pavement. They were not significant in terms of the performance of the driveway.
The driveway was otherwise in acceptable condition and no immediate attention is indicated.

Walkways

Condition The side walks were in good condition.

Patio Surface

Condition The patio surfaces were in acceptable condition.

Gates

Condition. NA.

Fencing

OK / Maintenance NA.

Pest Conditions

BUILDING EXTERIOR

Descriptive Information About the Exterior

Windows The exterior window frames were a painted, aluminum framed material.

Foundation The foundation type, or design, was a pad / pier and beam supported off the ground with base pads.

The Foundation As Viewed From The Exterior

See crawl space comments.

Floor System

The floor system consisted of a particle wood sub-flooring with wooden joists supported by metal I beams.

Concrete Slab Condition

NA. This Mfg. home with wood flooring was installed on pads and piers.

Exterior Wall Structure Materials

The Exterior Wall
Primary Structural
Material is: Wood Siding installed over a wooden frame.

Wood Siding

Condition The wood siding was in acceptable condition. Regular maintenance is always recommended to ensure maximum service of the material.

Exterior Collums

Condition *** An awning collum on the carport was bent/damaged and not properly attached to patio surface
Repair Recommended: The awning collum should be replaced and properly secured by a qualified contractor to assure proper attachment and support for the patio cover.



Exterior Doors.

The exterior doors were functional and in acceptable condition.

Exterior Door Hardware/ Flashings

The exterior door locks/ Hardware, and flashings were in good condition.
Recommendation : Recommend changing the exterior door locks or re-key the existing locks for security concerns.

Windows, Frames and Sills/ Flashings

The windows, their frames and sills, and exposed flashings were in acceptable condition.

Exterior Trim

The exterior trim was in satisfactory condition.

Fascia

The exterior fascia was good condition.

Eaves and Soffits

Condition Eaves and Soffits

The eaves and overhangs are in acceptable condition.

Patio Covering

Type

The patio is covered by Aluminum panels.

Condition

The patio cover was in acceptable condition.

Exterior Decks

***Some of deck plywood decking was loose

Correction Recommended: All loose deck boards should be properly secured to prevent a trip hazard. .

Exterior Deck Supports

***The deck was connected directly to the home. . This is not an approved attachment and may not provide proper support for weight from people on the deck.

Correction Recommended: : Recommend having a qualified contractor evaluate and determine what correction is needed to provide proper support off the ground to prevent the deck from falling and damage to the home.



Exterior Stairs

The exterior stairs were in acceptable condition.

Exterior Railings

Condition Ok/

Maintenance/ Missing

*** The deck railings are loose. The railing should be properly secured to support the weight of a person leaning against the railings.

Correction Recommended: The Railings should be properly secured to prevent injury from failure.

Mbl home skirting

The Vinyl skirting was in acceptable condition.

Dryer Vent

Clothes Dryer Vent

***The dryer vent was venting into the crawl space. This can cause excessive moisture under the home.

Correction Recommended: The vent pipe should be located to vent to the exterior.

Exterior Plumbing.. The exposed exterior plumbing should be insulated in the winter to protect the lines from freezing.

Hose Bibs

The exterior plumbing hose bibs has the required anti siphon devices installed and were in acceptable condition.

Gas Meter/Piping Installation

The gas piping was in acceptable condition. I did not smell any leaks at the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our home inspection services.

Electrical

Receptacles

The exterior receptacles were GFCI protected and functioned properly when tested.

Light Fixtures

The exterior lighting fixtures were in good condition and functional.

Exterior GFCI Breaker Location

The GFCI Re-Set Button for the exterior outlets was located in the Master Bath Room.

Detached Sheds/. Buildings

The storage shed walls, and the bottom 2X4 plate was water damaged

Correction Recommended: All of the damaged wood siding and framing will need to be replaced.



Exterior Walls

The exterior home framed walls, and flashings were in acceptable condition.

