



602 377-2452 ph 623 414-3741 fx happyhomeinspectionsaz@yahoo.com

15273 west edgemont ave goodyear arizona 85395

arizona state board of technical registration certification number 51006

Home Inspection Report



Address Inspected:

12345 W Camelback Ave, Phoenix AZ 85017

Prepared Exclusively For:

Michael J Smith

Inspection Date:

10/16/2017

Report Number:

101617a



Happy Home Inspections LLC Property Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT – PLEASE READ IT CAREFULLY

Limitations, Exceptions and Exclusions:

1. The Client understands and agrees that this Agreement is a part of the **Property Inspection Report** and acceptance of or payment for the Property Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and /or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Property Inspection Report was ordered. Client further agrees that dissemination of information to any third party, even with the consent of the company, is with the understanding and agreement that any action brought by the Client or a third party becomes the responsibility and liability of the Client.
3. Nothing in the Property Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. **The limited visual Property Inspection service is performed in accordance with the Standards of Professional Practice for Arizona Home Inspectors and according to these standards, is intended to provide the Client with a better understanding of the property conditions as observed at the time of the inspection.** The specific systems and components of a building to be inspected are listed in these Standards of Practice. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings, cosmetic or subjective defects or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.
5. **The following are NOT included in the inspection unless specifically agreed otherwise between Happy Home Inspections LLC and Client:**
 - Recalls or callbacks of any kind and from any source, latent or concealed defects
 - Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
 - Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
 - Permit research or validation, building code, installation or zoning violations
 - The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, fungus, mold and mildew, dry rot or the damage caused thereby
 - Radio controlled devices or low-voltage systems or relays
 - Security, intercom systems or central vacuum systems
 - Automatic gates, elevators, lifts or dumbwaiters
 - Thermostatic, time clock or photoelectric controls
 - Water softening/purifying systems
 - Furnace heat exchangers, solar heating systems, fire sprinklers and piping
 - Freestanding appliances or other personal property
 - Cosmetic features, including, but not limited to, paint, wall coverings, carpeting, flooring, paneling or window coverings
 - Certain factors relating to pools and spas, including, but not limited to: pool/spa bodies for leaks or integrity, backwash function, timers, remote controls, water features, electric heaters, self chlorinators or related equipment, slides or diving boards, underground piping, pool/spa barrier ordinances and regulations. Valves are not turned at any time
 - Storage sheds, any type of sport court, playground or patio equipment
 - The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
 - Landscape/farm irrigation systems
 - The condition of trees, grass, shrubs or vegetation of any kind
 - Any area or item that is deemed by the inspector to be unsafe at the time of the inspection
 - Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on
 - Any system or component not listed in the Standards of Professional Practice for Arizona Home Inspectors as an observation requirement
6. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.
7. The Property Inspection Report is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection

8. **The Inspection Company does not offer any warranty, guarantee or insurance for the Client or any other person in connection with the Property Inspection Report.** There is no guarantee, warranty, expressed or implied of the inspection service or Property Inspection Report. The Inspection Company reserves the right to make additions or corrections to this report within five (5) business days. This includes, but is not limited to, changing the status of a system or component when reviewing and re-evaluating the conditions observed.
9. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within ninety (90) days from the date of the inspection or will be deemed waived and forever barred.
10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment of the Award may be entered in any Court of competent jurisdiction.
11. **Post Inspection Fee/Re-inspection fee: Minimum of \$125.00.** This includes re-inspections due to utilities being "OFF" at time of scheduled inspection. Re-inspections will only be performed at the request of the Client.
12. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers', agents', or employees' **liability hereunder shall be limited and fixed in an amount equal to the fee paid, as liquidated damages, and not as penalty, and this liability shall be exclusive.**

The fee for the visual Property Inspection/Report is: \$ _____

Paid By: Cash \$ _____ Check # _____ Credit Card _____ Other _____

Client Name: _____

Inspection Address: _____

Date of Inspection: _____ Report Number: _____

Inspection Company Name/Address: _____

Inspector Name: _____ License Number: _____

Inspector Signature: _____ Date: _____

Client agrees to release reports to authorized agent/realtor Yes _____ No _____

Authorized Agent/Realtor: _____

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

Client Name: _____

Client Signature: X _____ Date: _____

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Invoice

Home Inspection Invoice

Miguel M. Brambila - Inspector
Happy Home Inspections, LLC
15273 W Edgemont Ave
Goodyear AZ 85395
happyhomeinspectionsaz.com
happyhomeinspectionsaz@yahoo.com
602 377-2452

Client Name
Michael J Smith

Inspection Address
**12345 W Camelback Ave
Phoenix AZ 85017**

Inspection Date
10/16/2017

Services Performed		Amount Due
Home Inspection	\$295.00	

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home / termite inspection, please call us at 602 377-2452.

