

Building Inspection Report

Prepared For: James T. Kirk

Inspection Date: August 14, 2028



1701 Enterprise

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Report Overview

THE REPORT IN PERSPECTIVE

On August 14th, 2028 I inspected the home located at 1701 Enterprise in Prescott. I arrived at @ 8:00 am and completed the on site inspection at @ 1:00 pm (this does not include the report preparation). James met me on site at 1:00.

This is a five year old home. This is an approximate age. I look for dates on plumbing fixtures and major appliances, most of which were manufactured in 2023. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.

I trust you will find this report informative and helpful; I often describe my reports as a combination owner's manual and honey-do list. Please note that this is a limited visual inspection. This is not a technically exhaustive evaluation; a report of that nature would cost many times more and require several experts. In a typical home inspection there are areas or components that are not visible. Even the most comprehensive report could not be expected to reveal every condition you may consider significant to ownership.

This inspection is performed in compliance with the Standards of Professional Practice for Arizona Home Inspectors and with the Standards of Practice of the American Society of Home Inspectors (ASHI®). A copy of the Arizona Standards has been provided with this report. I do not perform repairs on homes I inspect, nor do I refer contractors.

Please keep in mind that there is no such thing as a perfect house. Normal use or wear and tear is not noted in the report. Any home more than a few years old will have common cracks in the drywall and concrete, cosmetic damage, etc. It is very rare that a report does not have some recommendations regarding site drainage and the electrical system.

WEATHER CONDITIONS

Recent high temperatures have been in the upper 80's, with lows in the 60's. We have been getting occasional thunderstorms. Please note that rain in our area can be very isolated. South Prescott can get a downpour while north Prescott doesn't get a drop. The ground and roof were dry during the inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Standards of Practice for Arizona Home Inspectors and the ASHI® Standards of Practice are inspected. **Inspections performed to these standards are intended to provide the Client with a better understanding of the property conditions observed at the time of the inspection.**

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The following items are not inspected or operated: Detached buildings, including garages, barns, sheds, etc. Low voltage and photocell controlled lights. Timers of any kind (oven, lights, sprinklers, etc.) The self cleaning function of ovens. Dishwashers are visually inspected but are not operated. Refrigerators, washers and dryers. Landscaping items, such as retaining walls that are not structural components. Well and septic systems; they are typically inspected by other professionals. Sprinkler systems are not operated, although I will note the location of timers or valves.

For other exclusions and limitations please refer to your copy of the Inspection Agreement, and see the Limitations in each section of the report. Please read your copy of the Standards of Professional Practice.

This inspection and report should not be considered a warranty or guarantee of any kind.

Key to This Report

You must read this page to understand the report! For the purposes of this report, I'll refer to the left, rear, right and front when facing the home from the street. I'll call the bedrooms the master, front and rear and the baths the master, main and ½. There is a dining room in the front and a nook off the kitchen.

This report contains a lot of information, more than some homeowners want to know. For example, most people want to know if the roof structure is in good condition, but don't really care if the trusses are 2x4 or 2x6. I've tried to make the report as 'readable' as possible. Each system (Structural, Roof, etc.) will start on a new page. Each page will follow the same format and have the same sections. There are five sections in the following order:

Description of....: Specific information such as the manufacturer, size, location, etc.

General Comments: General and specific information on the system.

Recommendations/Observations: Observations or recommended improvements. For your convenience, all the items in this section will be preceded by one of the following symbols:

⊗ Major Defect: A system or component that is unsafe or not functioning. This item requires immediate repair. The Standards of Professional Practice for Arizona Home Inspectors defines Immediate Major Repair as "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"

A licensed, qualified contractor or appropriate professional should be consulted regarding any Major Defect

Recommendations. Note that a Major Defect is not necessarily a major expense. A plumbing leak or exposed electrical wires can be a Major Defect, and can be relatively inexpensive to correct.

☑ Improvement Needed: Improvements that should be anticipated over the short term. These may be items that the typical homeowner can do, such as changing a dirty furnace filter or minor site drainage improvements. These items may also require a professional, but are not a Major Defect

◇ Monitor/Observation: This symbol is used for items where further monitoring is needed. Repairs may be necessary. During the inspection, there was insufficient information; improvements cannot be determined until further investigation or observations are made. This symbol is also used for an observation of a condition that is not usually repaired, such as common cracks in concrete surfaces.

These symbols are repeated at the bottom of every page for your convenience.

There may also be a section labeled "Discretionary Improvements". These are not essential repairs, but represent logical long term improvements.

Maintenance Information: These sections are the same in every report, and I hope you find them useful. *Please read the Maintenance Sections; often they will help explain items in the General Comments or Recommendations sections.*

The maintenance tips will refer to the systems and components I find most often in our area. If your home has an unusual feature or system there will likely be additional maintenance information in the General Comments. I have included some definitions of words or items that appear frequently in reports. The defined words or items are *italicized* and appear at the end of the maintenance section.

