



RESIDENTIAL HOME INSPECTION REPORT

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Mesa, AZ 85209

Graystone Auctions, LLC

MARCH 11, 2024



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We sincerely thank you for choosing Brown & Co. Property Inspections for this important step in your home buying journey. We have designed this report to be both thorough and easy to interpret. Each section will contain a grid to illustrate which systems and components were inspected, which were not, and which are in need of service or replacement.

"Inspected" indicates the component or system was present and able to be visually inspected and/or tested.

"Not Inspected" indicates the component or system was present but was not able to be visually inspected and/or tested. The reason, such as an obstruction, will be documented.

"Not Present" indicates the component or system is not present.

"Service/Replacement" indicates the component or system was inspected and found to be damaged and/or in a condition in which service or replacement is needed to regain the intended function and/or to prevent damage to surrounding materials.

Please note the designation of "Inspected" without the additional designation of "Service/Replacement" does not indicate the system or component is free from cosmetic deficiency. Such cosmetic deficiencies may or may not be included in this report. Certain items marked as inspected may include instructions to monitor for conditions that *may* develop after the inspection.


We encourage the customer to consult a licensed, qualified contractor for all services. Certain recommendations will include the type of contractor we recommend consulting, such as a qualified/licensed plumber or electrician. Others may be more broad and simply suggest a qualified/licensed general contractor. Please note it is common to report on conditions where regular maintenance is due. Some of these maintenance items may be able to be performed by a qualified home owner, depending on the abilities of the home owner. We recommend consulting a qualified professional for ALL common and regular maintenance items mentioned where the homeowner does not feel they can adequately and safely perform the task.

Should you have any questions regarding the information in your report, please do not hesitate to contact us at 480-290-2225. Again, we genuinely appreciate your business and wish you the best of luck with the remainder of your transaction.

SUMMARY

- 🔧 2.1.1 Structural - Foundation: Vertical Cracks
- ⊖ 2.1.2 Structural - Foundation: Concrete flaking/spalling & cracks
- ⚠️ 2.2.1 Structural - Floor Structure: Concrete slab floor significantly cracked
- 🔧 3.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Leaking gutters (stains)
- 🔧 3.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Sagging gutter
- 🔧 3.3.1 Exterior - Cladding/Siding, Flashing & Trim: Stucco Cracks/Chips
- ⊖ 3.3.2 Exterior - Cladding/Siding, Flashing & Trim: Water damage
- 🔧 3.3.3 Exterior - Cladding/Siding, Flashing & Trim: Unused Hardware/Holes
- 🔧 3.4.1 Exterior - Exterior Paint : Foundation paint
- 🔧 3.6.1 Exterior - Exterior Entry Doors: Threshold rubs
- 🔧 3.7.1 Exterior - Windows: Difficult to open/close
- 🔧 3.7.2 Exterior - Windows: Missing window screens
- 🔧
- 3.8.1 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Exterior Drywall Ceiling (separation)
- 🔧
- 3.8.2 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Cracked/damaged tile (floor)
- ⊖ 3.8.3 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Water stains/damage
- 🔧 3.8.4 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Flaking paint
- ⊖ 3.10.1 Exterior - Detached structure: Water Damage
- ⊖ 4.1.1 Garage - Walls, Ceiling & Firewall Separation : Cracked/unsealed drywall (Firewall)
- ⚠️ 4.1.2 Garage - Walls, Ceiling & Firewall Separation : Wood Pull-down stair cover (Firewall)
- ⊖ 4.2.1 Garage - Floor: Cracked/separated slab
- 🔧 4.3.1 Garage - Garage Overhead Door(s): Separated/Unsealed weatherstripping
- ⚠️ 4.5.1 Garage - Fire Door (to interior): Not fire rated
- ⊖ 5.1.1 Roof & Attic - Roof Coverings: Cracked/Damaged Tile
- 🔧 5.1.2 Roof & Attic - Roof Coverings: Cracked Mortar
- 🔧 5.1.3 Roof & Attic - Roof Coverings: Debris on roof
- ⊖ 5.1.4 Roof & Attic - Roof Coverings: Tile roof underlayment
- ⊖ 5.1.5 Roof & Attic - Roof Coverings: Weathered flat foam roof coating
- ⊖ 5.3.1 Roof & Attic - Skylights, Chimneys & Roof Penetrations: Cracked Skylight(s)
- ⊖ 5.3.2 Roof & Attic - Skylights, Chimneys & Roof Penetrations: Evidence of Leaking Skylight(s)
- 🔧 5.4.1 Roof & Attic - Roof Drainage Systems: Clear gutters
- 🔧 5.5.1 Roof & Attic - Attic Access : Panel not insulated
- 🔧 5.5.2 Roof & Attic - Attic Access : Loose trim
- 🔧 5.6.1 Roof & Attic - Insulation & Vapor Retarders : Missing/displaced in some areas
- 🔧 6.1.1 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Refrigerant line insulation
- 🔧 6.1.2 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Stains in Drip Pan

- ⊖ 6.1.3 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Low Temperature Differential
- 🔧 6.1.4 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Condenser fan rust
- 🔧 6.1.5 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Missing refrigerant line insulation (attic)
- 🔧 6.1.6 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Missing return vent screw
- ⊖ 6.2.1 Heating, Ventilation & Air Conditioning - Heating System(s): Low heat output
- 🔧 6.7.1 Heating, Ventilation & Air Conditioning - Interior Venting Systems (Fans) : Noisy Ventilation Fan
- ⚠️ 6.8.1 Heating, Ventilation & Air Conditioning - Dryer Vent : Dryer Lint in Vent
- 🔧 7.1.1 Plumbing - Water Supply & Distribution System: Loose distribution piping
- ⚠️ 7.7.1 Plumbing - Exterior Hose Bibs: Missing hose bib vacuum breaker(s)
- 🔧 7.7.2 Plumbing - Exterior Hose Bibs: Leaking vacuum breaker
- 🔧 7.8.1 Plumbing - Sinks & Faucets : Evidence of leaking
- ⊖ 7.8.2 Plumbing - Sinks & Faucets : Drain Leak
- 🔧 7.8.3 Plumbing - Sinks & Faucets : Drain stop function
- 🔧 7.8.4 Plumbing - Sinks & Faucets : Missing drain stop(s)
- 🔧 7.8.5 Plumbing - Sinks & Faucets : Missing drain stop caps
- 🔧 7.9.1 Plumbing - Bathtubs & Showers : Tub spout gap/caulking
- 🔧 7.9.2 Plumbing - Bathtubs & Showers : Detached or removed drain stop
- 🔧 7.10.1 Plumbing - Toilets : Loose Toilet
- 🔧 7.10.2 Plumbing - Toilets : Loose handle
- ⚠️ 8.2.1 Electrical - Service Equipment, Distribution Panels & Grounding : No water bond clamp observed
- 🔧 8.2.2 Electrical - Service Equipment, Distribution Panels & Grounding : Panel door difficult to close
- ⊖ 8.4.1 Electrical - Conduit & Wiring : Exposed Non-metallic cabling
- ⊖ 8.4.2 Electrical - Conduit & Wiring : Extension cord wiring
- 🔧 8.4.3 Electrical - Conduit & Wiring : Non-exterior electrical conduit/fittings
- 🔧 8.6.1 Electrical - Receptacles & GFCI Devices : Loose receptacle(s)
- ⚠️ 8.6.2 Electrical - Receptacles & GFCI Devices : GFCI Protection
- ⊖ 8.6.3 Electrical - Receptacles & GFCI Devices : Inoperable receptacles
- ⊖ 8.6.4 Electrical - Receptacles & GFCI Devices : Hot and neutral reverse
- 🔧 8.7.1 Electrical - Light Fixtures, Ceiling fans and Switches : Damaged address sign
- 🔧 8.9.1 Electrical - Smoke Detectors: 10+ years old
- ⊖ 9.1.1 Interior - Walls & Ceilings : Drywall cracks/tape seams
- 🔧 9.2.1 Interior - Floors: Cracked/missing Grout
- 🔧 9.2.2 Interior - Floors: Cracked/Chipped tile
- 🔧 9.2.3 Interior - Floors: Buckled carpet
- 🔧 9.2.4 Interior - Floors: Laminate gaps
- 🔧 9.3.1 Interior - Interior Doors & Closets : Will not latch
- ⊖ 9.4.1 Interior - Countertops & Cabinets: Water/Moisture Damage
- ⚠️ 10.1.1 Kitchen Appliances - Dishwasher: Missing high loop
- 🔧 10.2.1 Kitchen Appliances - Garbage Disposal: Missing splash guard

-  10.3.1 Kitchen Appliances - Range/Oven and Cooktop: Missing Anti-tip device
-  10.3.2 Kitchen Appliances - Range/Oven and Cooktop: Inoperable oven light

1: INSPECTION DETAILS

Information

In Attendance

Inspector Only

State of Occupancy

Mostly/Fully Furnished

Type of Building

Single-family, One Story

Temperature

Over 60 degrees F

Weather Conditions

Partly Cloudy

Rain Within Last 3 Days

Only light rain, Ground was dry

2: STRUCTURAL

		IN	NI	NP	S
2.1	Foundation	X			X
2.2	Floor Structure	X			X
2.3	Wall Structure	X			X
2.4	Ceiling Structure	X			
2.5	Columns & Beams			X	
2.6	Roof Structure	X			
2.7	Basement/Crawlspace			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Foundation: Type

Poured Concrete Slab-on-Grade

Floor Structure: Type(s)

Concrete Slab

Wall Structure: Type(s)

Masonry

Ceiling Structure: Type(s)

Conventional frame

Roof Structure : Type

Conventional Wood Framing

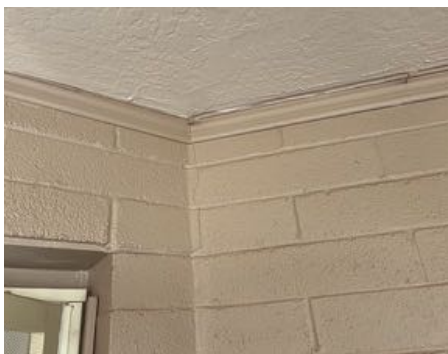
Building Addition(s)

The home appears to have been extended/added on to. Building additions should typically be permitted with necessary building inspections performed as phases are completed. I recommend inquiry with the local building authority regarding permitting and inspection history.



Wall Structure: Masonry Step Cracking

Masonry step cracking was observed as exterior wall(s). Step cracking is often an indication of settling. No large or open cracks were observed at the time of the inspection.



Ceiling Structure: Inspected - Covered

The ceiling structure was covered drywall. No indication of major movement or damage was observed. Conditions such as drywall cracks and nail pops will be documented in the interior section if observed.

Roof Structure : Inspected to extent visible

The visible components of the roof structure were inspected. Please note that visibility was limited due to limited accessibility/maneuverability in the attic, HVAC equipment and insulation. Common and minor splintering of wood was observed in some areas.

Service/replace

2.1.1 Foundation

 Maintenance/Improvement Items

VERTICAL CRACKS

TYPICAL CRACKS IN MULTIPLE LOCATIONS

Vertical fractures were observed. These cracks may have occurred during the natural curing process, or may be an indication of settling. Cracks should be resealed as to not allow water penetration. I recommend monitoring drainage conditions around the foundation and adjusting where necessary.



2.1.2 Foundation

Service/Replacement Items

CONCRETE FLAKING/SPALLING & CRACKS

Flaking/spalling and cracking of concrete was observed in some areas. Loose concrete should typically be scraped and recoated/repainted. A concrete/foundation repair professional should be consulted for service.



2.2.1 Floor Structure

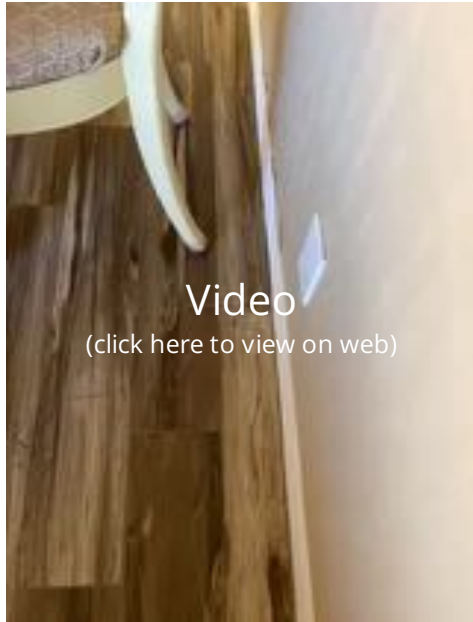
Safety Items

CONCRETE SLAB FLOOR SIGNIFICANTLY CRACKED

FAMILY ROOM AND ARCHWAY TO LIVING ROOM AREA

Cracked floor tile appears to be a result a slab cracking/movement below. The floor is also sloped downwards to the west of the crack area. Cracked drywall was observed above/nearby. I recommend consulting a structural engineer to assess wall and floor cracking.