Receipt

Home Inspection Receipt

Miguel M. Brambila - Inspector
Happy Home Inspections, LLC
15273 W Edgemont Ave
Goodyear AZ 85395
happyhomeinspectionsaz.com
happyhomeinspectionsaz@yahoo.com
602 377-2452

Client Name
Michael J Smith

Inspection Address
12345 W Camelback Ave
Phoenix AZ 85017

Inspection Date
10/16/2017

Method of Payment Check

Amount Received \$295.00

Thank you for choosing Happy Home Inspections.

General Information

Property Information

Property Address 12345 W Camelback Ave
City Phoenix **State** AZ **Zip** 85017

Client Information

Client Name Michael J Smith
Contact Name

Inspection Company

Inspector Name Miguel Brambila
Company Name happyhomeinspectionsllc
Address 15273 W Edgemont Ave
City Goodyear **State** AZ **Zip** 85395
Phone 602 377-2452 **Fax** 623 414-3741
E-Mail happyhomeinspectionsllc@yahoo.com

Conditions

Inspection Date 10/16/2017
Estimated Age 8 years
Approximate Square Footage 2301 - 2350 sq. ft.
Entrance Faces South
Property Occupied Occupied
Start Time 3p **End Time** 6p
Temperature 82 degrees
Weather Sunny
Soil Conditions Dry
Building Type Single family
Garage Attached
Space Below Grade None
Water On Yes
Electric On Yes
Gas On Not Applicable
Others Present None

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Lots and Grounds

Please Note: Seasonal accessories, outbuildings, recreational facilities, fences, oil and geological conditions are not required to be observed by inspectors.

- | | |
|---------------|---|
| 1. Acceptable | Driveway: Concrete |
| 2. Marginal | Walks: Concrete -Damaged deck drain, creating trip hazard. Recommend replacement of damaged deck drain to eliminate trip hazard. |
| 3. Acceptable | Porch: Concrete painted |
| 4. Acceptable | Patio: Concrete textured |
| 5. Acceptable | Grading: Moderate slope |
| 6. Acceptable | Exterior Surface Drain: Surface drain |

Exterior Surface and Components

Please Note: Safety glazing, storm windows, window screens, shutters and window coverings of any type are not required to be observed by inspectors.

Entire Exterior Surface

- | | |
|----------------|--|
| 1. Acceptable | Type: Stucco |
| 2. Acceptable | Trim: Stucco |
| 3. Acceptable | Fascia: Wood |
| 4. Acceptable | Eaves: Wood |
| 5. Acceptable | Door Bell: Hard wired |
| 6. Acceptable | Entry Doors: Wood |
| 7. Acceptable | Patio Door: Glass sliding |
| 8. Acceptable | Windows: Aluminum single hung, Aluminum slider, Non-opening |
| 9. Acceptable | Exterior Lighting: Surface mounted |
| 10. Acceptable | Exterior Electric Outlets: 120 VAC GFCI |
| 11. Acceptable | Hose Bibs: Gate valves |

Structure

Please Note: It is always recommended that small cracks or voids in the concrete foundation stem walls be filled, and exposed areas be repainted. It is also recommended that joints between dissimilar materials, such as stucco to wood, stucco to metal flashing, stucco to window and door frames, etc., be kept sealed and caulked for moisture and pest protection.

- | | |
|---------------|--|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Floor/Slab: Concrete (monolithic/post tension slab) -Although no obvious deficiencies, access is impaired due to the finished areas of floor (floor coverings) in the property. We are unable to completely evaluate the floor slab system. The inspector(s) cannot ascertain the exact condition of the floor slab system during a limited visual home inspection. |
| 3. Acceptable | Foundation: Concrete |
| 4. Acceptable | Bearing Walls: Wood frame |
| 5. Acceptable | Porch Columns: Wood, with stucco wrap |
| 6. Acceptable | Patio Columns: Wood, with stucco wrap |
| 7. Acceptable | Joists/Trusses: Truss system |
| 8. Acceptable | Stairs/Handrails: Wood/carpet stairs, with wood handrails |
| 9. Acceptable | Subfloor: Not visible |

Roof

Please Note: The condition of roof felt paper or membranes below roof tiles, shingles, or wood shakes is unknown and cannot be inspected without possible damage to the roof coverings. Inspectors do not access roof if it is too high, steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in this report. No guarantee or warranty is made by this inspection whether the roof leaks at the time of inspection or is subject to future leaking.