Any exceptions have been commented on in other sections of this report in this report.

ELECTRICAL SYSTEM

Descriptive Information About The Electrical System

Entrance Service _____ The main electrical service entrance, that which supplies the power to the main electrical service panel, was an underground (buried) lateral type service. The above ground components were in good condition.

Voltage _____ The electrical service voltage available to this building was both 120 and 240 volts.

Main Circuit Overload Protection _____ The main overcurrent protection device was provided by a circuit breaker.

Branch Circuit Protection _____ The branch circuit overload protection was provided by circuit breakers.

Amperage _____ The available ampacity provided through the service was 200 amps.

Grounding _____ The electrical system was grounded by one ground rod.

Electric Meter/Main Panel Location

The Electrical Meter/Main Panel was located on a metal pedestal at the rear of home.

Main Electrical Service Wire Type

The service entrance conductors, the wires which run from the Meter to the Main Disconnect or the Main service panel, were Copper.

The Main Disconnect

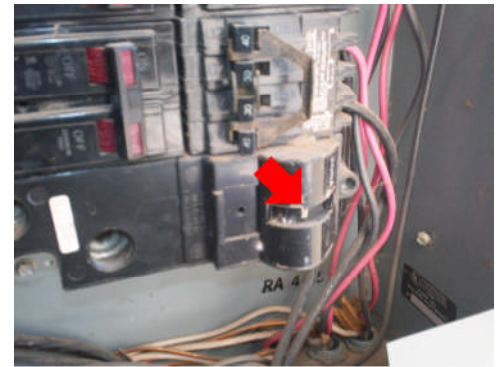
A breaker to shut off the power to the home was located in the pedestal at the rear of home, and in the service panel on the exterior right/ carport side wall.



Condition of The Main Service Panel

General The Main Service panel was properly secured and in good condition.

Circuit Breakers ***The main circuit breaker handle in the panel on the exterior wall was broken
Correction Recommended. The damaged circuit breaker should be replaced by an electrician.



Panel Wiring The wiring in the service panel was in good condition, properly secured and sized to the breakers, and properly secured to the ground and neutral screws.

Service Grounding

The grounding wire was properly secured in the service panel, and properly secured to the ground rod.

Sub Panels

Sub Panel Locations An additional distribution panel, or sub-panel was located in the Laundry Area.

Sub-panel General The Sub Panel was in acceptable condition with circuitry installed and protected in an acceptable manner.

Electrical Conductor Material

The conductor material in accessible branch circuit wiring was copper.

Outlets

All of the accessible outlets were tested for proper wiring with an electrical tester, and were found to be in acceptable condition.

Current fire safety requirements for bedroom electrical outlets include ARC FAULT [AFCI] breakers. At time this home was constructed this safety device was not required.
ARC Fault breakers were required on new homes in 2002 as an added fire safety designed to trip/ shut the power off to the circuit if there is an arc/ spark in the electrical circuit,

ACR Fault Circuit Interrupter Information [AFCI].. www.cpsc.gov/CPSPUB/afcfac8.PDF

Up- Grade Recommended: As a safety upgrade, recommend having a

qualified electrician install ARC Fault breakers on all currently required fixtures/ outlets.

Switches:

All of the light switches were operated and were determined to be in acceptable condition.

Light fixtures

The interior light fixtures were functional and in acceptable condition.

Ground Fault Circuit Protection

Definition

GFCI (ground fault circuit interrupter) protection is a modern safety device designed to help prevent shock hazards. GFCI breakers and receptacle's function is to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantial increased margin of safety.

Present requirement standards include receptacles near sink and wash basins. In bathrooms, kitchens, basements,garages, exterior, crawl spaces and sump pumps.

Condition

***GFCI (Ground Fault Circuit Interrupter) protection was installed for some, but not all, of the receptacles where this type of protection is required when the dwelling was built. GFCI protection should be installed where this safety device is currently required. Testing the outlet on a monthly basis is also recommended.