3: EXTERIOR

		IN	NI	NP	S
3.1	Driveway and Walkways	X			
3.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.3	Cladding/Siding, Flashing & Trim	X			X
3.4	Exterior Paint	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Exterior Entry Doors	X			X
3.7	Windows	X			X
3.8	Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways	X			X
3.9	Fence			X	
3.10	Detached structure	X			X
3.11	Gates	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Cladding/Siding, Flashing & Trim: Exterior Paint : Inconsistent Material(s) coloration

Conventional Stucco, Exposed Masonry Block, Composite Panel

Exterior paint coloration is inconsistent in some areas.

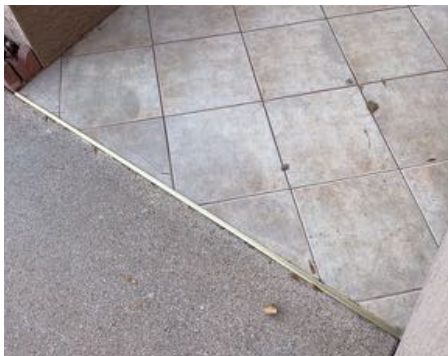


Reference Photos



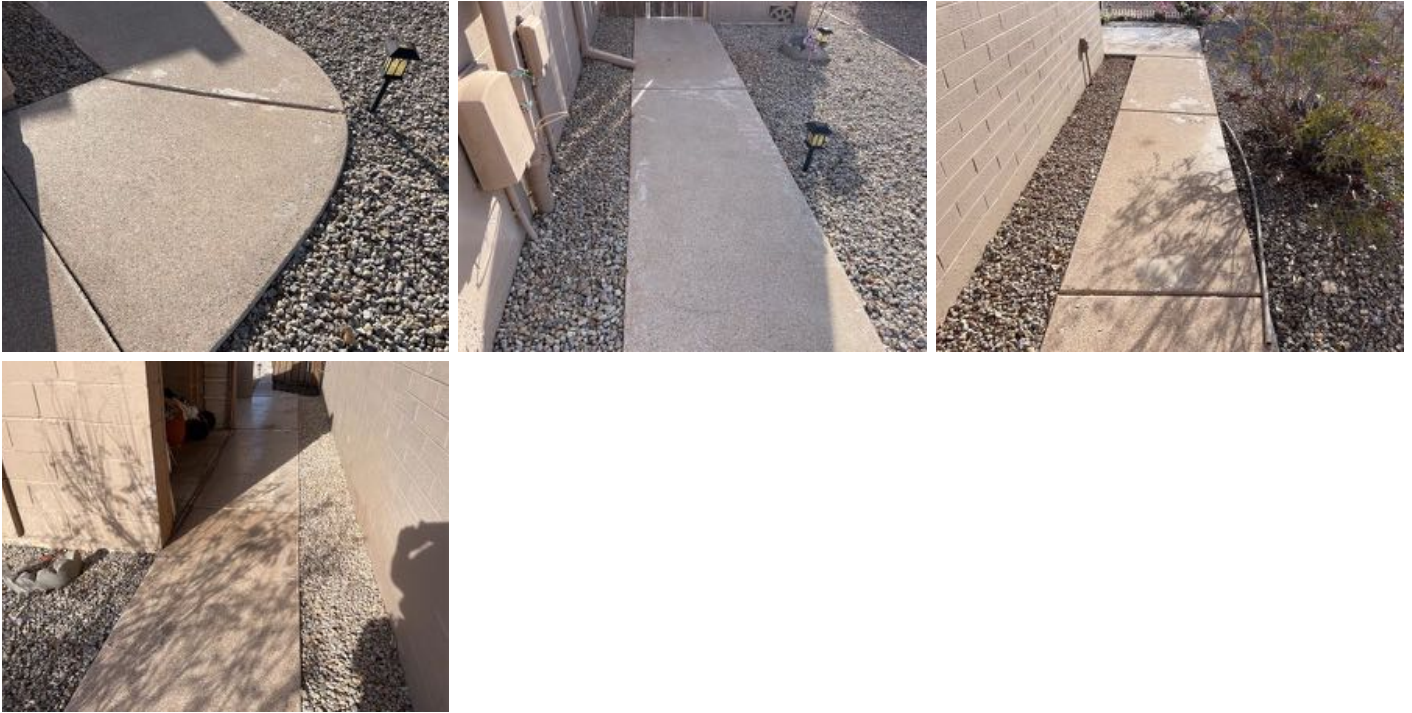
Driveway and Walkways: Cracked/Chipped Floor Tile

Some of the floor tile applied to the walkway areas are cracked, chipped or damaged. No major trip concerns or indications of heaving were observed.



Driveway and Walkways: Paint is flaking

Paint is flaking on the walkway and some areas

**Vegetation, Grading, Drainage & Retaining Walls: High-grade (masonry structure)**

Grade is high and covering the foundation in some areas. At least a few inches of the foundation wall should be exposed in all areas and a proper slope of approximately 1 inch per foot away from the structure should be maintained.

**Cladding/Siding, Flashing & Trim: Siding at grade level (addition)**

Siding is installed at grade level at added walls. This can lead to an increased risk of un-noticed wood destroying organism activity/damage as well as water damage to siding. I recommend monitoring for water damage/maintaining proper drainage as well as maintaining a regular pest control treatment schedule as determined by a qualified pest control company.



Gates : Functional gate/slightly weathered

The side gate is functional overall, however, is showing signs of wear including weathered planks and frame rust.



Service/replace

3.2.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance/Improvement Items

LEAKING GUTTERS (STAINS)

Evidence of leaking gutters was observed. I recommend re-sealing gutter intersections.

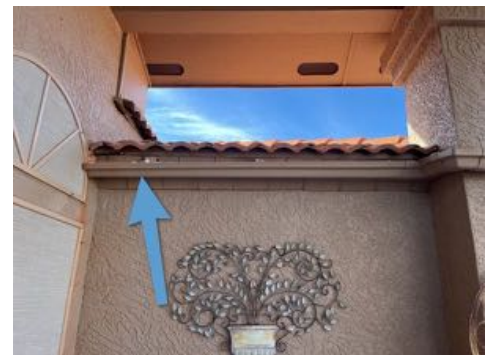


3.2.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance/Improvement Items

SAGGING GUTTER

Roof gutters are sagging in some areas. I recommend service/adjustment or replacement where necessary by qualified gutter installation professional.



3.3.1 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

STUCCO CRACKS/CHIPS

Stucco cracks/chips were observed in some areas. Cracking is often a result of the natural curing process however can also be an indication of settling or movement. Stucco cracks are typically be sealed when they reach the point where water could penetrate. A siding repair professional can be consulted for service if needed.

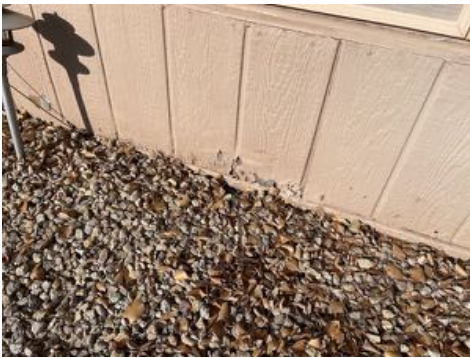


3.3.2 Cladding/Siding, Flashing & Trim

 Service/Replacement Items

WATER DAMAGE

Water damaged exterior siding and trim was observed. Water damaged materials should typically be repaired/replaced. I recommend consulting a siding repair professional for service.



3.3.3 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

UNUSED HARDWARE/HOLES

Unused hardware and/or are open hardware holes were observed. Unused hardware should be removed and all openings should be sealed/patched and painted.

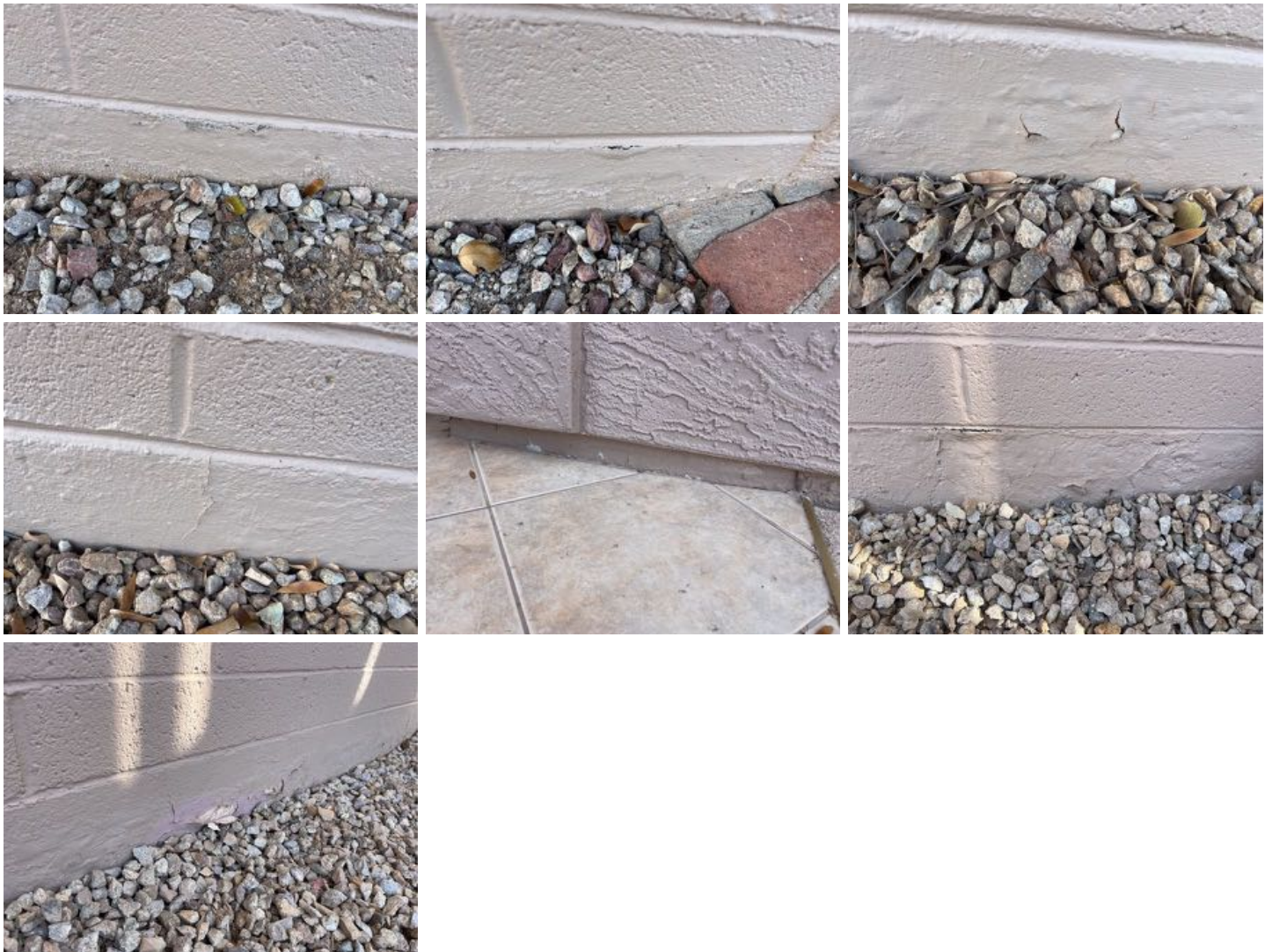


3.4.1 Exterior Paint

 Maintenance/Improvement Items

FOUNDATION PAINT

Peeling or flaking foundation paint was observed in some areas. The condition could be due to limited drainage in some areas or simply may be old/weathered paint. I recommend scraping and repainting as needed and monitoring for indications of water retention nearby.



3.6.1 Exterior Entry Doors

 Maintenance/Improvement Items

THRESHOLD RUBS

REAR OF HOME

The exterior door rubs the threshold making it difficult to open and close. A door repair professional can be consulted for service.