Entire Roof Surface

- | | |
|--------------------------|--------------------------------|
| 1. Method of Inspection: | Ground level |
| 2. Type: | Pitched |
| 3. Approximate Age: | 8 years |
| 4. Acceptable | Material: Tile concrete |
| 5. Acceptable | Flashing: Galvanized |
| 6. Acceptable | Plumbing Vents: ABS |

Garage/Carport

Front of home Garage

1. **Type of Structure:** Attached
2. **Car Spaces:** 2
3. Acceptable **Garage Doors:** Aluminum
4. Acceptable **Door Operation:** Mechanized
5. Acceptable **Door Opener:** Genie
6. Acceptable **Safety Reverse System:** Contact auto reverse & (Non-contact) infrared beam sensor
7. Marginal **Man Doors:** Wood **-Not self closing & self latching. Fire safety issue. The door leading into the house from the garage is part of the firewall protection surrounding the livable space. This door needs to self close & self latch. Recommend making repairs/adjustments to the door and testing it for proper operation.**
8. Acceptable **Ceiling:** Drywall painted
9. Acceptable **Walls:** Drywall painted
10. Acceptable **Floor/Foundation:** Concrete (monolithic/post tension slab)
11. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC GFCI outlets

Attic

Please Note: Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for specific identification.

Entire Attic

1. **Method of Inspection:** In attic
2. Acceptable **Attic Access Cover Location:** Bathroom master
3. Acceptable **Attic Access Cover:** Acceptable
4. Acceptable **Unable to Inspect:** 50% -Insulation. Unsafe/poor footing.
5. Acceptable **Roof Framing:** Truss system
6. Acceptable **Sheathing:** Oriented strand board
7. Acceptable **Vapor Barrier:** Not visible
8. Acceptable **Ventilation:** Eave vents, Roof vents
9. Acceptable **Insulation:** Blown in cellulose
10. Acceptable **Insulation Depth:** 6"-9"
11. Acceptable **Wiring/Lighting:** 120 VAC outlet and 120 VAC lighting circuit
12. Acceptable **Bathroom Fan Venting:** Electric fan

Electrical

Please Note: While the inspector(s) makes every effort to find all areas of concern, some areas may go unnoticed. A representative number of switches and receptacles that are readily accessible are tested. Receptacle outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Therefore, it is essential that any recommendations that your inspector(s) makes for service or upgrades should be completed before the close of escrow. An electrician may reveal additional deficiencies or recommend upgrades for which we disclaim any responsibility. Inspectors are required to observe but not determine adequacy of electrical panels and current capacity. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected.

1. Acceptable **Conductor Type:** Romex
2. Acceptable **Smoke Detectors:** Present throughout home
3. Acceptable **Carbon Monoxide Detectors:** Present throughout home

East side of home Electric Panel

4. Acceptable **Manufacturer:** Cutler-Hammer
5. **Maximum Capacity:** 200 Amps
6. **Service Size Amps:** 200
7. **Volts:** 120-240 VAC
8. Acceptable **Service Type:** Underground
9. Acceptable **Service:** Copper
10. Acceptable **Main Breaker Size:** 200 Amps
11. Acceptable **240 VAC Branch Circuits:** Aluminum/copper
12. Acceptable **Breakers:** Aluminum/copper
13. Acceptable **Ground:** Appears to be grounded

Electrical (Continued)

14. Defective **AFCI:** 120 VAC -(1) faulty AFCI breaker, does not trip when tested. A qualified electrician is recommended to evaluate and estimate repairs.

Air Conditioning

West side of home AC System

1. **Manufacturer:** York
2. **Fuel Type:** Electric
3. **Type:** Heat pump (cool & heat combo)
4. **Capacity:** 5 Ton
5. **Approximate Age:** Unknown
6. **Area Served:** Whole building
7. **Temperature Differential:** 21 degrees (cool mode)
8. Acceptable **A/C System Operation:** Appears serviceable/functional with a good split
9. Acceptable **Exterior Unit:** Pad mounted
10. Acceptable **Condensate Removal:** PVC
11. Acceptable **Visible Coil:** Copper core with aluminum fins
12. Acceptable **Refrigerant Lines:** Visible
13. Acceptable **Electrical Disconnect:** Pull out
14. Acceptable **Exposed Ductwork:** Insulated flex
15. Acceptable **Blower fan:** Direct Drive
16. Acceptable **Filter(s):** Disposable
17. Acceptable **Thermostats:** Programmable

Plumbing

Please Note: Inspectors are not required to determine source of water supply, operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard landscape watering systems, and fire sprinklers are not a part of this inspection.

Note: Water heaters manufactured between 1993 and 1997 may have defective "dip tubes" which can cause water flow problems. If this is of concern to the buyer, a licensed plumber should investigate and correct.

