INSPECT THE BEST
(480) 203-8804
inspectthebestaz@gmail.com
https://www.inspectthebestaz.com

SAMPLE REPORT

A real Inspect The Best home inspection report.
Client, agent, inspector and street address removed.
Video links are disabled in this sample.

ITB HOME INSPECTION REPORT

Phoenix, Arizona. Single-family home, built 1950.

Inspector
ITB Team
(480) 203-8804
inspectthebestaz@gmail.com

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Welcome videos are disabled in this sample.

Thank you for the opportunity to conduct a home inspection of the property listed above.

We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed decision. The report is designed to be easy to read and comprehend however it is important to read the entire

report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. Please read them all.

DEFINITION OF CONDITION TERMS

Functional/Satisfactory Where Visible: At the time of inspection the component is functional without observed signs of a substantial defect where visible.

Evaluate/Repair or Replace: These are Structural Conditions, Safety Conditions, Components and or Systems that do not function as intended or designed. The items described in this inspection report require further evaluation by a qualified and competent licensed specialist who can recommend a repair or replacement of the described condition.

Not Inspected: These are components and systems that were not inspected because they may have been not accessible, not visible, not present, turned off, shut down etc. These components/systems systems should be inspected/tested prior to the close of escrow.

Not Applicable/Not Visible: The (AZ SOPP) requires comment on certain mandatory items/areas that may not be Visible on your Property. Not Visible will apply to those areas on the property.

Corrective action items: May include; component requires further technical evaluation by qualified And competent licensed professional tradesman or service technician before close of escrow to determine the nature of any potential defect, the corrective action and any associated cost.

SCOPE OF WORK

(This report is the sole ownership of the buyer listed on this Report).

We have been hired to perform a general inspection in accordance with the Arizona Standards of Professional Practice (AZ SOPP) and the inspection agreement previously signed by the client. It differs from an inspection performed by individual specialist, which could become quite costly, extremely innovative and timely. A generalist inspection such as the one performed today will be completed in several hours with the report being generated on site and also ready accessible at anytime there after and performed at a significant reduction in the price of a specialist inspection.

The purpose of a general inspection is to identify defects or adverse conditions that would lead you to make an informed decision on the purchase of your home. We evaluate conditions, systems, or components and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration age of a home and allow for the inevitable deterioration wear and tear that arise through time, such as the cracks in the concrete and plaster/drywall around the windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not

function as it did when new. We consider these to be cosmetic and do not comment on them in our report.

We are not certified, nor do we have the expertise, to test for environmental contaminants, or make note on the following; termites, any type of crawling or flying insects, birds, snakes, rodents or reptiles of any kind, scorpions, bedbugs, dry rot, fungus, or **Microbial Substances**, but may alert you to the possible presence if visible.

Anytime such indications are noted, we highly recommend that qualified specialist be called.

Anytime the home inspection report or Seller (SPDS) has disclosed evidence of water damage/moisture penetration or Repairs (Active/Previous or Repaired), you may have a Microbial Substance condition.

If water damage/moisture penetration or previous water damage/repairs have been disclosed by the seller or discovered from the home inspection report, termite inspection report and or any other contractors inspections have been brought to your attention, we recommend consulting with an environmentalist /microbial specialist or a company that perform water damage/mold inspection or water damage remediation..

We do not test the quality of air, **(Unless ancillary service has been hired/requested)**,however clean air is essential to your health, and we recommend air sampling and the cleaning of supply ducts periodically for environmental hygiene.

Due to the complicated components that are in and around the home, we encourage you to ask questions. An open line of communication can make the world a difference between understanding and miscommunication.

Because of the limited time of it and inspection we review the summary items only on-site and **encourage you to thoroughly read this report to get a clear and concise understanding of the entire home.** If after reading the report there are questions that arise, please feel free to call or email and the inspector will try to answer you as clear and concise as possible.

We recommend that any repairs to be performed should be by a licensed qualified and competent professional contractor and done so prior to the close of escrow.

This is because a specialist that could affect your evaluation of the property could identify other conditions/defects.

Our service does not include any form of warranty/guarantee of any kind for this home inspection or any revisit/re-inspection of work/repairs performed on this property.
We recommend that you obtain any permits, receipt's, invoices, documentation of any work performed on the home. You should refer to those documents or contractors for any repairs or issues that may arise when you take ownership of your new Home.

The information contained in this document is confidential and the property of the client who agreed to the terms of our inspection agreement and paid for this report.

The information is intended only for the use of the individual/client or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying this document is strictly prohibited.