Wiring System Type

The type of wiring system used in this building was Romex type wiring.

General Comments About The Electrical System

The electrical system was in acceptable condition, with only a few instances of needed repair or correction observed.

WATER HEATER

Water Heater

Location The water heater was located in an Outside Closet, on the carport side of home.

Age The water heater was approximately Fifteen to Sixteen years old.

Water Heater Capacity The storage capacity of the water heater was 30 gallons.

Water Heater Energy The energy source for the water heater was Natural Gas.

Water Connections

Condition

***Water connections on top of the water heater were corroded and leaking.

Correction Recommended: The connections should be replaced with proper fittings.



Temperature And Pressure Relief Valve

T-P Relief Valve

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed.

T-P Discharge Pipe

The temperature and pressure relief valve installation included a discharge pipe routed to an approved location.

Water Heater Gas Supply Connections And Shut Off Valve

The gas supply piping installation was properly supported, and included a 90 degree shutoff valve by the unit for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free.

Water Heater Ignition System

The water heater standing pilot light was controlled by a thermocouple safety device. The system was in acceptable condition.

Water Heater Burners

The water heater burner was clean and in acceptable condition.

Auto Safety Controls

The water heater automatic safety controls were in good condition.

Water Heater Combustion Air Supply

Definition

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around the appliances is vital for their safe operation. The air can come from inside or outside, provided that the industry standards are met.

Condition

The combustion air supply was adequate.

The Water Heater Venting System

The water heater vent pipe was properly installed, secured and was in acceptable condition.

Installation Considerations

Condition

*** The particle wood flooring was under the water heater was water damaged.
Correction Recommended: The water heater should be removed, and the damaged wood floor should be replaced to assure proper support for the water heater.

General Comments About The Water Heater

***The water heater was beyond it's expected service life of 10-15 years and may fail at any time, It could fail tomorrow, it could last another two years
Correction Recommended: To ensure uninterrupted service and protection from possible flooding and water damage, replacement should considered now.

PARKING STRUCTURE

No Covered Parking

Parking is provided by an open carport.

Garage Door Openers

NA. Parking was provided by an open carport.

Garage Door Opener Light Beams

NA.

Garage Door Spring

NA.

Garage Doors

NA.

Doors

Parking was provided by an open carport.

Fire Separation Wall

NA. Parking was provided by open parking.

Receptacles

GFCI

See exterior comment.

GFCI Location

NA.

PLUMBING SYSTEM

Information About The Plumbing System

Main Supply Water for domestic consumption was provided by a municipal system.

Waste Supply The waste discharge is most likely to a municipal or community service system, however, verification is not within the scope of this inspection. Further investigation and verification of waste piping connection is always recommended prior to close of escrow.

Main Water Supply Piping Material.. Insulating the exposed exterior water lines in the winter is recommended to prevent the lines from freezing.

The visible main water supply line/pipe material was Copper.

Interior Water Supply Piping Material The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was primarily Polybutylene plastic (See the notes and comments in this section about Polybutylene).

Waste Supply Piping Material The visible drain, waste, and vent (DWV) piping material within the building was ABS Plastic.

Water Supply Pressure The water pressure, as measured at a exterior hose bib , was apx. 45 psi.

Main Water Supply Meter

The small dial on the water meter was observed for a couple minutes, and found not running. This indicates that the water supply system for this property was not leaking at the time of the inspection. Checking the water meter periodically to make sure there is no errant leakage in the system is recommended.

Main Water Supply Service

The visible portions of the main service water supply piping was not leaking and was in acceptable condition.

Interior Water Supply

*** This building has polybutylene type water piping. This type of piping has had a history of failure due to a variety of reasons, and was a product of one of the countries largest class action law suits.

Additional Evaluation

Recommended: For additional information on this type of plumbing , I strongly recommend researching , Polybutylene Piping on the internet, www.pbpipes.com and <http://ag.arizona.edu/AZWATERawr/nov94/leaks.html> , and consulting with a qualified AZ Licensed Plumber for more information.