1. Acceptable **Main Water Shutoff:** East side of home
2. Acceptable **Service Line:** Copper
3. Acceptable **Water Lines:** Non-metallic per label in electrical service panel
4. Acceptable **Drain Pipes:** ABS
5. Acceptable **Service Caps:** Accessible
6. Acceptable **Vent Pipes:** ABS

Garage Water Heater

7. **Manufacturer:** American
8. **Type:** Electric
9. **Capacity:** 50 Gal.
10. **Approximate Age:** 8 years
11. **Area Served:** Whole building
12. Acceptable **Water Heater Operation:** Functional at time of inspection
13. Marginal **Water lines:** Copper -Corrosion at supply line/shut-off valve. A qualified plumber is recommended to evaluate and estimate repairs.
14. Acceptable **TPRV and Discharge Tube:** Copper

Living Space

Entry & Living Room Living Space

1. Acceptable **Ceiling:** Drywall painted
2. Acceptable **Walls:** Drywall painted
3. Acceptable **Floor:** Carpet, Tile
4. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
5. Acceptable **HVAC Source:** Heating/AC system register

Family Room Living Space

6. Acceptable **Ceiling:** Drywall painted
7. Acceptable **Walls:** Drywall painted
8. Acceptable **Floor:** Tile
9. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
10. Acceptable **HVAC Source:** Heating/AC system register

Dining Room Living Space

11. Acceptable **Ceiling:** Drywall painted
12. Acceptable **Walls:** Drywall painted
13. Acceptable **Floor:** Tile
14. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets

Loft Living Space

15. Acceptable **Ceiling:** Drywall painted
16. Acceptable **Walls:** Drywall painted
17. Acceptable **Floor:** Carpet
18. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
19. Acceptable **HVAC Source:** Heating/AC system register

Hallway 2nd Floor Living Space

20. Acceptable **Closet:** Is not walk-in
21. Acceptable **Ceiling:** Drywall painted
22. Acceptable **Walls:** Drywall painted
23. Acceptable **Floor:** Carpet
24. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets

Bedroom

Master Bedroom

1. Acceptable **Ceiling:** Drywall painted
2. Acceptable **Walls:** Drywall painted
3. Acceptable **Floor:** Carpet
4. Acceptable **Doors:** Hollow wood
5. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
6. Acceptable **HVAC Source:** Heating/AC system register

West Bedroom

7. Acceptable **Closet:** Walk In
8. Acceptable **Ceiling:** Drywall painted
9. Acceptable **Walls:** Drywall painted
10. Acceptable **Floor:** Carpet
11. Acceptable **Doors:** Hollow wood
12. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
13. Acceptable **HVAC Source:** Heating/AC system register

East Bedroom

14. Acceptable **Closet:** Walk In
15. Acceptable **Ceiling:** Drywall painted
16. Acceptable **Walls:** Drywall painted
17. Acceptable **Floor:** Carpet
18. Acceptable **Doors:** Hollow wood
19. Acceptable **Electrical:** 120 VAC Lighting circuit & 120 VAC outlets
20. Acceptable **HVAC Source:** Heating/AC system register

Bathroom

Please Note: Overflows are not checked. Fixtures and trim are checked for function only and not for cosmetic value.

Master Bathroom

- | | |
|----------------|---|
| 1. Acceptable | Closet: Walk In |
| 2. Acceptable | Ceiling: Drywall painted |
| 3. Acceptable | Walls: Drywall painted |
| 4. Acceptable | Floor: Carpet, Tile |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Electrical: 120 VAC Lighting circuit & 120 VAC GFCI outlets |
| 7. Acceptable | Counter/Cabinet: Composite counter, with wood cabinets |
| 8. Acceptable | Sink/Basin: Composite material |
| 9. Acceptable | Faucets/Traps: Metal faucet, with ABS trap -Functional flow and drainage. |
| 10. Acceptable | Tub/Surround: Fiberglass tub, & composite surround -Functional flow and drainage. |
| 11. Acceptable | Shower/Surround: Fiberglass pan, & composite surround -Functional flow and drainage. |
| 12. Acceptable | Toilets: Porcelain -Functional flow and drainage. |
| 13. Acceptable | HVAC Source: Heating/AC system register |
| 14. Acceptable | Ventilation: Electric ventilation fan |

Guest 2nd Floor Bathroom

- | | |
|----------------|--|
| 15. Acceptable | Ceiling: Drywall painted |
| 16. Acceptable | Walls: Drywall painted |
| 17. Acceptable | Floor: Tile |
| 18. Acceptable | Doors: Hollow wood |
| 19. Acceptable | Electrical: 120 VAC Lighting circuit & 120 VAC GFCI outlets |
| 20. Acceptable | Counter/Cabinet: Composite counter, with wood cabinets |
| 21. Acceptable | Sink/Basin: Composite material |
| 22. Acceptable | Faucets/Traps: Metal faucet, with ABS trap -Functional flow and drainage. |
| 23. Acceptable | Tub/Surround: Fiberglass tub, & composite surround -Functional flow and drainage. |
| 24. Acceptable | Toilets: Porcelain -Functional flow and drainage. |
| 25. Acceptable | HVAC Source: Heating/AC system register |
| 26. Acceptable | Ventilation: Electric ventilation fan |