If you have received this document in error, please notify us immediately.

IF YOU HAVE OBTAINED A COPY OF THIS INSPECTION REPORT BECAUSE THE CLIENT NAMED DID NOT PROCEED WITH THE PURCHASE OF THE PROPERTY LISTED IN THIS REPORT, DELETE THIS IMMEDIATELY.
PLEASE DELETE THE E-MAIL/FILES OR ANY OTHER COPIES. (Inspect The Best) IS NOT UNDER CONTRACT WITH YOU. PLEASE DO NOT CALL, EMAIL OR TEXT (Inspect The Best). (Inspect The Best) WILL NOT ANSWER ANY QUESTIONS ABOUT THE REPORT FOR LEGAL REASONS.

WE HAVE A FIDUCIARY RESPONSIBILITY TO THE CLIENT WHOM WE ARE UNDER CONTRACT WITH FOR THIS INSPECTION/REPORT.

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EVALUATE REPAIR OR REPLACE

2.2.1 Roofing ■■ - Roof: Soffit/Eaves/Fascia: Water Staining on Soffit/Eaves/Fascia

2.3.1 Roofing ■■ - ⚡Flashing(s): Storm collar

2.4.1 Roofing ■■ - Gutters/Scuppers/Drains: ▪ Gutters Debris

2.4.2 Roofing ■■ - Gutters/Scuppers/Drains: Standing water Visible in gutters

2.8.1 Roofing ■■ - Foam Roof: Water Stains Attic

2.8.2 Roofing ■■ - Foam Roof: ▪Debris

2.8.3 Roofing ■■ - Foam Roof: Foam Replacement Condition

2.9.1 Roofing ■■ - Metal: ▪Vegetation/Debris

3.1.1 Structural Components - Foundation Configuration Type, Material & Condition: Water Damage/Deterioration

3.1.2 Structural Components - Foundation Configuration Type, Material & Condition: Water Damage/Deterioration/ Cracks

3.1.3 Structural Components - Foundation Configuration Type, Material & Condition: Drill holes/openings

3.2.1 Structural Components - Structural: Changes Observed: Remodeled

3.2.2 Structural Components - Structural: Changes Observed: Structural Alteration Add On

3.7.1 Structural Components - Columns/Posts: Wood posts to concrete

4.2.1 Insulation/Ventilation/Attic - Attic: Ventilation: Painted Screens

4.2.2 Insulation/Ventilation/Attic - Attic: Ventilation: Attic ventilation obstructed with debris

4.3.1 Insulation/Ventilation/Attic - Attic: Framing: Attic Framing Repairs

4.5.1 Insulation/Ventilation/Attic - Attic: Ceiling/Floor Insulation: Insulation displaced/settled

5.1.1 Grounds/Site ✳✳ - Property Grading/Drainage: ↙Low Spots Towards Structure

5.1.2 Grounds/Site ✳✳ - Property Grading/Drainage: ↙ No Gutters Towards Structure

5.1.3 Grounds/Site ✳✳ - Property Grading/Drainage: Grading Higher Than Foundation

5.1.4 Grounds/Site ✳✳ - Property Grading/Drainage: Splash blocks missing

5.2.1 Grounds/Site ✳✳ - Gate(s): Gate obstructed by vegetation

5.2.2 Grounds/Site ✳✳ - Gate(s): Gate/fence is loose and improperly secured

5.3.1 Grounds/Site ✳✳ - Privacy Walls / Fences : Water Damage

- 5.3.2 Grounds/Site ✳✳ - Privacy Walls / Fences : Damage
- 5.3.3 Grounds/Site ✳✳ - Privacy Walls / Fences : Caps Loose
- 5.7.1 Grounds/Site ✳✳ - Walkway(s): Pavers/Tiles sunken/lifted/displaced/missing