3.7.1 Windows

 Maintenance/Improvement Items

DIFFICULT TO OPEN/CLOSE

PRIMARY BEDROOM

Some windows could be considered moderately difficult to open and close. A window repair professional can be consulted to service or adjust as needed for easier operation.



3.7.2 Windows

 Maintenance/Improvement Items

MISSING WINDOW SCREENS

Window screens are missing/not installed. A window repair professional can be consulted for replacement.



3.8.1 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

EXTERIOR DRYWALL CEILING (SEPARATION)

Loose drywall tape and/or visible tape seams were observed at the exterior drywall ceiling. A drywall repair professional can be consulted for service as needed.





3.8.2 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

CRACKED/DAMAGED TILE (FLOOR)

Cracked/damaged exterior floor tile were observed. The condition could indicate cracking of the concrete slab below in some cases. Water intrusion to below the tile/slab could worsen the condition with time. A hardscape repair professional can be consulted for service as needed.



3.8.3 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Service/Replacement Items

WATER STAINS/DAMAGE

Water staining/damage due to apparent roof leaking was observed at the exterior cover. Observed conditions on the roof that can contribute to leaking have been documented in the Roof section of this report. I recommend consulting a qualified professional for repair.



3.8.4 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

FLAKING PAINT

Paint applied to exterior drywall ceilings is flaking and cracking. I recommend having drywall scraped and repainted as needed by a qualified painter.



3.10.1 Detached structure

 Service/Replacement Items

WATER DAMAGE

Water damaged framing was observed at the detached side storage structure. I recommend consulting a qualified professional for repair/replacement as needed.



4: GARAGE

		IN	NI	NP	S
4.1	Walls, Ceiling & Firewall Separation	X			X
4.2	Floor	X			X
4.3	Garage Overhead Door(s)	X			X
4.4	Garage Door Opener(s) & Safety Functions	X			
4.5	Fire Door (to interior)	X			X

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Garage Overhead Door(s):
Material
 Metal

Garage Overhead Door(s): Size(s)
 Two Car

Reference Photos



Garage cabinets wear/damage

Wear and/or minor to moderate damage noted at garage cabinets. Cabinets were not extensively inspected due to personal belongings. I recommend observing prior to closing if needed.

Limited inspection of garage cabinets

Inspection of/within the garage cabinets was limited due to personal belongings.

Walls, Ceiling & Firewall Separation : Limited assessment

Please note that inspection of the garage walls was limited due to personal belongings.

Garage Door Opener(s) & Safety Functions : Successful Auto-Reverse Test

The garage overhead door operator reversed operation when the door was met with a reasonable amount of resistance.

Garage Door Opener(s) & Safety Functions : Exterior control not tested

The exterior control for the garage overhead door operator was not tested as the code was not provided.



Service/replace

4.1.1 Walls, Ceiling & Firewall Separation

 Service/Replacement Items

CRACKED/UNSEALED DRYWALL (FIREWALL)

Unsealed drywall observed in the garage limits the firewall separation between the garage and attic/interior. A proper firewall barrier must be maintained to prevent or slow the spread of potential fire and fumes in the garage. I recommend drywall be serviced/re-sealed by a qualified drywall repair professional.



4.1.2 Walls, Ceiling & Firewall Separation

 Safety Items

WOOD PULL-DOWN STAIR COVER (FIREWALL)

The wood panel secured to the attic pull down stairs limits the firewall separation between the garage and attic/interior. A proper firewall barrier must be maintained to prevent or slow the spread of potential fire and fumes in the garage. Possible corrections include the installation of fire-rated drywall or approved sheet metal. The opening should also be well sealed when stairs are up/not in use. I recommend the condition be corrected by a qualified/contractor.



4.2.1 Floor

CRACKED/SEPARATED SLAB

Service/Replacement Items

The exposed slab in the garage is cracked and there is a degree of separation. I recommend consulting a licensed concrete/foundation repair professional for assessment and service.



4.3.1 Garage Overhead Door(s)

SEPARATED/UNSEALED WEATHERSTRIPPING

Maintenance/Improvement Items

Loose, unsealed or open garage overhead door weather-stripping observed. This can lead to water intrusion into the garage through the overhead door opening even when the door is closed. Weather-stripping can usually be secured and sealed if not damaged.

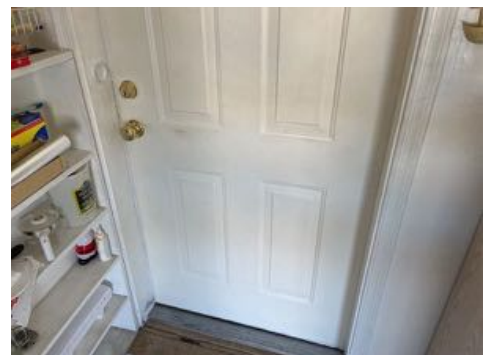


4.5.1 Fire Door (to interior)

NOT FIRE RATED

Safety Items

The garage occupant/interior door is or may not be fire rated. It appears to be a hollow core door. This door should close and latch without assistance, be fully sealed and fire rated to maintain a sufficient firewall barrier between the garage and interior. I recommend consulting a door repair and installation professional to review/service.



5: ROOF & ATTIC

		IN	NI	NP	S
5.1	Roof Coverings	X			X
5.2	Flashings	X			
5.3	Skylights, Chimneys & Roof Penetrations	X			X
5.4	Roof Drainage Systems	X			X
5.5	Attic Access	X			X
5.6	Insulation & Vapor Retarders	X			X
5.7	Roof/Attic Ventilation	X			

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Information

Roof Inspection Method(s)

Walked Roof

Roof Type/Style

Hip

Indications of Roof Leaking (past or present)

No indication of roof leaking observed at the time of the inspection

Attic Inspection

Entered and partially walked, Observed from HVAC service platform

Roof Coverings: Type(s)

Concrete Tile, Foam

Attic Access : Location(s)

Garage, Bedroom Closet

Insulation & Vapor Retarders : Insulation Type

Blown-in Cellulose, Fiberglass Batt

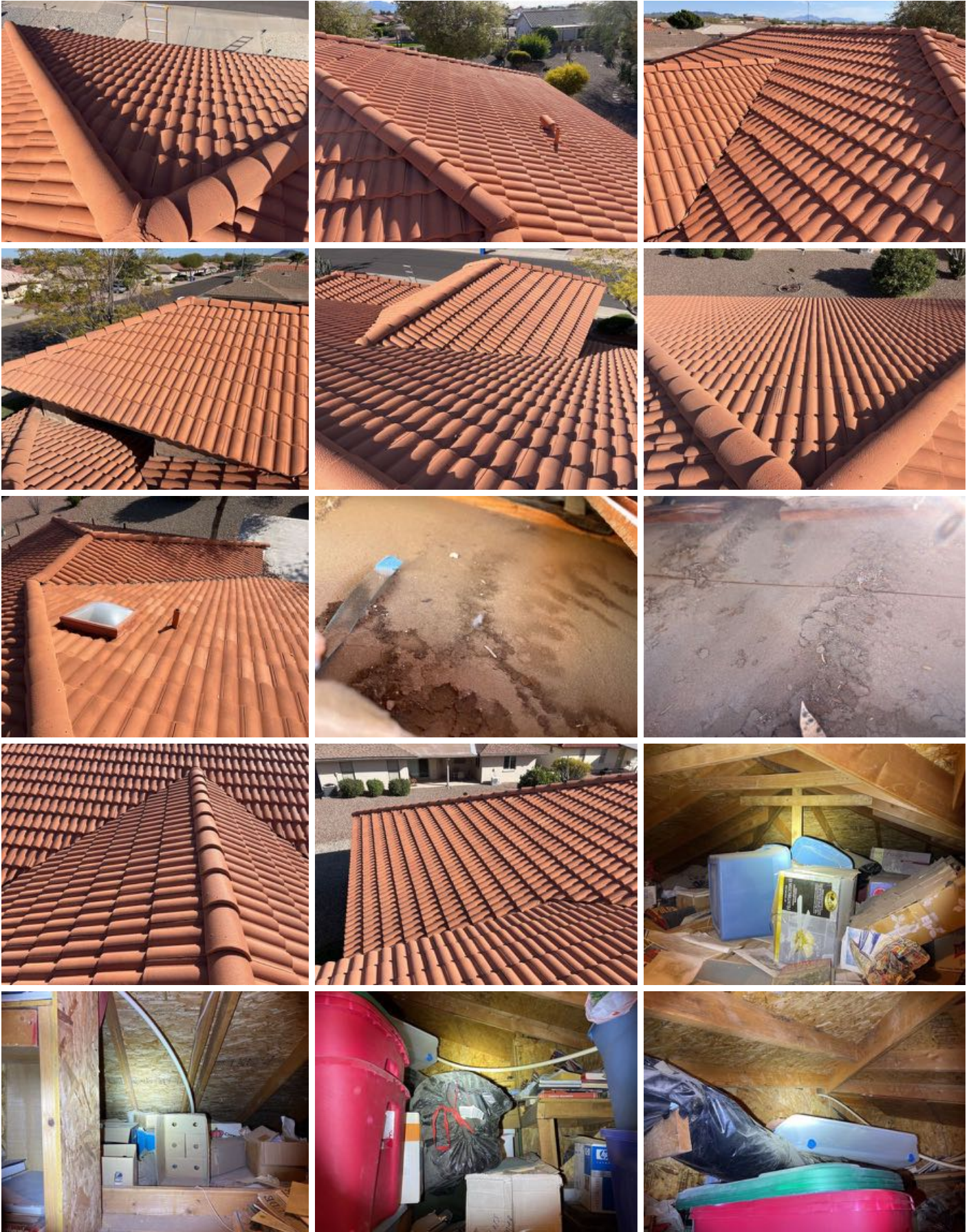
Insulation & Vapor Retarders : Vapor Retarder

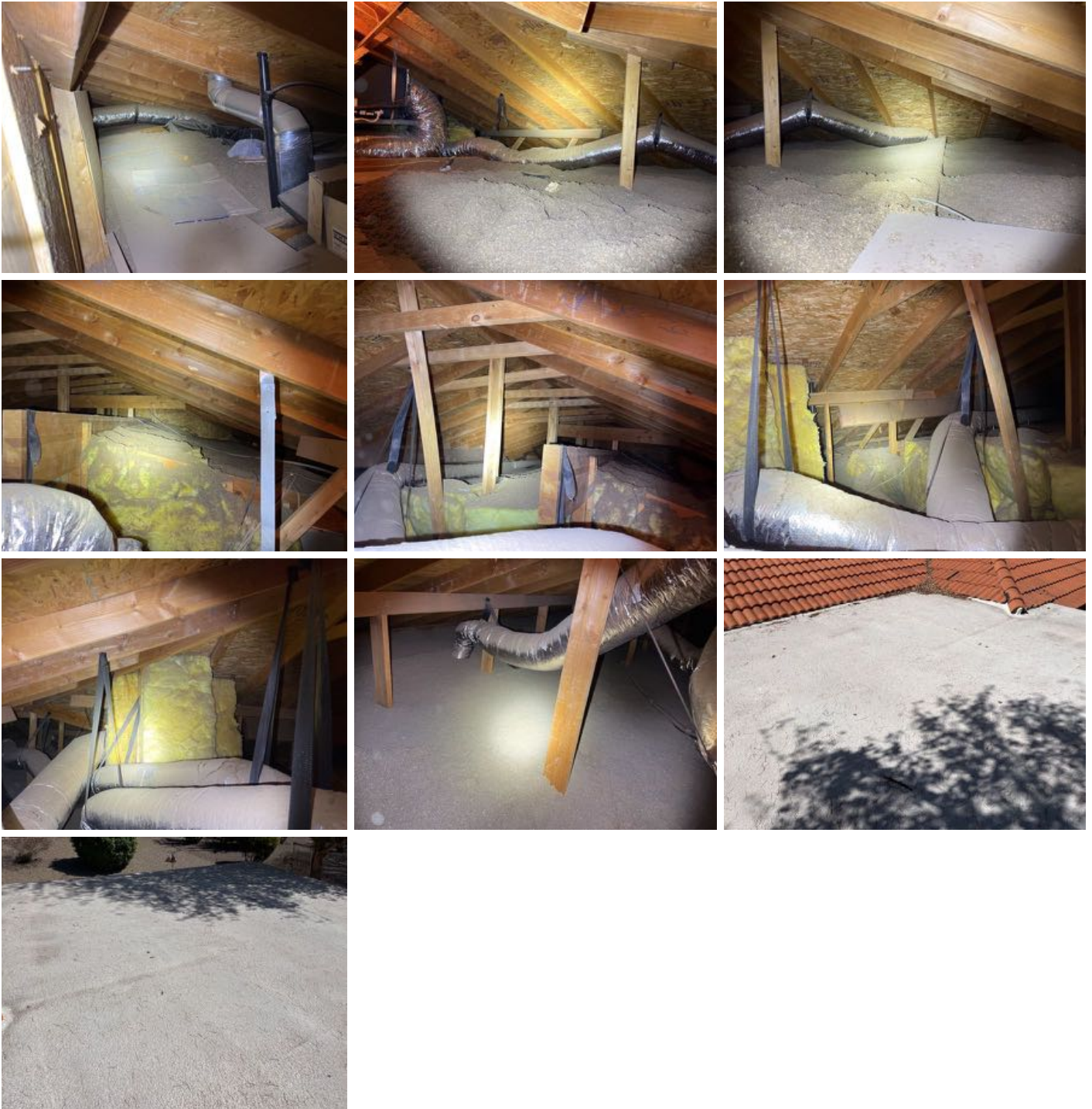
None installed, Not required for attic insulation

Roof/Attic Ventilation : Type

Soffit Vents, O'Hagin Vents

Reference Photos





Personal belongings stored in attic

Personal belongings were stored in the attic at the time of the inspection. The attic inspection was limited to visible areas only. Stored items were not moved.