Functional Flow of Water

Functional flow of water was satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.
Function water flow was determined by running water in fixtures at opposite ends of the home at the same time.

Plumbing Supports

The accessible water lines were properly supported.

Main Water Shut Off Condition

*** The water shut off valve, at the rear of home was frozen.

Correction Recommended: Repair by a qualified plumber is recommended to restore proper operation.

Plumbing Fixtures, Overall

The interior plumbing fixtures were operated and were in satisfactory condition.

Drain And Waste Lines

The visible drain and waste piping was properly supported and in acceptable condition.
Any exceptions are noted in other areas of this report.

Cross Connections.

I did not see any cross connections in the plumbing. Any exceptions are noted in the kitchen or other parts of this report.
A cross connection exists when the potential exists for sewer water, or exterior water can be siphoned into the drinking water.

Functional Drainage

The functional drainage was acceptable. I determined this by running water at several fixtures, and the toilets were flushed several times during the inspection.
Any exceptions are noted in the kitchen, or bath sections of this report

HEATING SYSTEM

Important Information About The Heating System

<u>Type</u>	The central heating system for this building was a forced air, natural gas furnace.
<u>Location</u>	The furnace was in an outside closet.
<u>Age</u>	The heating systems age is consistent with the age of the building.

Heating Plant Gas Supply Connections And Shut Off Valve

Shut Off Valve The furnace gas supply piping installation was properly supported, and included a 90 degree shutoff valve by the unit for service, personnel and emergency use.

The valve was not operated, but this age and style of valve is normally found to be operable by hand.

Connections The appliance connection to the gas service used an approved flexible type connector, in acceptable condition.

The Combustion Air Supply

Definition Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, provided that industry standards are met.

Condition The combustion air supply was adequate.

Notes On The Ignition System

The standing pilot was controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system was in acceptable condition.

Automatic Safety Controls

The heating unit automatic safety controls were in good condition.

Electrical Connections

The electrical connections were in acceptable condition.

Blower/Motor

The fan was functional.

Burners

The gas burner in the furnace was clean.

Venting System Condition

The visible sections of the heating plant's venting system was properly installed and was functioning as designed.

Air Filter[s]

The air filter for the heating unit was a disposable filter.

The filter for the heating/cooling system was clean and installed securely. The filter should be changed monthly.

Location & Size Of the Heating/ Cooling Filter[s]

The filter for the heating/ cooling was located on the bottom of the furnace.

The size of the Heating/Cooling filter is 20X25X1"

Distribution Ductwork

The Distribution ductwork for the heating system was installed properly and in acceptable condition. Any exceptions are noted below or in the crawl space section.

Heating Registers

The supply air registers were in good condition.

Thermostat

The thermostat was in good condition and functional.

General Comments About The Heating System

The heating system was functional and responded to normal operating controls.

Recommend having the heating unit serviced every year by a qualified heating / cooling contractor.

AIR CONDITIONING

Information About The Cooling System

Type

This building is cooled by a split type, or remote type, central air conditioning system. This means the condenser coils unit, commonly called the compressor, is physically separated from the evaporator coil or air handling unit. In this case the compressor was located outside on the rear of the building, and the evaporator coil was located adjacent, or inside, the heating plant or air handling unit.

Method

The type or method of cooling this building was electrically powered, refrigerant compression type unit, with the cooling coil mounted within or adjacent to a gas fired furnace.

Approximate Age

The air conditioning unit was approximately three to four years old.

Cooler System HVAC Wiring

***The Air Conditioning breaker in the electric service panel was [50] Amps

Per manufactures specifications the max. size breaker should be [30] Amps

An over sized breaker can cause damage to the unit in the event of a failure, and can also void the AC unit warranty.

Correction Recommended. A qualified electrician or mechanical contractor should replace the breaker. .