- 5.7.2 Grounds/Site ✳✳ - Walkway(s): Concrete lifted/sunken
- 5.8.1 Grounds/Site ✳✳ - Driveway(s): Driveway Damage, Spalling, and Cracking
- 5.9.1 Grounds/Site ✳✳ - Patios / Decks Location / Condition: Patio/Deck height differences (Tripping Hazard)
- 5.9.2 Grounds/Site ✳✳ - Patios / Decks Location / Condition: Spalling/water damaged/deteriorated surface
- 5.10.1 Grounds/Site ✳✳ - Vegetation: Vegetation against structure
- 5.10.2 Grounds/Site ✳✳ - Vegetation: Trees over roof
- 5.10.3 Grounds/Site ✳✳ - Vegetation: Tree adjacent to the structure
- 6.1.1 Building Exterior - Exterior: Wall Cladding material and condition: Openings/Gaps Exterior Wall
- 6.1.2 Building Exterior - Exterior: Wall Cladding material and condition: Exterior Wall Repairs
- 6.1.3 Building Exterior - Exterior: Wall Cladding material and condition: Mortar/Grout deteriorated/missing/cracked
- 6.1.4 Building Exterior - Exterior: Wall Cladding material and condition: ☀Siding Water/Sun Damage
- 6.1.5 Building Exterior - Exterior: Wall Cladding material and condition: Siding installed to the ground
- 6.2.1 Building Exterior - Entry Door(s) Condition : Door/Door Frame Water Damaged
- 6.5.1 Building Exterior - Exterior: Fascias: Metal gussets missing
- 6.9.1 Building Exterior - Exterior: Ceiling(s): Staining/discoloration at exterior ceiling
- 7.1.1 (FYI) Exterior Misc. ▪▪ - Misters: Mister hose was not connected/not tested
- 8.1.1 Electrical - Electrical: Wiring Type/Conditions: Wire sheathing damaged
- 8.1.2 Electrical - Electrical: Wiring Type/Conditions: Loose Junction Box
- 8.1.3 Electrical - Electrical: Wiring Type/Conditions: Unprofessional Wiring Installation
- 8.2.1 Electrical - Exterior Outlet(s): Not GFCI Protected Outlet
- 8.2.2 Electrical - Exterior Outlet(s): Not Grounded Outlet
- 8.3.1 Electrical - ↕ Exterior: Switches: Weatherproof Cover is missing
- 8.3.2 Electrical - ↕ Exterior: Switches: Camera doorbell damaged
- 8.4.1 Electrical - Exterior: Lights: Light did not illuminate.
- 8.4.2 Electrical - Exterior: Lights: Bulbs not installed
- 8.5.1 Electrical - Exterior: Ceiling Fan(s): Fan remote did not respond
- 8.8.1 Electrical - Main Electrical Panel Condition: Debris Observed inside of the main electrical panel
- 8.8.2 Electrical - Main Electrical Panel Condition: Electrical utility tag missing/damaged
- 8.12.1 Electrical - Sub Panel: Not labeled/difficult to read
- 8.12.2 Electrical - Sub Panel: ⚠ Circuit breaker off
- 8.12.3 Electrical - Sub Panel: Screws Missing
- 8.12.4 Electrical - Sub Panel: ■□ Wire Color
- 9.4.1 HVAC - Heating/Cooling Equipment: Condensate Exit On Wall
- 9.4.2 HVAC - Heating/Cooling Equipment: ⚡ Condenser Disconnect Clearance less than 30–36”
- 9.4.3 HVAC - Heating/Cooling Equipment: ● Freon Line Insulation Damage/Missing