Flashings: Inspected

Installed flashings were inspected and appear in serviceable condition.

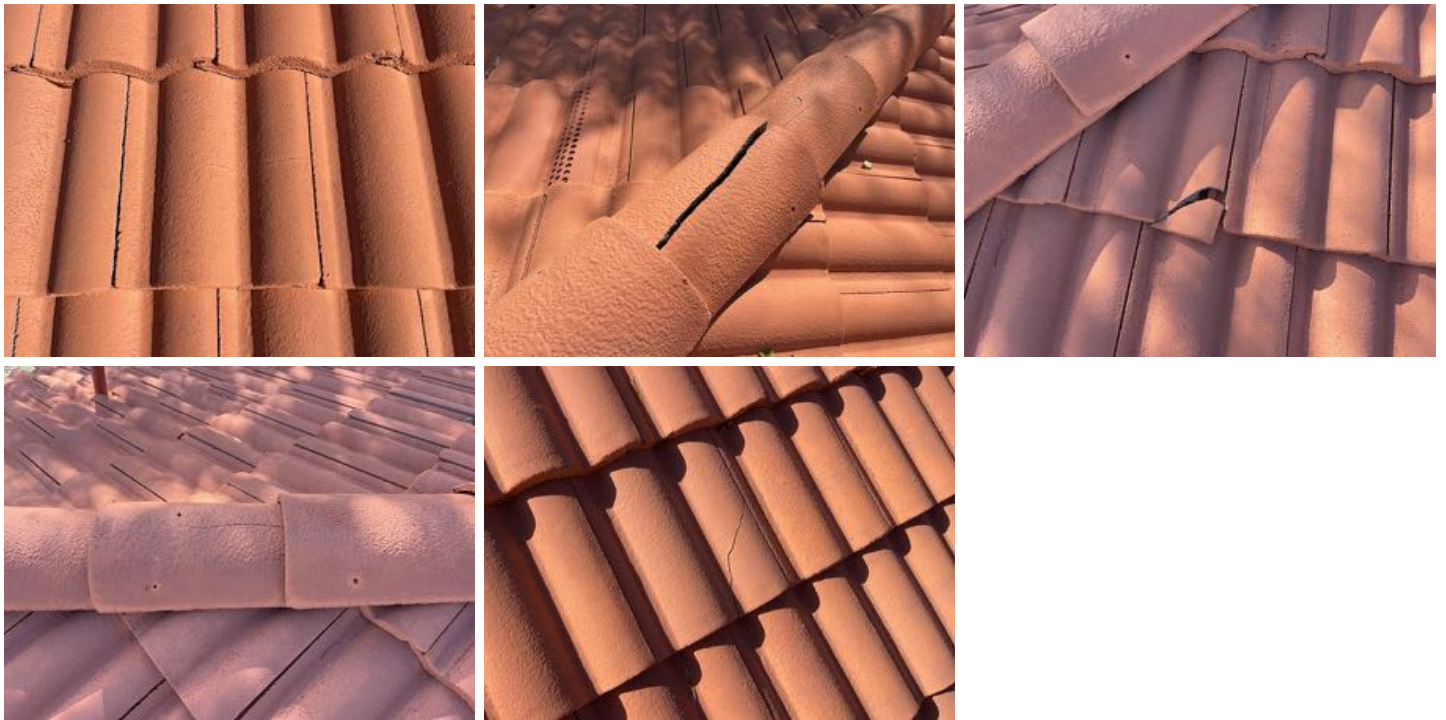
Service/replace

5.1.1 Roof Coverings

CRACKED/DAMAGED TILE



Some of the roof tile are cracked/damaged. This can lead to rain water penetrating below tile and can expose the underlayment to UV. Prolonged water runoff and UV exposure may lead to premature wear/deterioration of the underlayment below the tile. I recommend consulting a qualified roofing professional for service.

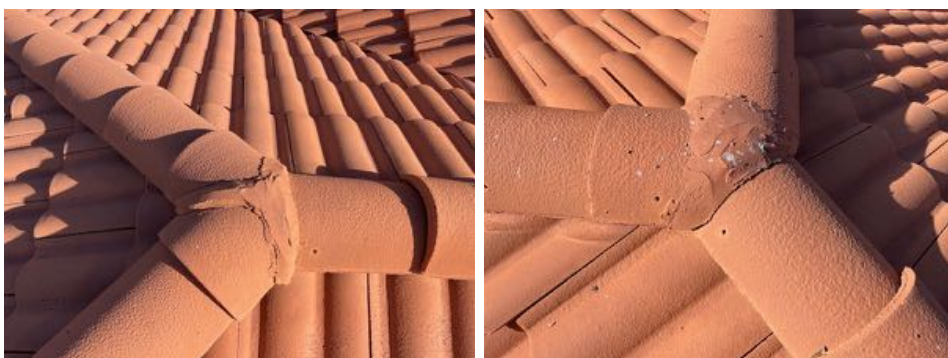


5.1.2 Roof Coverings

 Maintenance/Improvement Items

CRACKED MORTAR

Mortar at the tile roof hip and ridge connections and/or penetrations is cracked and/or separated. This can lead to rain water penetrating below tile. Prolonged water run-off along underlayment below tile may lead to premature wear/deterioration with time. I recommend having openings re-sealed. A roofer can be consulted for service.



5.1.3 Roof Coverings

 Maintenance/Improvement Items

DEBRIS ON ROOF

Dust/debris accumulation was observed on the roof. Debris accumulation can lead to limited drainage and water intrusion. I recommend debris be removed by a qualified professional/roofer.



5.1.4 Roof Coverings

 Service/Replacement Items

TILE ROOF UNDERLAYMENT

The tile roof underlayment installed appears to be original. The average/anticipated serviceable life of tile roof underlayment is approximately 20 to 30 years depending on material quality, quality of workmanship and other environmental factors. I recommend consulting a licensed roofing contractor to assess the underlayment condition. Please note I did not fully remove any roof tile during the inspection. Two tiles were lifted slightly. We do not guarantee the remaining serviceable life of the roof covering.

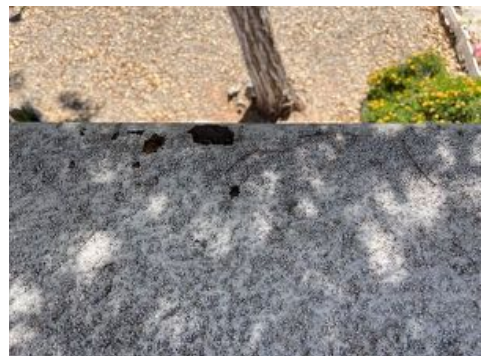


5.1.5 Roof Coverings

 Service/Replacement Items

WEATHERED FLAT FOAM ROOF COATING

The flat Foam roof coating is cracking and worn/weathered in areas. I recommend consulting a qualified roof repair professional to review/service.





5.3.1 Skylights, Chimneys & Roof Penetrations

 Service/Replacement Items

CRACKED SKYLIGHT(S)

The skylight(s) are cracked/damaged. I recommend consulting a qualified roof repair professional for service or replacement.



5.3.2 Skylights, Chimneys & Roof Penetrations

 Service/Replacement Items

EVIDENCE OF LEAKING SKYLIGHT(S)

Interior water staining/damage was observed below skylight(s). This could indicate previous or ongoing leaking. I recommend inquiry with the seller regarding known leak history and further assessment above by a qualified roofer.

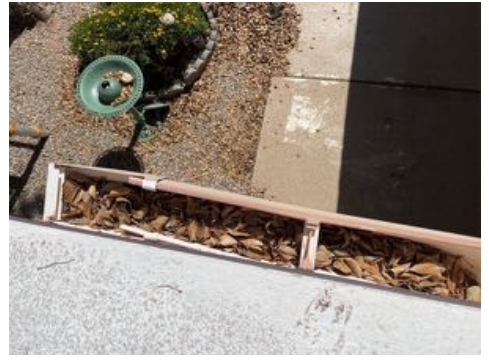
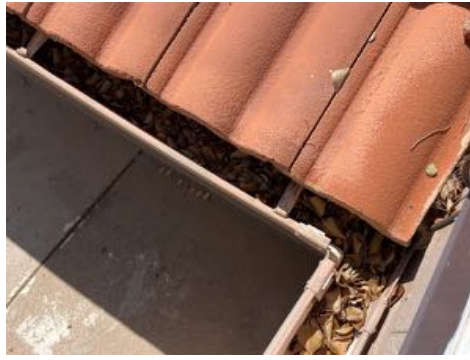


5.4.1 Roof Drainage Systems

 Maintenance/Improvement Items

CLEAR GUTTERS

Debris observed in the roof gutters can/will limit drainage. I recommend clearing gutters as/when necessary.



5.5.1 Attic Access

 Maintenance/Improvement Items

PANEL NOT INSULATED

Insulation is missing or has been removed above the attic access. I recommend installing insulation to help with thermal efficiency in the room/area.



5.5.2 Attic Access

 Maintenance/Improvement Items

LOOSE TRIM

Trim installed to hold the attic access cover in place is loose and separating. I recommend securing trim so that the excess panel does not slip.



5.6.1 Insulation & Vapor Retarders

 Maintenance/Improvement Items

MISSING/DISPLACED IN SOME AREAS

Areas of missing or displaced insulation were observed. I recommend adding/replacing insulation where it is missing.



6: HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	S
6.1	Central Cooling System(s)	X			X
6.2	Heating System(s)	X			X
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating/Cooling Source in Each Room	X			
6.6	Fireplaces			X	
6.7	Interior Venting Systems (Fans)	X			X
6.8	Dryer Vent	X			X

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

**Central Cooling System(s):
Number of Systems**

One

**Central Cooling System(s):
Type(s)**

Heat Pump

**Central Cooling System(s): Energy
Source**

Electric

**Central Cooling System(s):
Condenser Year Manufactured
(per data label)**

2016

**Central Cooling System(s): Air
Handler Year Manufactured (per
data label)**

2017

**Central Cooling System(s):
Refrigerant Type**

R-410

**Central Cooling System(s):
Condensate drain discharge
location(s)**

Exterior, Crawlspace

**Heating System(s): Number of
Systems**

One

Heating System(s): Type(s)