Cooling System HVAC Disconnect

A disconnect was properly installed in the required location, and in acceptable condition.

This disconnect is used as a shutoff in an emergency or to disconnect the power to the unit when servicing.

duct work

The duct work and air filter for the air conditioning is provided by the same duct work used for the heating unit. Any defects in the cooling duct work or air filter[s] are noted in the heating, or attic section of this report.

Air Conditioning Freon Lines

Freon Line Condition The visible portions of the air conditioning freon lines were insulated, not damaged, and in acceptable condition.

Condensate drain lines from air conditioners should direct moisture from the evaporator coil of an air conditioner to either an interior drain or an exterior location. Condensate drain lines can become clogged occasionally due to the small amount of moisture they carry and due to the intermittent nature of the moisture emissions. These drain lines should be cleaned as part of a regular air conditioner maintenance program every 2-3 years and monitored carefully in between service.

Air Conditioning Condensate Drain Line

Condensate Line See Crawl Space Comment.

General Condition Of The Air Conditioning System

***The air conditioning unit is not producing an adequate air temperature differential [18-22 degrees] between the ambient and conditioned air inside the building.

Additional Evaluation Recommended: A qualified and competent licensed mechanical contractor should be retained to evaluate the cooling system further, and make repair or replacement as necessary.

INTERIOR

Information About The Home's Interior

Number of Bedrooms The number of bedrooms in this dwelling and accounted for in this report is Two.

Number of Bathrooms The number of full and partial bathrooms in this home and accounted for in this report was Two.

Type of Windows The Types of windows installed in the building were Horizontal Sliding, Fixed, and vertical sliding.

Window Glazing The windows of this building were Single Glazed.

Floor Coverings The Floor Coverings used in this home were, Carpet, Sheet Vinyl.

Walls The interior walls were covered with wood paneling.

Ceilings Mfg home celotex plank.

Heating & Cooling Heating and cooling was supplied in every habitable room.

Condition of the Interior Surfaces

The interior walls and ceiling surfaces were in acceptable condition, taking into consideration normal wear and tear, and minor drywall cracks.

Condition of Floor System

***The wood sub-flooring was water damaged around the hall bath toilet, behind the washer and dryer, and under the water heater.

The only way to correct this is removing the floor coverings and replace all of the damaged flooring. After the sub flooring and floor coverings are removed, additional damaged areas, and damaged wood framing and insulation may be discovered.

Correction Recommended: A qualified contractor should be contacted to evaluate and replace all of the damaged wood flooring, and any other damaged components.

Condition of The Floor Coverings

The exposed interior floor coverings showed normal wear and were in acceptable condition.

Overall Commentary On The Ceilings

Water Stains

**There were Water stains on the ceiling in the master bedroom,, but no indication could be discovered that would support the contention that these stains were the result of a present active leak.

Monitoring Recommended:

Condition of The Walls and Ceilings

The walls and ceilings were in good condition.
Any exceptions are noted in another section of this report.

Condition of the The Interior Doors

Condition Doors/ Hardware

The interior doors were inspected for proper operation.
Any doors needing repair are noted below.

Condition of the Windows

A representative number of windows were tested for proper operation.
Any repairs needed are noted below.

Thermopane Seal NA... All windows were single glazed.

Safety Glass And Glazing

Condition Safety/tempered glass was observed in all locations where recommended by industry standards at the time this dwelling was built.

Fireplace[s]

Information NA.

Smoke Detectors

The smoke detectors were noted on their location only. They were installed in proper location, with any exceptions noted below and on summary page. After closing and prior to moving in home I strongly recommend replacing battery's on all smoke detectors and replace battery's annually.

Smoke Detector Upgrades

The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms, or if any significant remodeling is done. **Upgrade Recommended:** Whether or not installation was required when this home was built, upgrading for fire safety is strongly suggested.

