



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Sample of Mfg. Home Defects and Informational items.

INSPECTION REPORT

Comments About The General Construction Of The Building

1. Based on the inspector's observations, this dwelling was judged to be of standard quality, in need of maintenance or repairs for a dwelling of this age. The observed property conditions have been described in this report. Some additional reportable conditions, not observable or not observed at the time of our inspection, may be discovered in the course of repairs or upgrading.

Repairs and remodeling can vary greatly on Mfg. homes from repairs on site built homes, For any repairs identified in this report or for future remodeling and repairs I strongly recommend having all repairs evaluated and completed by a qualified contractor licensed to perform Mfg. Home repairs.

SITE AND GROUNDS

Walkways

Condition

2. Settlement of the rear walkway was observed, this settlement poses a potential trip hazard. Repair or replacement by a qualified contractor to eliminate trip hazards is recommended.

Patio Surface

Condition

3. Patio surface is sloped toward home and allowing water to collect against home and at foundation. Correction to provide drainage away from home is recommended to prevent water damage to structure and erosion and settlement of blocking.

Pest Conditions

4. NOTE :

This report DOES NOT address Termites and other WDO condition[s]

PRIOR to closing I strongly recommended having a WDO inspection performed by a qualified licensed pest control contractor

BUILDING EXTERIOR

The Foundation As Viewed From The Exterior

5. The skirting material and/or it's framing was damaged. This was due to settlement of home, SEE Crawl space comments

We advise repairs and/or corrections be made to ensure proper condition



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Wood Siding

Condition Damaged

6. Portions of the siding are embedded in concrete. This is not an acceptable practice. Modification would be difficult.

SUGGESTION: We recommend, as preventive maintenance, the area be flooded with a wood preservative from time to time and that the open seam be caulked and sealed to deny moisture entry.

Exterior Doors

7. The Side door at laundry entry is damaged to the extent replacement by a qualified contractor is recommended to restore proper function.

Exterior Windows Frames and Sills

8. Caulking, used to flash the window frames at the exterior wall cladding materials, was generally deteriorated or missing. We recommend that all deteriorated or missing caulking be restored to prevent moisture entry and damage to the exterior walls.

Patio Covering

Type

9. The patio is covered by Metal or Aluminum panels.

The Aluminum awning posts are bent and damaged. Replacement is needed to provide proper awning attachment

RIBBED ALUMINUM ROOFS: This type of roof often leaks at seams or joints between panels, or where it connects with other roofs. Existence of leaks on this type roof are very difficult to detect. Determination of active leakage can best be made during a rainstorm. Leaks can be corrected by use of gutter caulk or application of urethane foam along juncture points.

Condition

10. The wood patio attachment to the dwelling for the patio cover attached to the home, This installation is not recommended, as the exterior walls are not designed to support this additional weight

SUGGESTION: A qualified Mfg Home contractor should be retained to evaluate and make recommendations on improving the stability and attachments of the patio cover.

Exterior Deck Supports

11. The pier(s) support for the deck of this dwelling is not properly anchored The performance of the deck may be affected.

Correction by a qualified contractor to provide proper anchoring is strongly recommended to prevent damage from wind and settlement.

Exterior Stairs

12. The stairs were not sturdy enough to support average pedestrian traffic. The condition was potentially hazardous of persons who might use the stairs. This condition was observed on the laundry room entry Side.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Exterior Railings

Condition Ok/Maintenance/ Missing

13. No railings were provided where needed on rear door steps

SUGGESTION: Railings should be installed with normal industry trade practices to reduce the potential for personal injury.

Railing Safety Condition

14. The railings did not conform to current standards. As such, these railings may allow a small child to climb or fall through.

SUGGESTION: All railings should be modified or re-installed to conform to current standards for safety. This condition was observed on the patio deck railings.

Exterior Plumbing

Hose Bibbs

15. Plastic water supply piping was visible coming out of the ground. This type of piping is easily damaged by sunlight and incidental contact at the ground, and we suggest that it be protected from contact damage and sun damage, or replaced with a proper hard metal piping to deter future damage.

Electrical

Light Fixtures

16. Some of the exterior light fixtures observed were not designed or rated for exterior use.

RECOMMENDATION: Only light fixtures rated for exterior use should be used on the exterior. Replacement of any exterior light fixture not rated for exterior use as a safety upgrade is indicated.

ELECTRICAL SYSTEM

Subpanels

Circuit Breakers

17. Circuit breakers added for the exterior shed and outlets were of a different brand than the service panel. Circuit breakers are labeled according to the service panel manufacturer's specifications and their brand names should match the brand name of the panel. Un-matching brands of breakers may not perform dependably and may void the service panel warranty. We recommend that further evaluation be performed with remedy as necessary by a qualified and competent electrician.