Heat Pump - Forced Air

Heating System(s): Energy Source

Electric

**Heating System(s): Heat System
Testing**

Heat pump tested in cool mode

**Heating System(s): Combustion
Air Provided**

NA

Distribution System: Type

Ducts, Insulated

**Distribution System: Return/Filter
Location(s)**

Hall

**Interior Venting Systems (Fans) :
Locations**

Bathroom, Microwave

Dryer Vent : Discharge location

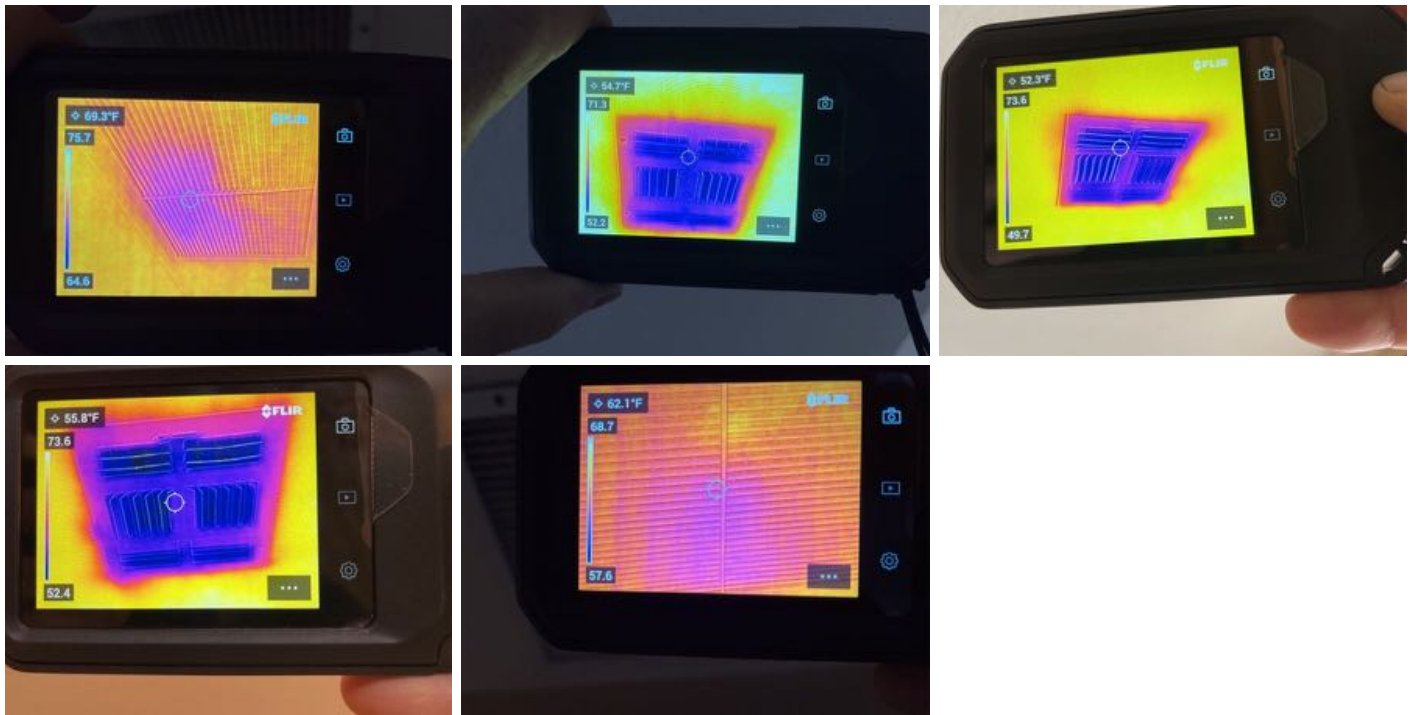
Exterior wall

Reference Photos



Central Cooling System(s): Temperature Differential

The difference in temperature between the cooling system return and registers was approximately 10 - 14 degrees. Please note this was measured using an infrared thermometer/camera. The actual air temperature could vary. Additional factors that can influence the temperature differential are not measured by these tools.



Normal Operating Controls : Inspected

Heating and cooling operating controls (thermostat) were observed and tested for basic functionality.

Interior Venting Systems (Fans) : Window is source of ventilation

Primary bathroom

Please note that there is only a window installed as a source of ventilation for the bathroom.

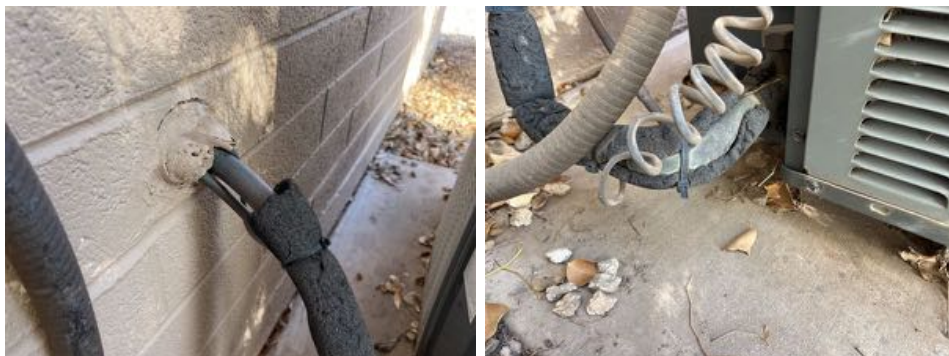
Service/replace

6.1.1 Central Cooling System(s)

 Maintenance/Improvement Items

REFRIGERANT LINE INSULATION

Insulation for the cooling system refrigerant line(s) is damaged, open or missing. This can lead to excessive condensation and dripping. I recommend consulting a qualified HVAC repair professional for service.



6.1.2 Central Cooling System(s)

Maintenance/Improvement Items

STAINS IN DRIP PAN

Staining was observed in the air handler drip pan. Condensate will drip from the air handler into the drip pan below if the primary condensate drain becomes obstructed. I recommend inquiry with the seller regarding prior/recent HVAC service to help determine if these conditions are old. An HVAC professional should be consulted to clear the drain if necessary.

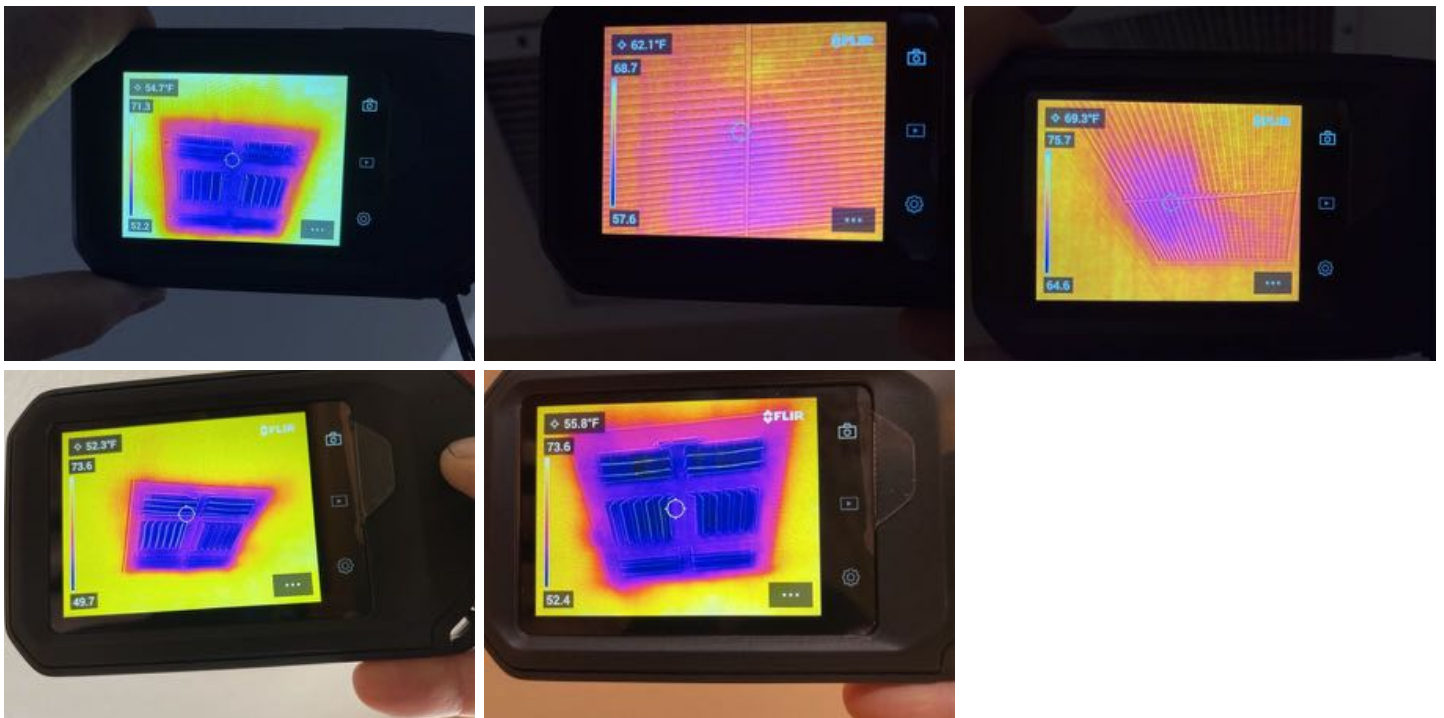


6.1.3 Central Cooling System(s)

Service/Replacement Items

LOW TEMPERATURE DIFFERENTIAL

The difference in temperature between the cooling system return and register is approximately 10 to 14 degrees. This would generally be considered low. I recommend the system be assessed by a licensed HVAC professional as there are many conditions that can lead to an under-performing cooling system.

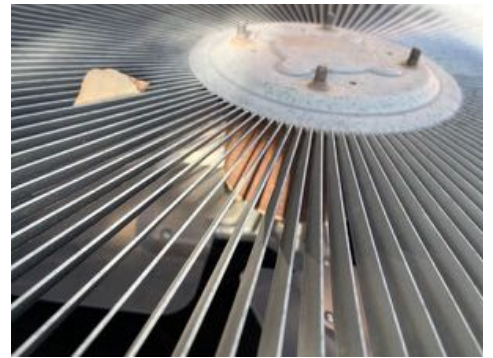


6.1.4 Central Cooling System(s)

Maintenance/Improvement Items

CONDENSER FAN RUST

Rust was observed at the condenser fan housing. This is often a result of age. The condenser fan was otherwise functional and not excessively noisy. Please note condenser fans are sometimes replaced prior to the replacement of the entire condenser unit. A qualified HVAC technician could be consulted to further assess if needed.



6.1.5 Central Cooling System(s)

 Maintenance/Improvement Items

MISSING REFRIGERANT LINE INSULATION (ATTIC)

Insulation for the cooling system refrigerant line is missing in the attic. This can lead to condensation accumulation and dripping into the attic. I recommend consulting a licensed HVAC professional for service.



6.1.6 Central Cooling System(s)

 Maintenance/Improvement Items

MISSING RETURN VENT SCREW

A return vent attachment screw is missing. I recommend it be replaced by a qualified professional.

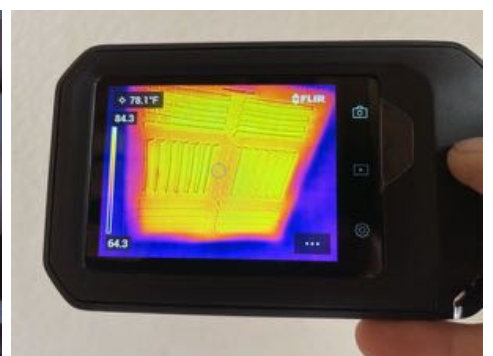
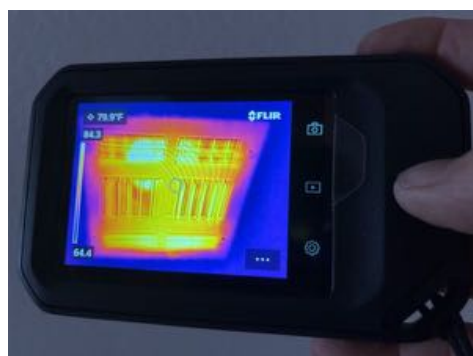
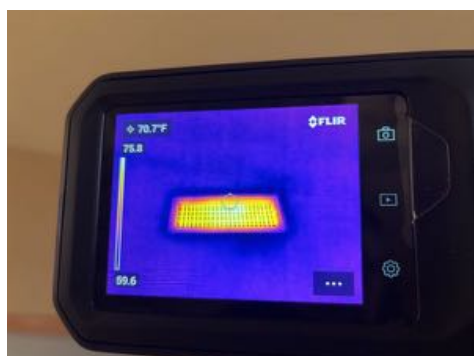


6.2.1 Heating System(s)

 Service/Replacement Items

LOW HEAT OUTPUT

The heat output was under 15° when tested. I recommend the HVAC system be assessed/serviced by a qualified HVAC professional.





6.7.1 Interior Venting Systems (Fans)



Maintenance/Improvement Items

NOISY VENTILATION FAN

The ventilation fan is or could be considered noisy while in use. The fan may be able to be serviced for quieter operation or may need to be replaced. A qualified professional/electrician can be consulted for service.



6.8.1 Dryer Vent



Safety Items

DRYER LINT IN VENT

Accumulation of dryer lint was observed in the dryer vent. Lint is flammable and should be cleared periodically. I recommend having the vent cleaned by a qualified vent cleaning professional.