Carbon Monoxide Detector

***I did not see a CO detector in the home.

Up Grade Recommended: As a safety upgrade, one or more CO detectors could be installed in locations and in the manner suggested by the manufacture of the detector.

Laundry Room Ventilation/ See exterior comments for Dryer Venting.

Venting for the laundry room was provided by a functional window.

Laundry Room./ Washer & Dryer

The plumbing for the washer was not leaking at time of inspection. To prevent water damage from damaged water lines it is recommended replacing the washer hot and cold water supply lines every year. The washer and dryer were functional. The inspection was limited to running them for a few minutes.

I did not confirm if the timers and controls on the washer and dryer were functional.

The dryer drum did turn, and it got warm after I ran it. The washer ran thru a couple cycles and drained.

Furnished or vacant

The home was vacant at time of the inspection.

KITCHEN

Information About The Kitchen

Cooking Fuel

The Kitchen heat source for cooking was Electricity.

Ventilation Type

Kitchen ventilation was provided by an exhaust fan above the cooking surface termination at the exterior.

Plumbing

Sink Material

The Kitchen Sink was made of Stainless Steel.

Sink Condition

The kitchen sink was properly sealed and secured to the counter top and was in good condition.

Faucets	The kitchen faucet was not leaking and in acceptable condition.
Angle Stops	The shut off valves under the kitchen sink were functional and in good condition.
Drains	I ran water for several minutes in the kitchen sink. I did not see any water leaks in the plumbing drain or supply lines.

Electrical

Electrical Receptacles	Ground Fault Circuit Interrupter protection was not installed on the kitchen countertop receptacles. This poses a safety condition. Upgrade Recommended: Although this safety device may not been required when this home was built. Upgrading with the installation of an inexpensive GFCI receptacle is recommended to improve electrical safety.
-------------------------------	---

Information On The Dishwasher Drain Separation

The dishwasher drain was equipped with an air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration.

Free Standing Range Anti - Tip Device

An anti tip bracket was installed and functional on the free standing range.

Kitchen Appliances

The inspection of the Kitchen appliances is limited only to confirming operation, and the visible condition of the appliances.
This inspection does not include calibration of the range/ cook top burners, oven or ovens, and microwave.
It does not include verifying that the controls are properly set or functional on the dishwasher, refrigerator or freezer, or any other appliances.

Cooktop

The electric burners got hot. Determining if they are heating properly is beyond the scope of this inspection.

Oven

The oven was functional and in good condition.
Determining if the oven temp is properly calibrated is beyond the scope of this inspection.

Disposal

The disposal was functional.

Refrigerator

The refrigerator was in good condition and functional.
This inspection was limited only to confirming the refrigerator and freezer were cooling,

Dishwasher

The dishwasher was operated during the inspection and no leakage or other adverse conditions were visible.
The inspection was limited as the condition was determined by running the dishwasher thru one cycle during the inspection.

Microwave

NA..

Kitchen Exhaust

The kitchen exhaust was operational and functioning as intended.

Cabinets/Counters

Kitchen Counter Top Material

The Kitchen Countertops were made of Plastic Laminate.

Kitchen Counter Top Condition

The Kitchen countertop was in good condition.

Kitchen Cabinets

The kitchen cabinets were in good condition.

BATHROOM(S)

Components and Drainage

Wash Basins

The Wash Basins were made of, Cultured Marble.

Wash Basin Condition

The bath room sinks were in good condition.

Toilet

***The Hall bath toilet was not securely attached to the soil pipe flange at the floor.
See Floor comment above in the interior section..
Correction Recommended. Loose toilets should be properly secured, and sealed to the floor to prevent water leakage.

Bathtubs

The bath tubs were in good condition.

Shower Wall Material

The Shower Surround Walls were made of... Fiberglass.

Condition of Shower Walls

The shower walls were in good condition.

Shower Pan Condition

The shower base was in good condition.