Guest 1st Floor Bathroom

- | | |
|----------------|---|
| 27. Acceptable | Ceiling: Drywall painted |
| 28. Acceptable | Walls: Drywall painted |
| 29. Acceptable | Floor: Tile |
| 30. Acceptable | Doors: Hollow wood |
| 31. Acceptable | Electrical: 120 VAC Lighting circuit & 120 VAC GFCI outlets |
| 32. Acceptable | Sink/Basin: Porcelain material |
| 33. Acceptable | Faucets/Traps: Metal faucet, with PVC trap -Functional flow and drainage. |
| 34. Marginal | Toilets: Porcelain - Toilet is loose at the floor. Recommend the replacement of the wax seal. |
| 35. Acceptable | HVAC Source: Heating/AC system register |
| 36. Acceptable | Ventilation: Electric ventilation fan |

Kitchen

Please Note: Our comments regarding the appliances are based on the condition they are in on the day of the inspection. Of the items tested, it is only a short operational test and may not reflect normal usage, the variety of their settings or cycles, or the operability of the particular unit in the future. The operation of all appliances should be verified by the seller and also checked again on the day of closing. Portable appliances or accessories such as washers, dryers, refrigerators, microwave ovens and ice makers are generally excluded. Water purifiers, instant hot water makers, built in toasters, can openers, coffee makers and blenders are not within the scope of this inspection. The inspection of the cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. It is recommended to clean, wash or replace filter(s) in the hood exhaust or overhead microwave oven. Filters are a regular maintenance item. Most mechanical filters are washable, and many be cleaned in the dishwasher. Vegetable sprayers and extendable faucets can form a cross connection when left in sinks. This is a health concern. It is recommended you never leave vegetable sprayers or extendable faucets in sinks.

Main (only) Kitchen

- | | |
|---------------|--|
| 1. Acceptable | Electrical: 120 VAC Lighting circuit & 120 VAC GFCI outlets |
| 2. Acceptable | Cooking Appliances: Frigidaire |
| 3. Acceptable | Ventilator: Frigidaire |
| 4. Acceptable | Disposal: General Electric |
| 5. Acceptable | Dishwasher: Frigidaire |

Kitchen (Continued)

- | | |
|----------------|--|
| 6. Marginal | Dishwasher Anti-Siphon: High Loop -Air gap hose improperly connected. Proper installation of air gap hose is recommended. |
| 7. Acceptable | Microwave: Frigidaire |
| 8. Acceptable | Sink: Stainless steel material |
| 9. Acceptable | Faucets/Traps: Metal faucet, with ABS trap -Functional flow and drainage. |
| 10. Acceptable | Counter Tops: Composite materials |
| 11. Acceptable | Cabinets: Wood material |
| 12. Acceptable | Pantry: Is not walk-in |
| 13. Acceptable | Ceiling: Drywall painted |
| 14. Acceptable | Walls: Drywall painted |
| 15. Acceptable | Floor: Tile |
| 16. Acceptable | HVAC Source: Heating/AC system register |

Laundry Room/Area

Please Note: A common problem for water damage inside a home that may go unnoticed for an extended period of time is behind the laundry machines. Periodic inspections by simply viewing behind machines is suggested. Any water damage that occurs on wall or floor surfaces at laundry areas can be an indication of extensive concealed damage especially if unnoticed at the beginning stages. Excessive lint build up in the dryer vent can be a fire hazard. It is recommended that the dryer vent be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with braided steel jackets is recommended for washing machines installed within the living space. Water supply valves are inspected visually, and are never operated during inspection.

Main (Only) Laundry Room/Area

- | | |
|----------------|---|
| 1. Acceptable | Ceiling: Drywall painted |
| 2. Acceptable | Walls: Drywall painted |
| 3. Acceptable | Floor: Tile |
| 4. Acceptable | Doors: Hollow wood |
| 5. Acceptable | Electrical: 120 VAC Lighting circuit |
| 6. Acceptable | Washer and Dryer Electrical: 120/240 VAC |
| 7. Acceptable | HVAC Source: Heating/AC system register |
| 8. Acceptable | Washer Hose Bib: Ball valves |
| 9. Acceptable | Cabinets: Wood material |
| 10. Acceptable | Dryer Vent: Rigid metal |
| 11. Acceptable | Ventilation: Electric ventilation fan |
| 12. Acceptable | Washer Drain: Wall mounted drain |
| 13. Acceptable | Washer Drip Pan: Fiberglass/plastic |

Final Comments

Note: This inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Often due to unique circumstances, we may not have tested every outlet, opened every window/door or identified every minor defect. We are not specialists and because our inspection is essentially visual, latent defects could exist. Our service is simply an inspection/report on the general condition of a particular property at a given point in time. It is imperative that any recommendation that we may make for services or a second opinion are completed well before the close of escrow, and that competent licensed contractors/specialists are used for the repair services. Note that competent licensed contractors/specialists could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. We disclaim any responsibility and do not include any guarantee or warranty. Remember, roofs may leak, drain lines may become blocked, and components and systems may fail without warning, therefore the purchase of a home warranty is recommended.