7: PLUMBING

		IN	NI	NP	S
7.1	Water Supply & Distribution System	X			X
7.2	Main Water Shut-off Device	X			
7.3	Drain, Waste, & Vent System	X			
7.4	Hot Water Systems	X			
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump, Ejector Pump			X	
7.7	Exterior Hose Bibs	X			X
7.8	Sinks & Faucets	X			X
7.9	Bathtubs & Showers	X			X
7.10	Toilets	X			X
7.11	Washer Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Water Source

Public

Utility Water Meter

Observed

Water Pressure at Time of Inspection

Between 40 and 80 PSI

Water Supply & Distribution System: Observed Service Pipe Material(s)

Copper

Water Supply & Distribution System: Observed Distribution Pipe Material(s)

Copper, PEX

Main Water Shut-off Device: Location

West Exterior, Front of home

Drain, Waste, & Vent System : Observed Material(s)

ABS

Drain, Waste, & Vent System : Observed Clean-out Location(s)

Exterior

Hot Water Systems : Power Source

Electric

Hot Water Systems : Size/Type

40 Gallon Tank

Hot Water Systems : Location

Garage

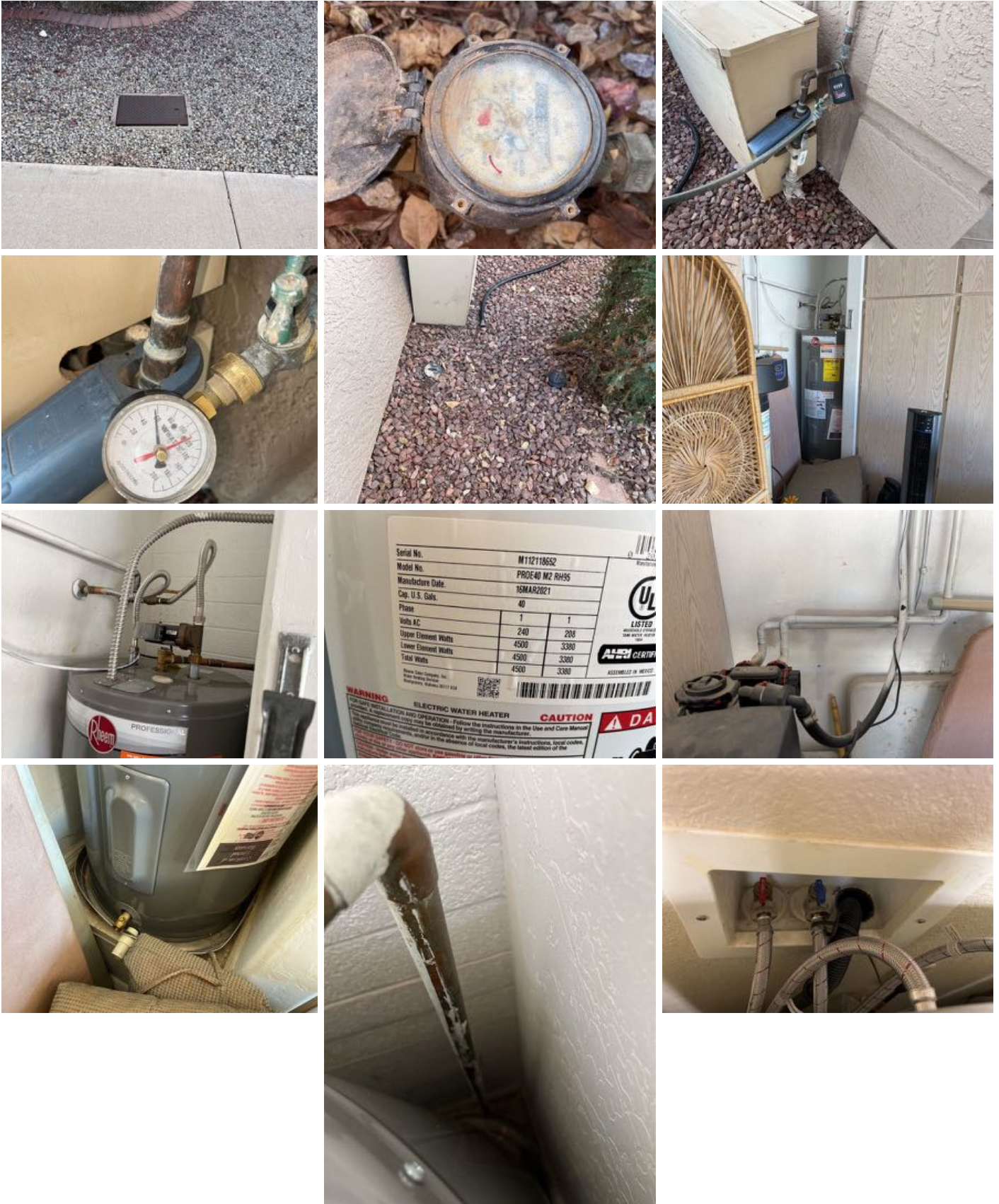
Hot Water Systems : Combustion Air Provided

NA

Hot Water Systems : Year Manufactured (per data label)

2011

Reference Photos



Water Supply & Distribution System: No Indication of Water Flow at Meter

The utility water meter was observed with all fixtures off. The meter did not indicate water was flowing to the home.

Water Supply & Distribution System: Water softening/filtration equipment not tested

Water softening and/or filtration equipment was observed for indications of leaking however this equipment was not tested. Testing of water condition/quality was not performed.

Main Water Shut-off Device: Inspected

The main water shut-off valve was located, observed and appears in serviceable condition.

Drain, Waste, & Vent System : Inspected

Drain, waste and vent system materials were observed where visible. Please note the majority of these materials are installed below the home and within walls. Issues below sinks will be documented in the "Sinks" section below, if observed.

Hot Water Systems : Age of Unit (8+ years)

The water heater is approximately 8 years old. The average serviceable life of a water heater tank is approximately 8-12 years depending on a number of variables including service history. I recommend inquiry with the seller regarding service records for the water heater. **Please note - we do not guarantee the remaining serviceable life of the water heater.**

Sinks & Faucets : Limited inspection below sinks

Inspection of plumbing supply and drain components was limited under some sinks due to personal belongings.



Washer Plumbing : Plumbing not tested

Please note that plumbing for the washer was observed but not tested for functional flow and drainage. I recommend monitoring when first using the water supply and drain.

Washer Plumbing : No floor drain observed

No floor drain was observed for the second story laundry area. Floor drains are not always required however are helpful in the event of a leak. There are additional notification devices and systems available to alert in the event of a leak. A qualified plumber or appliance repair professional could be consulted for further information and service as needed.

Service/replace

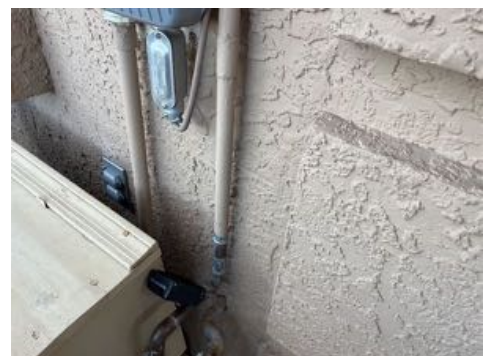
7.1.1 Water Supply & Distribution System



Maintenance/Improvement Items

LOOSE DISTRIBUTION PIPING

Plumbing distribution piping is loose/not secured. Distribution piping should remain secured to prevent movement and loosening of connections. A qualified professional/plumber can be consulted for service.



7.7.1 Exterior Hose Bibs

 Safety Items

MISSING HOSE BIB VACUUM BREAKER(S)

A connected hose without a vacuum breaker may draw contaminated water into the clean/potable water supply. I recommend installing vacuum breakers where missing/before connecting hoses.

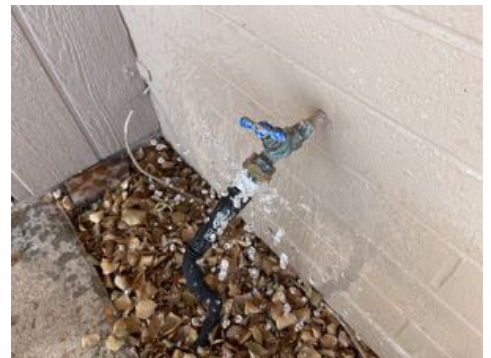


7.7.2 Exterior Hose Bibs

 Maintenance/Improvement Items

LEAKING VACUUM BREAKER

Water leaks through the hose bib vacuum breaker. I recommend securing or replacing the vacuum breaker to help prevent leaking.



7.8.1 Sinks & Faucets

 Maintenance/Improvement Items

EVIDENCE OF LEAKING

LAUNDRY ROOM

Evidence of leaking was observed. It is not evident that these leaks were serviced or repaired. Minor leaking can sometimes self seal however sinks should still be serviced/fittings should be tightened to prevent future leaking.



7.8.2 Sinks & Faucets

 Service/Replacement Items

DRAIN LEAK

GUEST BATHROOM

Active sink drain leaking was observed when the sink was tested. I recommend repairs be performed by a qualified plumber in a timely manner as to not cause (additional) damage to cabinetry and nearby finish material.



7.8.3 Sinks & Faucets

DRAIN STOP FUNCTION

GUEST BATHROOM

The sink drain stop is inoperable and/or does not function as intended. A plumber can be consulted for service or replacement.



Maintenance/Improvement Items



7.8.4 Sinks & Faucets

MISSING DRAIN STOP(S)

LAUNDRY ROOM

Missing drain stop(s) observed. Drain stops should be replaced as foreign objects may easily fall into the drain(s). A qualified professional/plumber can be consulted for service.



Maintenance/Improvement Items



7.8.5 Sinks & Faucets

MISSING DRAIN STOP CAPS

PRIMARY BATHROOM

Sink drain stop cap(s) are missing. Items could easily fall into the drains. Caps or drain stop assemblies should be replaced. A qualified plumber could be consulted for service.



Maintenance/Improvement Items



7.9.1 Bathtubs & Showers

TUB SPOUT GAP/CAULKING

GUEST BATHROOM



Maintenance/Improvement Items

There is a gap and/or separated caulking between the tub spout and shower surround that could allow moisture intrusion into the wall cavity. I recommend sealing/caulking around the tub spout.



7.9.2 Bathtubs & Showers



Maintenance/Improvement Items

DETACHED OR REMOVED DRAIN STOP

GUEST BATHROOM

The drain stop has been removed, possibly because it is no longer functional or is difficult to operate. A temporary rubber stop could be used or a qualified plumber could be consulted to reinstall a permanent stop.



7.10.1 Toilets



Maintenance/Improvement Items

LOOSE TOILET

GUEST BATHROOM

The toilet is loose/able to be rocked or shifted. Toilets should remain tightly secured to floors to avoid displacement of the seal. I recommend consulting a licensed plumber for service.



7.10.2 Toilets



Maintenance/Improvement Items

LOOSE HANDLE

GUEST BATHROOM

The flush handle is loose and will not tighten. I recommend consulting a qualified plumber to replace the handle.



8: ELECTRICAL

		IN	NI	NP	S
8.1	Service Entrance & Conductors	X			
8.2	Service Equipment, Distribution Panels & Grounding	X			X
8.3	Branch Circuit Conductors & Over-Current Devices	X			X
8.4	Conduit & Wiring	X			X
8.5	Service Disconnects	X			
8.6	Receptacles & GFCI Devices	X			X
8.7	Light Fixtures, Ceiling fans and Switches	X			X
8.8	Doorbell	X			
8.9	Smoke Detectors	X			X
8.10	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Electrical Service Type

Underground

Size of Electrical Service (Amperage)

200A

Electrical Service Voltage

120/240V

Service Entrance & Conductors: Electrical Service Conductor Material

Copper

Service Equipment, Distribution Panels & Grounding : Main Distribution Panel Location

South Exterior, Front Corner of Home

Service Equipment, Distribution Panels & Grounding : Sub-panel Location(s)

No sub-panels installed

Service Equipment, Distribution Panels & Grounding : Water Bond Observed

NO

Service Equipment, Distribution Panels & Grounding : Gas Bond Observed

NA - No Gas

Branch Circuit Conductors & Over-Current Devices: Branch Circuit Conductor Material(s)

Solid copper

Branch Circuit Conductors & Over-Current Devices: Over-Current Device Type(s)

Circuit Breakers

Reference Photos



Service Entrance & Conductors: Underground Service

The electrical service main entrance conductors are installed below ground and within conduit. The conductors are terminated in a portion of the main service panel that is locked and/or sealed. The conductors are not able to be observed.