Wash basin Drains

The bath room sinks were filled up with water, were not leaking, and were draining properly.
The sink stoppers were functional.

Bath Sink Plumbing

I ran water in all the sinks, and did not see any water leaks in the drain or water lines.

Bathtub Drains The bathtubs were filled with water and did drain properly.
The tub stoppers were functional.

Shower Heads and Tub Spouts The shower heads were in good condition.

Water Supply / Plumbing Fixtures

Wash Basin Faucets The bath room vanity faucets were functional , not leaking and in acceptable condition.

Angle Stops The shut off valves under the bath room sinks were functional.

Tub/Shower Faucets The tub and shower faucets were functional and in good condition.

Bathroom Receptacles

GFCI Condition The Ground Fault Circuit Interrupter receptacles were all tested in the bathrooms and tripped off when I tripped the test button on the outlet.

Bath Room GFCI Re- Set Location.

The re- set button for the bath room GFCI outlets was located in the Master Bath.
The GFCI outlet should be tested every month by tripping, then re-setting the test button.

Bathroom Ventilation

Ventilation was provided and functional for the bathrooms .

Shower Doors

The shower door was in good condition.

Calking And Grout

Condition The shower walls were properly sealed.

Bath Room Countertops

Counter Top Materials The bath rom counter tops were in good condition.

Bath Room Cabinets

The bathroom cabinets were in acceptable condition.

Heating

The bathrooms were heated and cooled.

ATTIC

Attic

<u>Structure</u>	The roof structure covering this building was a conventional, factory built, wooden truss system.
<u>Sheathing</u>	An Attic was not provided for this home. I was not able to Determine type and condition of roof sheathing.
<u>Insulation</u>	An attic access was not provided for this home. Type of insulation, and insulation values were not determined.

Roof Trusses

<u>Condition</u>	An attic access was not provided for this home. Evaluation of roof trusses was limited to viewing from the exterior only. Any visible defects are noted in the roof section or in the interior section of this report.
------------------	---

Ceiling Joists

<u>Condition</u>	The interior ceiling joists were concealed by finished surfaces and could not be inspected from the attic. No visible deficiencies were found or suspected when viewed from the interior.
------------------	--

Roof Sheathing

An attic was not provided.
The roof sheathing was not inspected.

Attic Insulation

<u>Condition</u>	An attic access was not provided for this home. I was not able to determine insulation values.
------------------	---

Attic Ventilation

The attic space appeared to be properly vented.
Determining if ventilation provided meets current code requirements is beyond the scope of this inspection.

Vapor barrier

NA.

Moisture Evidence

This home did not have an attic access.
I was not able to determine if there are any signs of current or prior roof leaks.
Unless noted in other sections of this report there were not any signs of roofing leaks on the interior of this home.

Plumbing Vent Lines In The Attic

Sewer vent piping, which was visible from the roof was properly extended to the exterior.

Exhaust Vents

The exhaust vents were properly vented to the exterior.

Attic Wiring

NA. This home did not have an attic access.

Air Distribution Ducts

NA.. This home did not have an attic access.

Access

This manufactured home does not have an attic access.
I was not able to inspect or report on condition of attic, roof structure, insulation, plumbing and other components in the attic.

ROOF

Useful Descriptive Information About This Roof

<u>Area</u>	The roofing described in this section covered the Main Building only.
<u>Slope</u>	The pitch or this roof was Medium, and moisture drainage on the roofing was satisfactory.
<u>Covering Material</u>	The roof covering material was a three tab Asphalt/Fiberglass shingle.
<u>Drainage Type</u>	The water runoff was controlled by a metal drip edge installed at the low edge spillways of the roofing.

Inspection Method For This Roof

The inspection of the roof, in this section, was conducted from the roof surface.
I was able to safely walk on the surfaces of the roofing and visually examined the accessible roofing components.



Composition Shingles

The roofing surfaces were in good condition for the age of the surface.

Flashings Overall

The accessible connection and penetration flashings were in acceptable condition.