Panel Wiring

18. Neutral wiring for the storage shed and/or attached buildings were installed on the ground bar. All neutral conductors within the sub-panel should be properly isolated from the ground conductor according to present industry standards by a qualified and competent electrician.

Receptacles: Overall

20. Several receptacles in the area were not securely attached to their boxes and/or the boxes were loose in the wall. This could be hazardous to personal safety.

Note: The existing outlets are one piece units, with a connection similar to low voltage lighting fixtures. [Identified by plate screw on a diagonal opposed to vertical position like standard home outlets.]

With this type of installation replacement with same type outlet may be required due to wires being drawn tight without any additional slack to cut wire and install a standard home type outlet.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Switches: Overall

21. Several switches were worn or not properly secured. See comment about replacement in receptacles area.

ROOF

Metal Roof Surface

22. The metal roof surface was rusting under the coating at metal seams and below the ev ap cooler.
Recommend having a qualified licensed Mfg Home roofing contractor be called to determine what corrective action is needed to restore this roof to a water tight condition.

Flashings Overall

23. The roof coating/sealant was cracked around several roof vents.

Plumbing Vents

24. The plastic roof vent covers were cracked and brittle. Replacement by a qualified contractor is recommended.

Gutters

Condition

25. The aluminum awning gutters were restricted with debris.
Cleaning out gutters is recommended to provide proper drainage.

WATER HEATER

Useful Information About The Water Heater(s)

Location

26. A heater for domestic hot water was located in the hall bedroom Closet.

Note: Electric water heaters are often located in a bedroom closet or laundry room accessible by removing a panel with screws in it.

Installation Considerations

Condition

27. The wood flooring under the water heater was water damaged.

Removal of water heater and replacement of damaged flooring by a qualified contractor is strongly recommended.

General Comments About The Water Heater

28. **NOTE**

The wiring provided for the water heater is a 20 amp 240 circuit

When replacing water heater to avoid changing wiring to a 30 amp circuit I recommend replacing this unit with a like existing single element water heater to assure proper operation.

***The gas water heater was replaced with a standard home type heater.

Replacement with a HUD approved water heater for MFG. Homes is recommended.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

PLUMBING SYSTEM

Information About The Plumbing System

Interior Water Supply Piping Material

29. 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).

Interior Water Supply

30. This building has polybutylene type water piping. This type of piping has had a history of failure due to a variety of reasons and a recovery fund has been set up by the courts to re-pipe homes which have failures with this type of piping. We strongly recommend that the Consumer Plumbing Recovery Center can be contacted (at: 1-800-876-4698) to determine if this building falls within the recovery fund guidelines. You may call us or research Polybutylene on the internet at wwwpbpipe.com for more information.

Main Water Shut Off Condition

31. Operation of the main water shut off valve was attempted using normal hand pressure. The valve was found frozen, buried in dirt and normal hand pressure could not move it. Repair by a qualified and competent plumber is recommended to restore proper operation.

Plumbing Fixtures, Overall

32. Several faucets were worn or leaking.

Note: The existing faucets are inexpensive original plastic type faucets and parts may not be available . Replacement of faucets may be needed.

Drain And Waste Lines

33. The air gap kitchen plumbing vent source { a black fitting with holes on sides with a spring and rubber flapper} on riser pipe rubber flapper is damaged
Replacement is needed to provide proper venting and to prevent sewer gas leakage into home

HEATING SYSTEM

Heating Plant Gas Supply Connections And Shut Off Valve

Connections

34. The gas line is not secured at furnace[s] . Securing line to prevent damage [and possible gas leak at fittings] from movement is recommended.

The Combustion Air Supply

Condition

35. The supply of combustion air for this unit was marginal.

SUGGESTION: A contractor should be called to evaluate the combustion air openings and determine what corrective action may be necessary.

Blower/Motor

36. Dust and/or debris have built up on the blower and in the blower compartment.

SUGGESTION: We recommend the blower and compartment be cleaned and the blower's bearing be lubricated.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Venting System Condition

37. The furnace exhaust vent system was installed too close to combustible materials and not properly secured at connections. The vent should be properly secured and routed to provide adequate clearances.

AIR CONDITIONING

Cooling System HVAC Disconnect

38. A local disconnect or other means of de-energizing the equipment was not found within line-of-site from the unit during the inspection, as is required by current construction standards.

SUGGESTION: For safety and convenience, a local disconnect should be installed.