Branch Circuit Conductors & Over-Current Devices: Circuit breaker compatibility

Circuit breakers installed are compatible with the size/amperage rating of electrical conductors.

Branch Circuit Conductors & Over-Current Devices: No AFCI Breakers

There are no arc-fault circuit breakers installed. Arc-fault circuit breakers may not have been available or required when the home was built. Arc-fault circuit breakers can be added as a safety measure for the home. I recommend consulting a licensed electrician for further information and to install if needed.

Service Disconnects : Inspected

Electrical disconnects were inspected and appear in safe, serviceable condition.

Light Fixtures, Ceiling fans and Switches : Photocell Lights

Exterior lights wired through photocells could not be tested. These lights would turn on at night if functioning properly. I recommend inquiry with the seller regarding functionality.



Light Fixtures, Ceiling fans and Switches : Loud fluorescent ballast

Laundry room

A loud ballast was observed however, the light is still functional. This could mean the ballast is weak or going out, but may last for sometime being noisy.



Smoke Detectors: Not Tested

Smoke detectors installed were not tested as a part of this inspection. Smoke detectors should be tested monthly. Batteries should be changed annually. Smoke detectors should be replaced after 10 years of use.

Service/replace

8.2.1 Service Equipment, Distribution Panels & Grounding

 Safety Items

NO WATER BOND CLAMP OBSERVED

No electrical bond clamp for the metallic water distribution system was located. A bond is necessary to prevent shock due to accidental energization of metallic piping. I recommend consulting a licensed electrician to bond metallic plumbing.



8.2.2 Service Equipment, Distribution Panels & Grounding

 Maintenance/Improvement Items

PANEL DOOR DIFFICULT TO CLOSE

The main electric service panel door is difficult to fully close and latch. A licensed electrician can be consulted for adjustment.

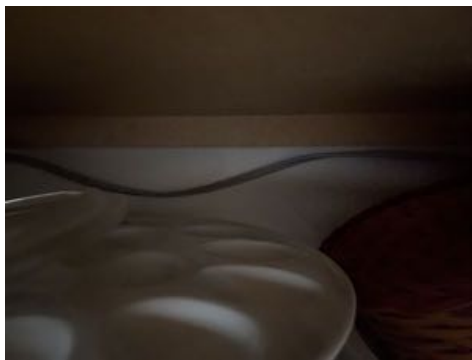


8.4.1 Conduit & Wiring

EXPOSED NON-METALLIC CABLING

Service/Replacement Items

Exposed non-metallic cable was observed. This type of electrical cable is intended for installation in areas such as wall cavities and in attics, not in open spaces where it may be contacted and damaged. I recommend consulting a licensed electrician for service/correction.

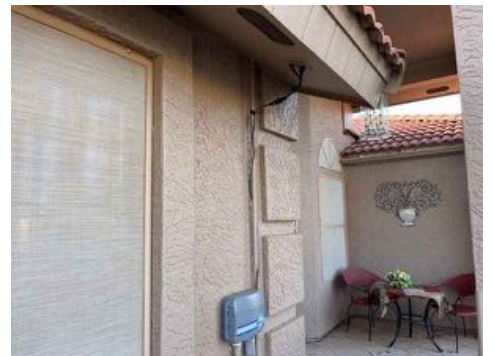


8.4.2 Conduit & Wiring

EXTENSION CORD WIRING

Service/Replacement Items

An extension cord is being used to power a permanently installed device/fixture. Extension cords are intended for temporary use only. I recommend consulting a licensed electrician for service/correction.

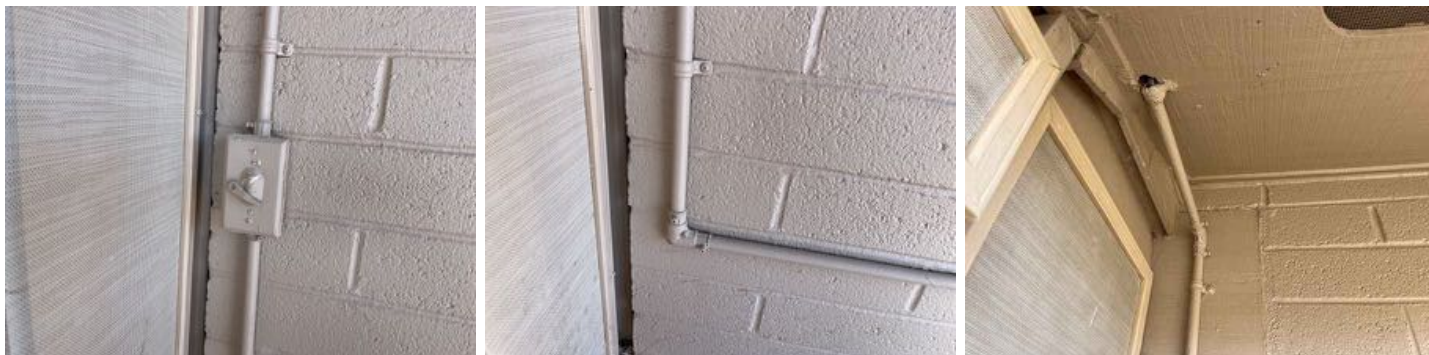


8.4.3 Conduit & Wiring

NON-EXTERIOR ELECTRICAL CONDUIT/FITTINGS

Maintenance/Improvement Items

Non-exterior electrical conduit and/or fittings were observed on the exterior of the house. I recommend this be replaced with a water Resistant conduit designed for outdoor use by a professional electrician

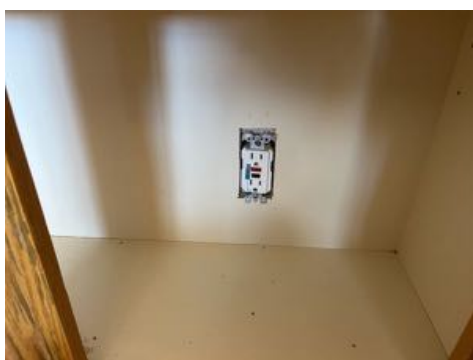


8.6.1 Receptacles & GFCI Devices

 Maintenance/Improvement Items

LOOSE RECEPTACLE(S)

Some of the receptacles are loose and easily moved within their enclosures or enclosures are loose in walls. I recommend securing where needed. An electrician can be consulted for service.



8.6.2 Receptacles & GFCI Devices

 Safety Items

GFCI PROTECTION

EXTERIOR AND KITCHEN

Ground fault circuit interrupters (GFCI's) are not installed in some locations where they are (now) required for safety purposes. I recommend consulting a licensed electrician to install GFCI protection where it is missing.



8.6.3 Receptacles & GFCI Devices

Service/Replacement Items

INOPERABLE RECEPTACLES

BOTH BATHROOMS & FRONT/REAR EXTERIOR

Receptacle(s) were not functional when tested. No power was indicated. All of these receptacles should be protected by a GFCI breaker. It is possible the GFCI breaker is in the garage, but it was not able to be located. A qualified electrician can be consulted for service.



8.6.4 Receptacles & GFCI Devices

Service/Replacement Items

HOT AND NEUTRAL REVERSE

REAR SIDE

Receptacles are wired with reversed polarity (the hot and neutral conductors are reversed). I recommend consulting a qualified electrician to correct the wiring.



8.7.1 Light Fixtures, Ceiling fans and Switches

Maintenance/Improvement Items

DAMAGED ADDRESS SIGN

The address sign is cracked/damaged and can be replaced as needed.



8.9.1 Smoke Detectors



Maintenance/Improvement Items

10+ YEARS OLD

Some smoke detectors appear as though they could be older than approximately 10 years. It is generally recommended that smoke detectors be replaced at ten year intervals or less. I recommend replacement where necessary by a qualified professional/electrician.



9: INTERIOR

		IN	NI	NP	S
9.1	Walls & Ceilings	X			X
9.2	Floors	X			X
9.3	Interior Doors & Closets	X			X
9.4	Countertops & Cabinets	X			X
9.5	Steps, Stairways, Balconies & Railings			X	
9.6	Separation Between Dwelling Units			X	

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Furnished home

The home was furnished at the time of the inspection. Inspection of building materials, finish materials, floors, doors, cabinets, countertops, shelving, windows as well as plumbing and electrical materials was limited to what was visible. Furniture and personal belongings were not moved.

Walls & Ceilings : Cosmetic conditions

Interior drywall cosmetic condition observed include scratches and scuffs, patched and painted areas and/or small dents/holes.

Walls & Ceilings : Wallpaper in bathroom(s)

Wallpaper is installed in one or more bathrooms. Please note that it is not uncommon for mildew-like growth to develop behind wallpaper due to high levels of moisture in bathrooms. Wallpaper is not removed or peeled during a standard Arizona home inspection.



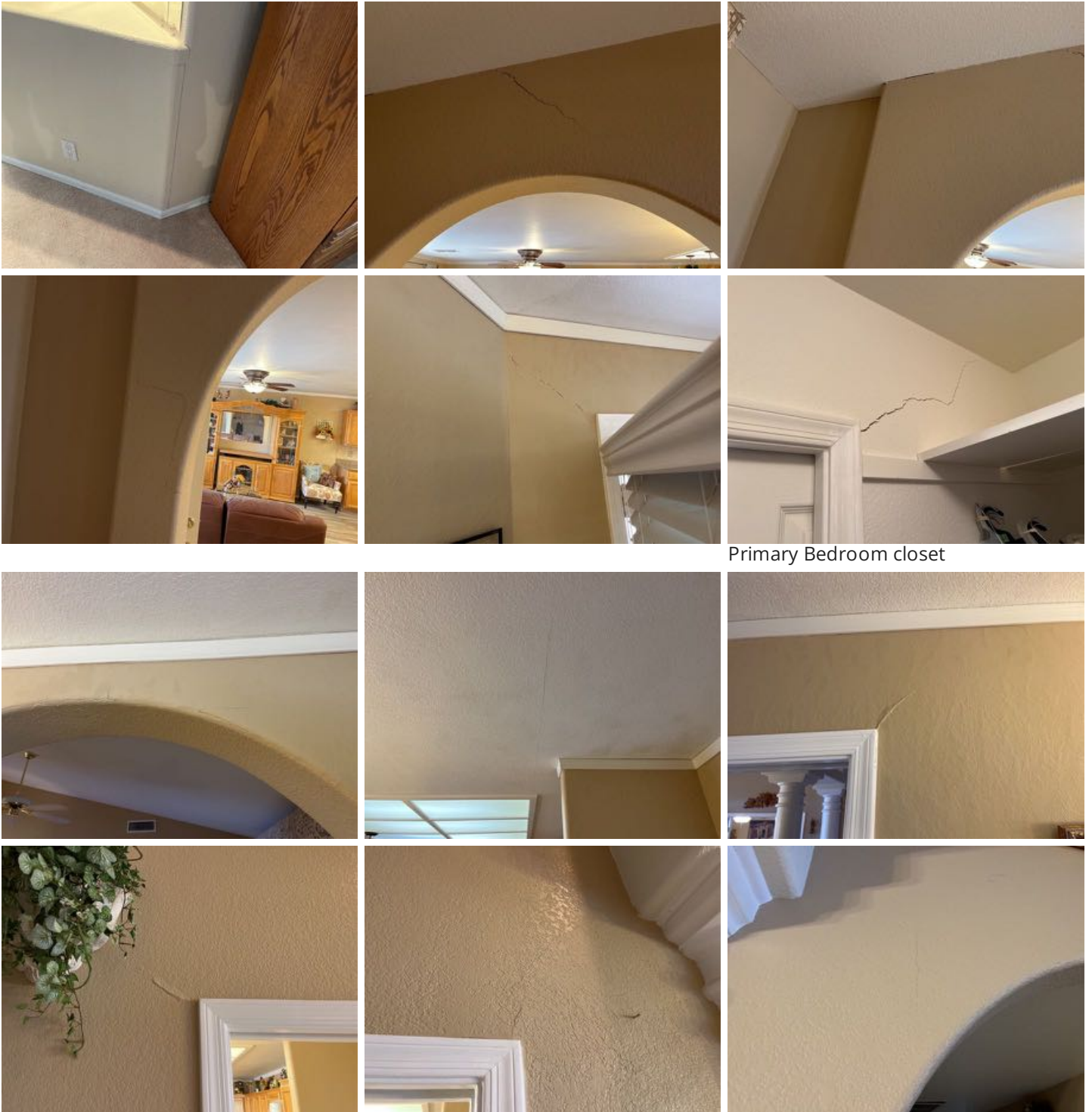
Service/replace

9.1.1 Walls & Ceilings

DRYWALL CRACKS/TAPE SEAMS

 Service/Replacement Items

Interior drywall cracks and/or separated tape seams were observed. Drywall can crack for various reasons including settling/movement and curing of framing. These conditions should be reviewed by a structural engineer/contractor.