Limitations: Items that are outside the scope of the inspection or were not visible. Some of these will be specific to your home, such as a garage that was not visible because of stored items. Some of these are general limitations that appear in every report and may not be applicable to your home.

Once again, my goal is to make the report as informative and helpful as possible. If I make a recommendation, I try to explain the item in detail and explain why it's a problem (if it's not obvious). I may offer suggestions on improving or repairing the item. I will try to do this in everyday language and not impress you with my construction vocabulary.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	<ul style="list-style-type: none"> •Concrete •Block Stem Walls •Crawlspace Configuration •Crawl Space Access: Left Exterior •Crawl Space Moisture Barrier: None (typical)
Floor Structure:	<ul style="list-style-type: none"> •6x6 Wood Columns •6x12 Glu-Lam Floor Beams •12 Inch Floor Trusses •Wafer Board Sub Floor
Wall Structure:	<ul style="list-style-type: none"> •Wood Frame
Ceiling Structure:	<ul style="list-style-type: none"> •2x4 Trusses
Roof Structure:	<ul style="list-style-type: none"> •2x6 Trusses
Roof Sheathing:	<ul style="list-style-type: none"> •Waferboard
Attic Access Location:	<ul style="list-style-type: none"> •Garage and Master Bedroom Closet •Attic Method Of Inspection: Entered - Inaccessible Areas

GENERAL COMMENTS

This is a one level home. The block stem walls are visible from the exterior and crawlspace in areas, and overall are in good condition. The condition of the stem walls, windows and exterior indicates there has been no significant structural movement of the foundation.

The crawlspace is accessed from the left exterior. The crawlspace is very high and movement in the crawlspace is easy. There is a full size door and no 'crawling' is required. See the Exterior page regarding the steps at the entry to the crawlspace. I entered and made it to all areas.

No major defects were noted in the visible crawlspace framing. The glu-lam beams and floor trusses are considered upgrades over dimensional lumber. Anchor bolts, post bases and framing straps are installed. The wood posts are supported on block columns, avoiding wood/soil contact and reducing the chance of moisture damage or insect activity. The condition of the interior doors, walls, etc. indicates there has been no significant structural movement of the crawlspace/floor framing.

The attic is accessed from the garage and master bedroom closet. I entered both attics, but did not make it to all areas.

The visible areas of the roof framing are in good condition. I did not see any broken or damaged trusses. I noted some small stains on the bottom of the roof sheathing near some penetrations (vents, etc.) This is typical; I see such stains in almost every attic I enter.

No improvements to the structural components are considered necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

- ◇ Some unevenness in the roof sheathing was observed. This condition is common where roof trusses or rafters are spaced two feet apart. The sheathing sags between the trusses. Also see the Roofing page.
- ◇ Common cracks were observed in the block stem walls, although smaller and fewer than typical. This implies that some structural movement of the building has occurred, as is typical of most houses, and is not a structural concern. I find common cracks in virtually every building I inspect. It doesn't hurt to seal (caulk, etc.) any visible cracks. Cracks should be monitored, of course; if further movement is noted additional investigation may be needed.
- ◇ The ends of some crawlspace beams are supported by wood posts bolted to the block stem walls. There is wood/soil contact at some of these posts. Ideally these posts should be trimmed off the soil to avoid wood/soil contact. The posts are bolted to the wall, but it would still be a good idea to install concrete blocks or pads under the posts. This is not considered a major defect- most of these posts are pressure treated wood which is resistant to insect and moisture damage. Any posts in contact with the soil should be monitored for moisture or insect damage.
- ☑ Some framing ("T") straps at the post/beam connections in the crawlspace are missing. These should be installed, a minor task/expense.

- ◇ There is no evidence of significant or recent water in the crawlspace. There are some stains on the glu-lam beams, but these are not under plumbing lines. There are some stains at the bottom of some of the wood posts bolted to the block walls, and there are some rusty anchor bolts in areas. There are no recent stains in these areas. All of these may have occurred while the home was being built.

It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Almost all crawlspaces exhibit signs of moisture penetration and many crawlspaces will indeed leak at some point in time. Crawlspace leakage rarely affects the structural integrity of a home.

The vast majority of crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the home. Gutters and downspouts should act to collect roof water and discharge the water away from the home. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the roofing and exterior sections of the report for more information.

In the event that crawlspace leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, dampproofing and/or the installation of drainage tiles are not usually necessary in our area.

MAINTENANCE INFORMATION

The Structural Inspection: *Includes a visual inspection of the accessible structural members of the home, including the exterior walls, roof framing, and the floor framing (if the home is built on a crawlspace). In addition to looking for damaged components, I look for evidence of excessive settling or movement of the home. The condition of the interior, especially the doors and windows, can also indicate if there has been unusual structural movement.*

The most important maintenance concerning the structural components is to keep moisture out of the home. See the Recommendations and Maintenance sections on the Roof and Exterior pages. Almost all abnormal settlement of a foundation can be traced back to poor site drainage (or other water entry). If you suspect you are developing structural problems you should consult with a qualified contractor. Often there is a cause that can be corrected easily, such as a leaking roof or a broken downspout.