Thank you for taking the time to read the entire report. Please call us if you have any questions. ..Thank you.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Walks:** Concrete -Damaged deck drain, creating trip hazard. Recommend replacement of damaged deck drain to eliminate trip hazard.



Garage/Carport

2. **Front of home Garage Man Doors:** Wood -Not self closing & self latching. Fire safety issue. The door leading into the house from the garage is part of the firewall protection surrounding the livable space. This door needs to self close & self latch. Recommend making repairs/adjustments to the door and testing it for proper operation.



Plumbing

3. **Garage Water Heater Water lines:** Copper -Corrosion at supply line/shut-off valve. A qualified plumber is recommended to evaluate and estimate repairs.



Bathroom

4. **Guest 1st Floor Bathroom Toilets:** Porcelain -Toilet is loose at the floor. Recommend the replacement of the wax seal.



Kitchen

5. **Main (only) Kitchen Dishwasher Anti-Siphon:** High Loop -Air gap hose improperly connected. Proper installation of air gap hose is recommended.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

1. East side of home Electric Panel AFCI: 120 VAC -(1) faulty AFCI breaker, does not trip when tested. A qualified electrician is recommended to evaluate and estimate repairs.



ARIZONA STANDARDS OF PROFESSIONAL PRACTICE FOR ARIZONA HOME INSPECTORS

Adopted in January 1, 2002.

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of ASHI.

1. SYSTEM: INTRODUCTION

- 1.1 These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 These Standards of Practice
 - A. Provide inspection guidelines.
 - B. Make public the services provided by private fee-paid inspectors.

2. SYSTEM: PURPOSE AND SCOPE

2.1 Inspections performed to these standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

- A. Before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:
 - 1. The purpose of the inspection.
 - 2. The date of the inspection.
 - 3. The name address and certification number of the inspector
 - 4. The fee for services.
 - 5. A statement that the inspection is performed in accordance with these Standards.
 - 6. Limitations or exclusions of Systems or components inspected.
- B. Observe readily accessible installed systems and components listed in these Standards.
- C. Submit a written report to the client which shall:
 - 1. Describe systems and components identified in sections 4-12 of these Standards.
 - 2. State which systems and components designated for inspection in

these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3. State any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

- A. Reporting observations and conditions in addition to those required in Section 2.2.
- B. Excluding systems and components from the inspection if requested by the client.

3. SYSTEM: GENERAL LIMITATIONS & EXCLUSIONS

3.1 General limitations:

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

3.2 General exclusions:

A. Inspectors are NOT required to report on:

1. Life expectancy of any component or system.
2. The causes of the need for a major repair.
3. The method, materials and costs of corrections.
4. The suitability of the property for any specialized use.
5. Compliance or non-compliance with applicable regulatory requirements
6. The market value of the property or its marketability.
7. The advisability or inadvisability of purchase of the property.
8. Any component or system which was not observed.
9. The presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. Cosmetic items, underground items, or items not permanently installed.

B. Inspectors are NOT required to:

1. Offer warranties or guarantees of any kind.
2. Calculate the strength, adequacy, or efficiency of any system or component.
3. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. Operate any system or component which is shut down or otherwise inoperable.
5. Operate any system or component which does not respond to normal operating controls.
6. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. Predict future conditions, including but not limited to failure of components.
10. Project operating costs of components.
11. Evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe: A. structural components including:

1. Foundation.
2. Floors.
3. Walls.
4. Columns.
5. Ceilings.
6. Roofs.

4.2 The inspector shall:

A. Describe the type of:

1. Foundation.
2. Floor structure.
3. Wall structure.
4. Columns.
5. Ceiling structure.
6. Roof structure.

- B. Probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.
- C. Enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property or when dangerous or adverse situations are suspected.
- D. Report the methods used to inspect under floor crawl spaces and attics.
- E. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The inspector shall observe:

- A. Wall cladding, flashings and trim.
- B. Entryway doors and representative number of windows.
- C. Garage door operators.
- D. Decks, balconies, stoops, steps, areaways, and porches including railings.
- E. Eaves, soffits and fascias.
- F. Vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

- A. Describe wall-cladding materials.
- B. Operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
- C. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

- A. Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. Fences.
- C. Safety glazing.
- D. Garage door operator remote control transmitters.
- E. Geological conditions.
- F. Soil conditions.
- F. Recreational facilities.
- H. Outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The inspector shall observe:

- A. Roof coverings.
- B. Roof drainage systems.
- C. Flashings.
- D. Skylights, chimneys and roof penetrations.
- E. Signs of leaks or abnormal condensation on building components.