INTERIOR

Overall Commentary On The Surfaces

39. Water stains were visible on bottom of several walls.

This is often an indication of prior water leaks. Due to weak and uneven flooring at several areas thru out home and water staining on walls and polybutylene piping in this home I strongly recommend having your insurance company do a research to inquire if there are any prior water damage claims on this property.

Condition of Floor System

40. The floors did squeak in some areas. This condition is usually caused by a slipping nail or loose lag bolts securing the floor joists to frame, and can be eliminated with additional securing of the sub-flooring to the floor joists. Creaking or squeaking floors is usually not considered a major structural defect.

Overall Commentary On The Ceilings

Wet Stains

41. The ceilings were damaged and stained in one or more rooms. This was evidence that the leak which caused it was still active. We advise the source be located and corrected.

Note: On ceiling replacements, The standard Mfg. Home ceilings [a textured ceiling with plastic strips every 16"] are 4' wide by length of home installed on top of exterior walls, ceiling patterns and styles change often, replacement of damaged ceilings may require replacement of total rooms and adjoining rooms.

Overall Commentary On The Walls and ceilings

42. There are water stains present at bottom of the wood paneling at several areas thru out home, which is an indication of prior water leaks

I suggest consulting with home owner to determine what damage occurred to cause this staining and documentation of completed repairs.

Overall Commentary On The Interior Doors

Condition Doors/Hardware

43. The interior doors were rubbing on carpeting and were slamming shut with the heating and cooling system on. Correction to provide unrestricted return air flow is recommended.

Note: The existing doors are hollow doors with a cardboard filler with a one or two inch perimeter frame. If more than 1 or 2" is cut off bottom of door additional labor on this type of door to restore to proper condition will be required.

Another option to provide better return air is to install return air vents in the door or above door.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Overall Commentary On Windows

Thermopane Seal

44. One or more of the windows in this dwelling presented symptoms of a breach seal or failure between two pieces of glass. This often takes the form of condensation between the panes of an insulated glass unit, the "fog" cannot be removed by cleaning the exposed faces of the units. There is no simple fix for this condition, short of replacing the entire glazing unit.

Window Hardware Missing/Broken

45. The hardware [plastic window crank handle] on one or more windows was missing or broken. Replacement of all damaged window hardware is recommended

46. Notes On Smoke Detectors

The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms, or if any significant remodeling is done. Whether or not installation is required, upgrading for fire safety is strongly suggested.

Notes On Carbon Monoxide Detectors

47. As a safety upgrade, one or more CO detectors should be installed in locations and in the manner suggested by the manufacture of the detector.

Laundry ventilation

48. *Ventilation was not provided to vent moisture to exterior from laundry room. Although ventilation may have not been required when home was built, as a upgrade, providing ventilation of laundry area is suggested to help reduce moisture buildup in home.

KITCHEN

Electrical

Electrical Receptacles

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

SUGGESTION: 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

50. The dishwasher drain had no air gap device or high loop in the drain line under the sink. The dishwasher will function without it, but this installation does not meet current standards.

SUGGESTION: We recommend installation of an air gap device to conform with current standards for health safety.

Oven

51. An anti-tip device was not installed on the free standing range.

As such, it is possible to place a heavy roast or other item on the oven door, resulting in the appliance tipping forward and resulting in injury. We recommend that the anti-tip device recommended by the manufacture be installed to improve the margin of kitchen safety.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Kitchen Exhaust

52. The flex duct from the kitchen exhaust fan is not an approved material and is considered a potential fire hazard.

SUGGESTION: We recommend that the flex duct be replaced with a smooth walled sheet metal duct in accordance with present standards and/or manufacturer's specifications.

Cabinets/Counters

Kitchen Counter Top Condition

53. Kitchen counter top next to range is not secured to base cabinet.

Note: The cabinets are built in place and if not properly secured to counter top damage to cabinetry can occur.

Securing cabinet to counter is recommended to prevent damage from movement.

BATHROOM(S)

Components and Drainage

Toilet

54. The master bath toilet was loose and flooring around toilet area was weak

I strongly recommended having a qualified Mfg Home contractor remove carpeting and determine what corrections are needed to properly secure toilet.

Bathtubs

55. The Master Bath Tub was made of Acrylic or Fiberglass.

The bath tub is cracked and/or damaged. Correction by qualified contractor is needed to prevent water leakage and damage.

Note: The existing tub is a standard 54" Mfg. Home tub and cannot be replaced with an inexpensive big box store standard 60" tub.

This tub is only available as a special order from a plumbing supply or from a local Mfg. Home contractor or Mfg. home supplier.

Jacuzzi Tubs

56. The hydromassage tub's pump motor was not bonded to ground. This is a potential safety risk to persons using the tub.