SUGGESTION: The connections and penetrations should be periodically examined for signs of leakage, and repairs performed if necessary.

Plumbing Vents

The plumbing vents were in acceptable condition.

Skylights

NA.

General Comments About The Roof

Condition

The roof was determined to be near the middle of its life expectancy.

ROOF WARRANTIES: Please note that our Standards of Practice do not require us to perform a water test, warrant or certify against roof leakage, or predict life expectancy. This report is on current visual conditions only.

Roof warranties are available from many roofing contractors for a fee. If you desire such a warranty I strongly recommend that you contract with a licensed roofing contractor for a warranty roof inspection.

Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.

CRAWL SPACE

Type of Blocking

Concrete base pads with concrete piers.



General Information About The Under Building Crawl Space

Foundation Type

The foundation type, or design was a pier with a base pad setting on the ground only. This type of installation is not considered a permanent foundation and commonly used and considered acceptable in this area. Under normal conditions annual inspection for settlement and tightening of blocking as needed is recommended to maintain stability of home. In the event of excessive water under home from a water leak or rain water, or sudden home movement re-leveling of home may be necessary.

Insulation

The insulation visible under the floors was fiberglass batts.

Access

The crawl space was accessed by removing the skirting at several areas on both sides of the home.

Hold Downs

Condition

***No' tiedowns'-Hold Downs are installed on this home. This may affect the stability during high winds or impact from a vehicle
Up Grade Recommended: Tie downs are currently required by local building requirements on all Mfg, homes. Although these safety devices may have not been required when this home was installed, consideration should be given to having 'tie downs' Hold Downs installed as a safety up-grade to ensure proper anchor protection.

Piers

The concrete piers were in acceptable condition at the time of the inspection, and the wood wedges were tight against the metal frame.



Base Pads

The concrete base pads were not sunken and in acceptable condition.

Beams

The metal beams were in acceptable condition.

Floor Joists

Most of the floor joists were covered by the vapor barrier. In areas, where the floor joists were visible, they were in acceptable condition.

Crawl Space Moisture

Evidence of moisture entry and periodic accumulation of water was observed in the crawl space. Small pockets of water would not be unusual in below-grade areas. Minor water entry is not a concern provided the area is adequately vented.

Crawl Space Ventilation

Ventilation of the crawl space was adequate at the time of the inspection.

Interior Water Supply Piping

Most of the plumbing was covered by the vapor barrier. I did not see any evidence of water leakage from the plumbing under the home.

Drain And Waste Lines

***A sewer line was leaking in the crawl space.. Below the Master Bath

This is a potential health concern, and can cause this home to settle,

Correction Recommended:
The leaking sewer line should be properly repaired by a qualified plumber.



Gas Piping

The gas piping was properly supported and in acceptable condition. I did not smell any evidence of a gas leak.

Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

Air Distribution Ducts

Condition

*** The HVAC ducting was disconnected under the furnace. This is allowing air loss and affecting the efficiency of the system.

Correction Recommended:

The duct should be properly repaired/attached by a qualified contractor to prevent air loss in the crawl space.



Floor Insulation/ Vapor Barrier

*** There were areas where the insulation in the crawl space has come loose, fallen down, leaving the area without insulation.

Correction Recommended:

All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary, to protect sub-flooring from moisture damage, prevent animal entry in the subfloor, and to help prevent heat and cooling loss.



Dryer Vent

**The clothes dryer vent terminated in the crawl space.

Correction Recommended: Although this was an acceptable installation at time home was installed. For safety concerns and as a safety up-grade to prevent excessive moisture and lint build up in crawl space the dryer vent should be repaired to vent to the exterior by a contractor.

Pest Control Topics

*** There were brown tubes in the crawl space; This is evidence of possible termites

Additional Evaluation

Recommended: A qualified lic pest control /inspector contractor should be contacted to inspect for termites and other WDO damage.