6.2 The inspector shall:

- A. Describe the type of roof covering materials.
 - B. Report the methods used to inspect roofing.
- 6.3 The inspector is NOT required to:
- A. Walk on the roofing.
 - B. Observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.
 - C.
7. SYSTEM: PLUMBING

7.1 The inspector shall observe:

- A. Interior water supply and distribution system including:
 - 1. Piping materials, including supports and insulation.
 - 2. Fixtures and faucets.
 - 3. Functional flow.
 - 4. Leaks.
 - 4. Cross connections.
- B. Interior drain, waste and vent system, including:
 - 1. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. Leaks.
 - 3. Functional drainage.
- C. Hot water systems including:
 - 1. Water heating equipment.
 - 2. Normal operating controls.
 - 3. Automatic safety controls.
 - 4. Chimneys, flues and vents.
- D. Fuel storage and distribution systems including:
 - 1. Interior fuel storage equipment, supply piping, venting and supports.
 - 2. Leaks.
- E. Sump pumps.
- F.

7.2 The inspector shall:

- A. Describe:
 - 1. Water supply and distribution piping materials.
 - 2. Drain, waste and vent piping materials.
 - 3. Water heating equipment.
- B. Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The inspector is NOT required to:

- A. State the effectiveness of anti-siphon devices.
- B. Determine whether water supply and waste disposal systems are public or private.
- C. Operate automatic safety controls.
- D. Operate any valve except water closet flush valves, fixture faucets and

hose faucets.

- E. Observe:
 - 1. Water conditioning systems.
 - 2. Fire and lawn sprinkler systems.
 - 3. On-site water supply quantity and quality.
 - 4. On-site waste disposal systems.
 - 5. Foundation irrigation systems.
 - 6. Spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe:

- A. Service entrance conductors.
- B. Service equipment, grounding equipment, main over current device, main and distribution panels.
- C. Amperage and voltage ratings of the service.
- D. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. 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.
- G. The operation of ground fault circuit interrupters.

8.2 The inspector shall:

- A. Describe:
 - 1. Service amperage and voltage.
 - 2. Service entry conductor materials.
 - 3. Service type as being overhead or underground.
 - 4. Location of main and distribution panels.
- B. Report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to:

- A. Insert any tool, probe or testing device inside the panels.
- B. Test or operate any over current device except ground fault interrupters.
- C. Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. Observe
 - 1. Low voltage systems.
 - 2. Smoke detectors.
 - 3. Telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. SYSTEM: HEATING

9.1 The inspector shall observe:

- A. Permanently installed heating systems including:
 - 1. Heating equipment.
 - 2. Normal operating controls.
 - 3. Automatic safety controls.
 - 4. Chimneys, flues and vents.
 - 5. Solid fuel heating devices.
 - 6. Heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
 - 7. The presence of an installed heat source in each room.

9.2 The inspector shall:

- A. Describe:
 - 1. Energy source.
 - 2. Heating equipment and distribution type.
- B. Operate the systems using normal operating controls.
- C. Open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. Operate automatic safety controls.
- C. Ignite or extinguish solid fuel fires.
- D. Observe:
 - 1. The interior of flues.
 - 2. Fireplace insert flue connections.
 - 3. Humidifiers.
 - 4. Electronic air filters.
 - 5. The uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

- A. Central air conditioning including:
 - 1. Cooling and air handling equipment.
 - 2. Normal operating controls.
- B. Distribution systems including:
 - 1. Fans, pumps, duct and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 - 2. The presence of an installed cooling source in each room.
 - 3.

10.2 The inspector shall:

- A. Describe:
 - 1. Energy sources.
 - 2. Cooling equipment type.

- B. Operate the systems using normal operating controls.
- C. Open readily open able access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

- A. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. Observe non-central air conditioners.
- C. Observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The inspector shall observe:

- A. Walls, ceiling and floors.
- B. Steps, stairways, balconies and railings.
- C. Counters and a representative number of cabinets.
- D. A representative number of doors and windows.
- E. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. Sumps.

11.2 The inspector shall:

- A. Operate a representative number of primary windows and interior doors.
- B. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. Paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. Carpeting.
- C. Draperies, blinds or other window treatments.
- D. Household appliances.
- E. Recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

- A. Insulation and vapor retarders in unfinished spaces.
- B. Ventilation of attics and foundation areas.
- C. Kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- A. Insulation and vapor retarders in unfinished spaces.
- B. Absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

- A. Concealed insulation and vapor retarders.
- B. Venting equipment which is integral with household appliances.