Primary Bedroom closet

9.2.1 Floors

CRACKED/MISSING GROUT

 Maintenance/Improvement Items

Areas of cracked and/or missing tile floor grout were observed. A tile flooring professional can be consulted to reapply grout or caulk where missing.



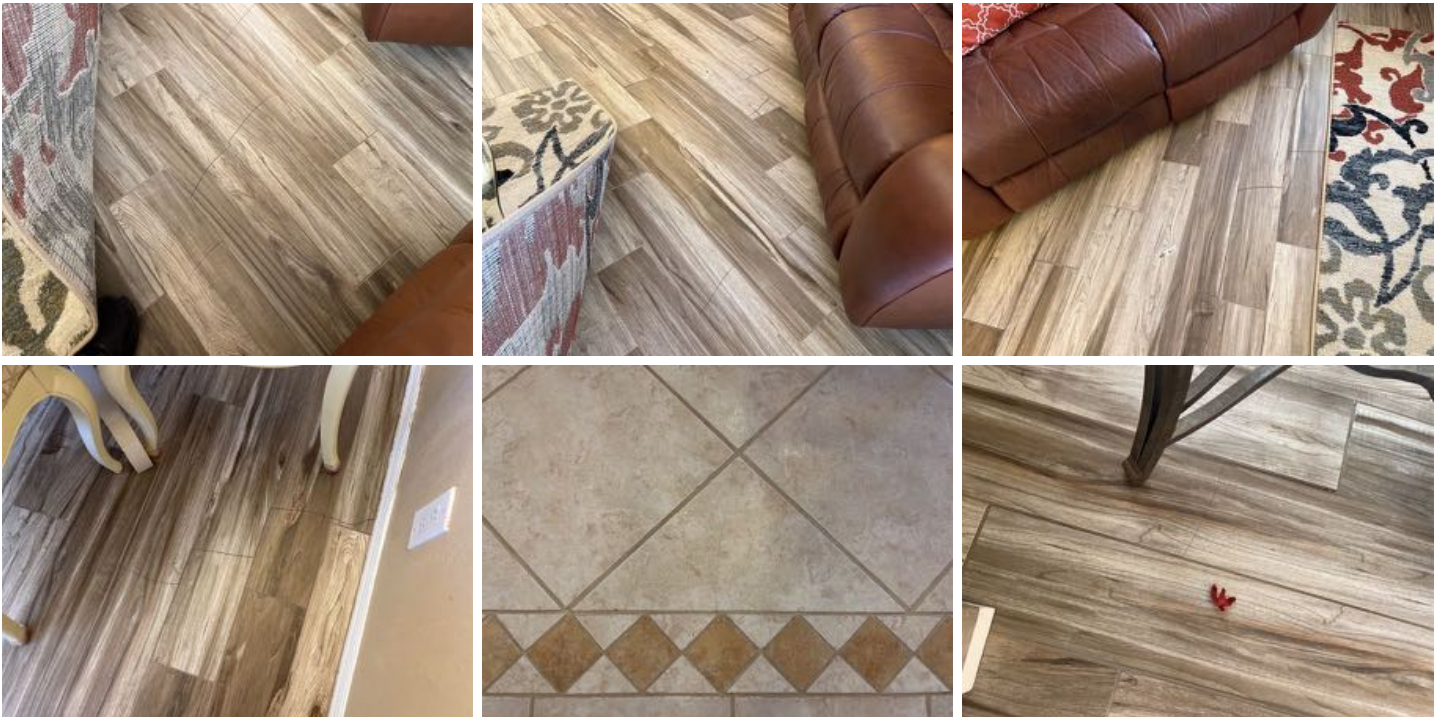
9.2.2 Floors

 Maintenance/Improvement Items

CRACKED/CHIPPED TILE

BREAKFAST NOOK, FAMILY ROOM, AND DINING ROOM

Cracked and chipped interior floor tile observed. Floor tile can sometimes be serviced/repared. A tile floor repair and installation professional can be consulted for service



9.2.3 Floors

 Maintenance/Improvement Items

BUCKLED CARPET

PRIMARY BEDROOM

Loose and buckled carpet was observed. Lifted carpet could be a trip concern. Carpet can typically be stretched and re-secured.



9.2.4 Floors



Maintenance/Improvement Items

LAMINATE GAPS

PRIMARY BEDROOM CLOSET

Inconsistent gaps/spacing between individual sections of laminate flooring were observed. A flooring repair and installation professional can be consulted for service as needed.



9.3.1 Interior Doors & Closets



Maintenance/Improvement Items

WILL NOT LATCH

PRIMARY BATH TOILET

The interior door does not latch closed. Strike plate hardware can often be adjusted. A door repair professional can be consulted for service.



9.4.1 Countertops & Cabinets



Service/Replacement Items

WATER/MOISTURE DAMAGE

LAUNDRY ROOM

Water/moisture damaged cabinet paneling was observed. I recommend consulting a cabinet repair professional to replace damaged materials. Please note, similar moisture damage conditions could exist in non-visible areas.



10: KITCHEN APPLIANCES

		IN	NI	NP	S
10.1	Dishwasher	X			X
10.2	Garbage Disposal	X			X
10.3	Range/Oven and Cooktop	X			X
10.4	Range Hood			X	
10.5	Built-in Microwave	X			
10.6	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present S = Service/Replace

Information

Dishwasher: High Loop or Air Gap
Too Low

**Range/Oven and Cooktop: Anti-
tip Bracket Installed**
No

Range/Oven and Cooktop:
Range/Oven Energy Source
Electric

Reference Photos



Washer and dryer not tested (occupied home)

Please note the washer and dryer installed during the inspection were not tested. It is assumed this equipment is the property of the seller. I recommend testing as needed prior to closing if this equipment will convey.

Dishwasher: Observed/Tested for basic functionality

The dishwasher was tested, completed a cycle and did not appear to leak.

Built-in Microwave: Inspected/Tested

The microwave was tested and is functional. The lights and fan (if applicable) were also tested and are functional.

Refrigerator : Observed/Tested for basic functionality

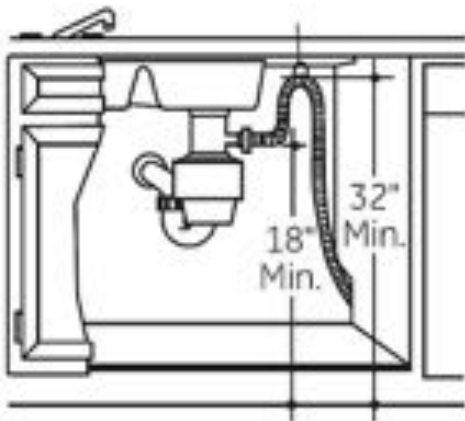
The refrigerator (and freezer) was observed for basic functionality. Water and ice functionality was also tested if present.

Service/replace

10.1.1 Dishwasher

**MISSING HIGH LOOP**

The dishwasher drain is not secured in a manner that provides a high loop. A high loop will help to prevent waste water from draining from your sink to your dishwasher and will help keep water from settling in the hose after draining. I recommend securing the hose high under the sink between the dishwasher and sink drain or garbage disposal connection (as pictured).



10.2.1 Garbage Disposal

**Maintenance/Improvement Items****MISSING SPLASH GUARD**

The splash guard is missing. I recommend contacting an appliance professional for replacement of splashguard.



10.3.1 Range/Oven and Cooktop

**MISSING ANTI-TIP DEVICE**

There is no anti-tip device installed to secure the oven to the floor. This is a potential safety concern. I recommend consulting a qualified professional to install anti-tip device.



10.3.2 Range/Oven and Cooktop



Maintenance/Improvement Items

INOPERABLE OVEN LIGHT

The oven light did not respond when tested. I recommend requesting the bulb be replaced so the light may be retested at final walk-through.



STANDARDS OF PRACTICE

Inspection Details **Standards of Professional Practice for Arizona Home Inspectors**

Structural

Inspection includes per state standards;

Observation of structural components including the foundation, floors, walls, columns, ceilings, and roof. The types of structural components will be noted.

Probing structural components if/where deterioration is suspected. Probing is not required if it could damage any finished surface.

Entering underfloor crawlspaces and/or attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Inspection methods for the underfloor crawl spaces and/or attics will be noted.

Noting signs of water penetration into the building and/or signs of abnormal or harmful condensation on building components if observed.

Observation of insulation and vapor retarders in unfinished spaces. The type of insulation and vapor retarders will be noted. The absence of these materials in unfinished space at conditioned surfaces will be noted.

Observation of ventilation of foundation areas.

Exterior

Inspection includes per state standards;

Observation of wall cladding, flashings, trim, entryway doors, a representative number of windows, decks, balconies, stoops, steps, areaways, porches, railings, eaves, soffits and fascia. The type(s) of wall cladding materials will be noted. Observation of vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of perimeter fences and gates.

Exterior conditions that are cosmetic in nature may be reported at the discretion of the inspector.

Garage

Inspection includes per state standards;

Observation of garage door operators.

Operating garage doors manually or by using the permanently installed controls for garage door operators.

Noting if garage door operators will automatically reverse or stop when meeting reasonable resistance during closing.

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of the garage floor.

Garage conditions that are cosmetic in nature may be reported at the discretion of the inspector.

Roof & Attic

Inspection includes per state standards;

Observation of roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The type(s) of roof coverings materials will be noted.

Noting signs of leaks or abnormal condensation on building components if observed.

Observation of insulation and vapor retarders in the attic. The type of insulation and vapor retarders will be noted. The absence of these materials in the attic at conditioned surfaces will be noted.

Observation of ventilation of attics.

Heating, Ventilation & Air Conditioning **Inspection includes per state standards;**

Observation of the permanently installed heating system which includes heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The energy source and type of heating equipment will be noted. The systems will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of solid fuel heating devices.

Observation of heat distribution systems which includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The type of distribution system will be noted.

Observation of the presence of an installed heat source in each room.

Observation of the central air conditioning system which includes cooling and air handling equipment and normal operating controls. Cooling equipment type and energy source will be noted. The system will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of distribution systems which includes fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units.

Observation of the presence of an installed cooling source in each room.

Observation of kitchen, bathroom, and laundry venting systems.

In addition to the state standards we will test mini-split/ductless systems and through-wall units for basic functionality if/when possible.

Window units will not be tested.

Permanently installed evaporative cooling systems will be tested at the discretion of the inspector.

Plumbing

Inspection includes per state standards;

Observation of the interior water supply and distribution system which includes piping materials, supports and insulation. Types of supply and distribution materials will be noted.

Observation of fixtures, faucets, and functional flow. Operating fixtures including their faucets and all exterior faucets attached to the houses.

Noting supply leaks if observed.

Noting cross connections if observed.

Observation of the interior drain, waste and vent system which includes traps, drain, waste, and vent piping, piping supports and pipe insulation. Observing functional flow. Types of drain, waste and vent piping materials will be noted.

Noting drain leaks if observed.

Observation of hot water systems which includes water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The type of water heating equipment and fuel/power source will be noted.

Observation of fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting and supports. leaks.

Observation of sump pumps when installed.

Electrical

Inspection includes per state standards;

Observation of service entrance conductors. The type of service and conductors will be noted. Limitations will be noted if present (underground service).

Observation of service equipment including grounding equipment, main overcurrent devices, main and distribution panels. Amperage and voltage ratings of the service will be observed and noted. The location of main and distribution panels will be noted.

Observation of branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. Aluminum branch circuit wiring will be noted if present.

Operating a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

Observation of 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.

Testing the operation of ground fault circuit interrupters.

Interior

Inspection includes per states standards;

Observation of walls, ceiling and floors.

Observation of steps, stairways, balconies and railings.

Observation of counters and a representative number of cabinets.

Observation and operation of a representative number of doors and windows.

Observation of separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

Observation of sumps.

Noting signs of water penetration into the building or signs of abnormal or harmful condensation on building components if observed.

Conditions that are cosmetic in nature will be reported at the discretion of the inspector.

We are not required to report on carpet conditions per state standards.

Kitchen Appliances

The Standards of Professional Practice for Arizona Home Inspectors does not require the observation or testing of household/kitchen appliances. We will observe the built-in appliances and test **basic operability** unless otherwise specified in the report.