It is important to keep surface water away from the home, and it is also important to avoid wood/soil contact around the home or in the crawlspace. This includes storing wood items on the soil in the crawlspace or adjacent to the home; any wood that is in contact with the soil and the home is a possible entry point for wood destroying insects.

Component: One part of a system, for example the foundation is only one component in the structural system.

System: A complete system consists of many components; for example the structural system consists of components including the foundation, stem walls, exterior walls, roof structure, etc.

NOTE: These two terms apply to all the systems; heating, plumbing, etc.

Attic: The space above the living area ceilings and under the roof.

Crawlspace: The area under the living area floor. There is no crawlspace in a home built on a concrete slab.

Foundation: The base structure supporting the home. The foundation is usually concrete.

Stem walls: The walls above the foundation, usually concrete or block. The wood framing or exterior walls are supported by the stem walls.

Joist: A floor joist supports the floor in a home with a crawlspace. The floor joists are usually supported by posts and beams. A ceiling joist supports the interior ceilings, and a **Rafter** supports the roof sheathing. The support boards for decks are also called joists.

Truss: A premanufactured structural element, usually of wood, used for roof framing and sometimes for floor joists.

Common Cracks: We only have two types of concrete in our area; cracked and not cracked yet. Common cracks occur in almost all concrete surfaces. There is no displacement (unevenness at the surface) at common cracks, and they are not a structural concern. Common cracks are found in virtually all stem walls, driveways, patios, etc. Common cracks in walls most often occur near openings in the wall, such as doors, crawlspace vents, etc.

Efflorescence: A white powdery stain that occurs when water migrates through a masonry wall (block, brick, concrete, etc.). The water leaches the calcium/salts out of the masonry product, then the water evaporates and leaves the white stains. Efflorescence can occur on the inside of foundation or stem walls, on the lower side of masonry retaining walls, on the sides of chimneys (from water entering the top), or anywhere moisture enters a masonry product. Efflorescence almost always indicates moisture has been entering the wall, although it is sometimes difficult to determine when. Some stains in crawlspaces on the inside of the stem walls may have occurred when the home was being built, before the final grading and site drainage were completed.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As described in the inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Insulation in the attics and crawlspace limited the view of structural components.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the Inspection Agreement regarding the scope of this inspection and other limitations.

Late Night Reading, a personal observation: I feel a home inspection is similar to taking a used car to your mechanic before you buy it. The mechanic is not an expert on every craft. He likely doesn't repair automatic transmissions or body damage. He will not guarantee that the car will not require repairs. He will look for signs of trouble that the typical car owner would not know to do or be aware of. He may find indications that a certain part will fail. He may know that certain items in this particular year and model are prone to failure. He may show you certain things that you should keep an eye on. He may give you maintenance advice that will save you larger repair bills later.

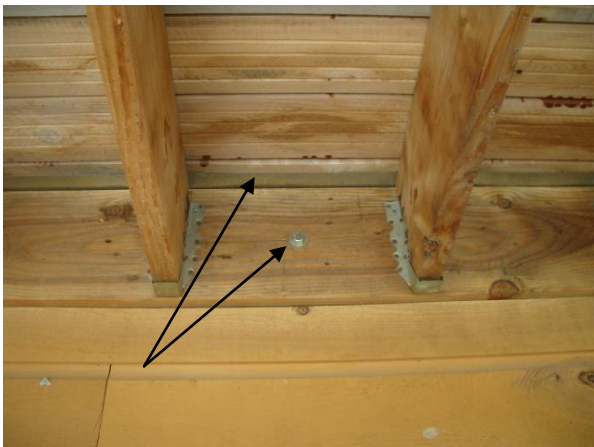
This is what I do in a home inspection. I can't see into the ground or walls to see the foundation or framing, but the overall condition of the exterior and interior, doors and windows, etc. can indicate if there has been unusual settlement of a home. I cannot guarantee that unexpected repairs will not be needed; a water heater or furnace can fail at any time, and an unusual storm can cause a roof leak where there has never been one before. I have been trained to inspect existing buildings, and my continuing education requirements keep me informed of the latest inspecting techniques. Home and building inspections are my only business!



The glu-lam beams and floor trusses in the crawlspace are an upgrade over dimensional lumber. Some framing (“T”) straps are missing, one is shown in the left photo. There is minor wood/soil contact at some of the posts that are bolted to the block walls.



There are gaps and split boards at the wood siding.



The framing at the decks is above average. Joist hangers are installed, the decks are bolted to the home, and there is flashing at the deck/home. The air conditioner compressors are closer to the home than ideal, and the soil is eroding from under the concrete pads under the compressors. There is a high step at the wood steps into the crawlspace.