SUGGESTION: We recommend bonding the equipment, per the manufacturer's specifications,

Shower Pan Condition

57. The fiberglass shower base in Bath is not properly supported at floor.

Correction by a qualified contractor is needed to prevent cracking and water leakage.

Shower Heads and Tub Spouts

58. The Hall/Guest Bathtub Filler Spout and/or supply pipe was/were not secured to the wall.

SUGGESTION: The spout/pipe should be secured and sealed to prevent leakage into the wall.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Bathroom Ventilation

59. The ventilation in the Hall Bathroom is inadequate as the window did not operate
SUGGESTION: We recommend correction to provide proper ventilation.

Bathroom Floors

Bathroom Floor Condition

60. The wood floor in the Master Bathroom was damaged or deteriorated as a result of oversplash or a leaking seal.
SEE Toilet comments.

ATTIC

Attic Ventilation

61. The attic was ventilated, but minimally. Adequate attic ventilation is important for the dissipation of heat and moisture. Improvement to the ventilation of this building's attic space is suggested.

Access

62. I was not able to report on conditions and components in attic as there is not an attic access available for this home.

CRAWL SPACE

Holddowns

Condition

63. Tie downs'-holddowns are not provided on this home. This may affect the stability during high winds or impact from a vehicle
SUGGESTION: Although these safety devices may have not been required when this home was installed . We recommend that 'tie downs' holddowns be installed as a safety up-grade to ensure proper anchor protection.

Prior to closing I recommended contacting your insurance company if tie downs are required to get insurance coverage, and check with park management if installation of tie downs are required on homes at time of change of ownership.

Piers

64. Some of the piers have shifted or settled since installation and the wooden wedges are missing or not properly secured at several blocking areas
Correction by a qualified Mfg home contractor with experience in setup and home leveling experience is recommended to provide proper support to prevent damage from settlement and movement

Crawl Space Moisture

65. The crawl space was excessively moist, with some soil extra soft or muddy. This is a condition conducive structural settlement, wood destroying organisms and rusting of mechanical components.

RECOMMENDATION: The source of the moisture should be determined and eliminated and the space properly ventilated.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Crawl Space Ventilation

66. The crawl space was inadequately vented resulting in a musty odor.

SUGGESTION: Additional vents should be installed around the perimeter to provide necessary air circulation and a means to dissipate moisture.

Interior Water Supply Piping

67. The cross over water supply lines were leaking at time of inspection

Immediate Correction by a qualified contractor to prevent water damage to the crawl space components.

Drain And Waste Lines

68. A section of the waste line was not properly supported under the Bathroom.

SUGGESTION: To provide proper drainage The piping should be supported according to industry standards.

Gas Piping

69. The gas piping was buried in the dirt at rear of home and was showing evidence of extensive rusting

Additional evaluation by a qualified contractor with corrections as needed is strongly recommended to prevent gas leaks under home.

Area Receptacles And Wiring

70. One or more uncovered junction boxes were observed at rear crawl space access, and outlet below water heater does not have a weather proof cover

SUGGESTION: The open junction boxes and outlets should be enclosed with an approved cover by a contractor to comply with industry standards.

Air Distribution Ducts

Condition

71. Loose, leaking or disconnected ducts were observed at connection to fittings thru vapor barrier to interior ducting This is allowing air to spill out into a unconditioned area, affecting the efficiency of the system.

SUGGESTION: Repairing or replacing the damaged, disconnected or loose ducts is by a qualified contractor is recommended.

One or more of the ducts were in contact with the soil. A minimum of 4" clearance should be maintained.

Floor Insulation

72. There were areas where the insulation has come loose, fallen down and/or damaged by rodents, leaving the area without insulation and return air is being drawn from the crawl space.

SUGGESTION: 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 and to help prevent heat and cooling loss.

Dryer Vent

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

SUGGESTION: 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, in accordance with current industry standards.



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Member # 206929

Pest Control Issues In The Crawl Space

74. Form wood and/or scrap wood was left on the soil or at the base of the foundation in the crawl space. Cellulose debris can easily harbor wood destroying organisms.

SUGGESTION: Removal of all wood or other material containing cellulose in direct contact with the soil is recommended, to reduce a condition conducive to infestation by wood destroying organisms.

75. Environmental Topics

This inspection does not include testing for mold, asbestos, lead, radon, or any other potential harmful toxins. When applicable, All evaluation and testing should be completed by a qualified testing firm or contractor.

Furnished or vacant

. Home was furnished at time of inspection,

With evidence of prior water damage I strongly recommend at final walk thru confirm condition of all walls and wood flooring, floor coverings and walls presently not visible under and behind furniture