Glossary

AUTOMATIC SAFETY CONTROLS: Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

CENTRAL AIR CONDITIONING: A system which uses ducts to redistribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

CLIENT: A customer who contracts with a home inspector for a home inspection.

COMPONENT: A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

CROSS CONNECTION: Any physical connection or arrangement between potable water and any source of contamination.

DANGEROUS OR ADVERSE SITUATIONS: Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

DESCRIBE: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

DISMANTLE: To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

ENGINEERING: Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

EVALUATION BY APPROPRIATE PERSONS: Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

FUNCTIONAL DRAINAGE: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

FUNCTIONAL FLOW: A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously. **IMMEDIATE MAJOR REPAIR:** A major defect, which if not quickly addressed, will be likely to do any of the following:

1. Worsen appreciably
2. Cause further damage
3. Be a serious hazard to health and/or personal safety

INSPECTOR:
A person certified as a home inspector by the Arizona Board of Technical Registration

INSTALLED: Attached or connected such that the installed item requires tools for removal.

MAJOR DEFECT: A system or component that is unsafe or not functioning

NORMAL OPERATING CONTROLS: Homeowner operated devices such as a thermostat, wall switch or safety switch.

OBSERVE: The act of making a visual examination of a system or component and reporting on its condition.

ON-SITE WATER SUPPLY QUALITY: Water quality is based on the bacterial, chemical, mineral and solids content of the water.

ON-SITE WATER SUPPLY QUANTITY: Water quantity is the rate of flow of water.

PRIMARY WINDOWS AND DOORS: Windows and/or exterior doors which are designed to remain in their respective openings year round.

READILY ACCESSIBLE: Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL: A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

RECREATIONAL FACILITIES: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

REPRESENTATIVE NUMBER: For multiple identical components such as

windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

ROOF DRAINAGE SYSTEMS: Gutters, downspouts, leaders, splash blocks, and similar component used to carry water off a roof and away from a building.

SAFETY GLAZING: Tempered glass, laminated glass, or rigid plastic.

SHUT DOWN: A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

SOLID FUEL HEATING DEVICE: Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

STRUCTURAL COMPONENT: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

SYSTEM: A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE: An inspection is technically exhaustive when it involves the use of measurement, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

UNDERFLOOR CRAWL SPACE: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

UNSAFE: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.

Code of Professional Conduct for Arizona Home Inspectors

Arizona Home Inspectors shall:

1. Not engage in fraud, deceit, misrepresentation or concealment of material facts in advertising, soliciting or providing professional services to members of the public.
2. Comply with state, municipal, and county laws, codes, ordinances, and regulations pertaining to practice.
3. Not violate any state or federal criminal statute involving dishonesty, fraud, misrepresentation, embezzlement, theft, forgery, perjury, bribery, or breach of fiduciary duty, if the violation is reasonably related to practice.
4. Apply the technical knowledge and skill which would be applied by other qualified inspectors who practice the same profession in the same area and at the same time.
5. Not accept an assignment if the duty to a client or the public would conflict with the inspector's personal interest or the interest of another client without full disclosure of all material facts of the conflict to each person who might be related to or affected by the inspection in question.
6. Not accept compensation for services related to the same inspection from more than one party without making full disclosure to all such parties and obtaining the express written consent of all parties involved.
7. Make full disclosure to all parties concerning: a. Any transaction involving payments to any person for the purpose of securing a contract, assignment, or engagement, except for actual and substantial technical assistance. b. Any monetary, financial, or beneficial interest the inspector may hold in a contracting firm or other entity providing goods or services, other than the inspector's professional services, to an inspection.
8. Not solicit, receive, or accept compensation from material, equipment, or other product or services suppliers for specifying or endorsing their products, goods or services to any client or other person without full written disclosure to all parties.
9. Conduct home inspections in accordance with the "Standards of Professional Practice" adopted by the Arizona Chapter of the American Society of Home Inspectors, Inc., on September 30, 2001" the provisions of which are incorporated herein by reference and are on file with the Office of the Secretary of State.
10. Not pay or receive, directly or indirectly, in full or in part, a commission or compensation as a referral or finder's fee

11. Not perform, or offer to perform, for an additional fee, any repairs to a structure having been inspected by that inspector or the inspector's firm for a period of twenty-four months following the inspection.

Note: This Code of Professional Conduct is extracted from the "Rules of Professional Conduct R4-30-30J" of the Arizona Board of Technical Registration. Certified Members of the American Society of Home Inspectors, Inc. (ASHI) and Candidates for Membership in the Society are also required to adhere to the provisions of the "Code of Ethics" of the Society and others may at their option choose to follow ASHI's Code of Ethics.