- 9.4.4 HVAC - Heating/Cooling Equipment: Gas Line Unsecured
- 9.4.5 HVAC - Heating/Cooling Equipment: No/Inadequate Exterior Combustion Air
- 10.1.1 Plumbing ▯▯▯▯▯ - Exterior: Hose Bibbs : Anti-siphon missing
- 10.2.1 Plumbing ▯▯▯▯▯ - Main Water Shutoff/PRV: No (PRV) Installed
- 10.5.1 Plumbing ▯▯▯▯▯ - ● ● Waste Pipe / Vent Material & Condition: ● ○ Cast/Galvanized
- 10.6.1 Plumbing ▯▯▯▯▯ - ⚠ Location: Gas Meter / Gas Piping Conditions/Materials: ▯ Gas was off
- 10.8.1 Plumbing ▯▯▯▯▯ - Miscellaneous: Plumbing alterations/additions observed.
- 11.4.1 Water Heater ▯▯ - Fuel Type/disconnect: ♦No sediment trap
- 11.4.2 Water Heater ▯▯ - Fuel Type/disconnect: ▯▯ Gas turned off
- 11.5.1 Water Heater ▯▯ - Safety controls: Exit Piping does not meet 6” – 24” min/max
- 12.1.1 Bathrooms ■▯ - ▯ Bathroom Outlet(s): ▯ Not Tripping GFCI Outlet
- 12.3.1 Bathrooms ■▯ - ▯ Bathroom: Sink(s): ● ▯ Drain Pipe Leaking
- 12.3.2 Bathrooms ■▯ - ▯ Bathroom: Sink(s): ▯ Drain stopper inoperable
- 12.3.3 Bathrooms ■▯ - ▯ Bathroom: Sink(s): Gap at Faucet Surface
- 12.4.1 Bathrooms ■▯ - Bathroom: CounterTop / Cabinet : Back Wall Damaged/Holes/Missing.
- 12.4.2 Bathrooms ■▯ - Bathroom: CounterTop / Cabinet : Water Damage (No Moisture)
- 12.6.1 Bathrooms ■▯ - ▯ Bathroom: Shower: Caulk/Grout Missing/Deteriorated
- 12.6.2 Bathrooms ■▯ - ▯ Bathroom: Shower: Plumbing Not Secured
- 12.6.3 Bathrooms ■▯ - ▯ Bathroom: Shower: ▯ Glass Door Seal Damaged/Missing
- 12.6.4 Bathrooms ■▯ - ▯ Bathroom: Primary bath shower leaking when operated
- 12.8.1 Bathrooms ■▯ - ▯↕ Bathroom: Lights/Switches: ▯Light did not illuminate
- 13.1.1 Kitchen ▯▯ - ▯ Kitchen Outlet(s): ▯○ Hot/Neutral Reversed Outlet
- 13.1.2 Kitchen ▯▯ - ▯ Kitchen Outlet(s): ▯ Not Tripping GFCI Outlet
- 13.3.1 Kitchen ▯▯ - Kitchen: Sinks: Drain pipe corrosion
- 13.3.2 Kitchen ▯▯ - Kitchen: Sinks: Faucet is loose
- 14.2.1 Laundry ▯▯ - ▯ Laundry Outlet(s): ▯Not GFCI Protected Outlet
- 15.1.1 Appliances - ▯ Disposal : ▯ Garbage disposal inoperable
- 15.6.1 Appliances - ❄ Refrigerator/Freezer: ▯ Icemaker is off
- 16.1.1 Interior ▯▯ - ▯ Evidence of Moisture: ▯ Ceiling/Wall Water Staining/Blistered Paint
- 16.1.2 Interior ▯▯ - ▯ Evidence of Moisture: Water damage trim/baseplate
- 16.2.1 Interior ▯▯ - ▯ Interior: Outlet(s): ▯ Not GFCI Protected Outlet
- 16.2.2 Interior ▯▯ - ▯ Interior: Outlet(s): Older home ungrounded 3-hole
- 16.2.3 Interior ▯▯ - ▯ Interior: Outlet(s): ▯○ Hot/Neutral Reversed Outlet
- 16.2.4 Interior ▯▯ - ▯ Interior: Outlet(s): ▯ Not Tripping GFCI Outlet
- 16.3.1 Interior ▯▯ - ▯ Interior: (Lights): ▯Light did not illuminate
- 16.4.1 Interior ▯▯ - ▯Interior Door(s) Condition: ▯▯ Lockset does not Latch/Engage Strike plate
- 16.4.2 Interior ▯▯ - ▯Interior Door(s) Condition: ▯ Stoppers/Bumpers are missing/damaged
- 16.7.1 Interior ▯▯ - Window Types: Difficult to Operate
- 16.7.2 Interior ▯▯ - Window Types: Disfigured seals
- 16.7.3 Interior ▯▯ - Window Types: Egress Not Large Enough
- 16.7.4 Interior ▯▯ - Window Types: Window height egress

16.8.1 Interior - Floors: Grout damaged/cracking/missing

16.11.1 Interior - Walls / Ceilings: ® Repairs

16.11.2 Interior - Walls / Ceilings: ⚠ Incomplete Drywall Finishing

16.11.3 Interior - Walls / Ceilings: Wall/Ceiling Cracks

16.11.4 Interior - Walls / Ceilings: Damage

17.1.1 (FYI) Interior Misc. ☑ - Smoke / CO Detectors : Missing Smoke and Carbon Monoxide Detectors

17.2.1 (FYI) Interior Misc. ☑ - Possible Microbial Substances Observed: Possible Microbial Substances Observed

17.3.1 (FYI) Interior Misc. ☑ - Possible wood destroying organisms : WDIIR Inspection

18.2.1 Pool/Spa Inspection - Child Safety Barriers & Conditions: Pool/spa fence is not 5′ or higher

18.3.1 Pool/Spa Inspection - Decking: Damaged/Deteriorated Decking

18.3.2 Pool/Spa Inspection - Decking: Soil erosion

18.5.1 Pool/Spa Inspection - Interior Finish Materials / Condition: Staining/dirt

18.6.1 Pool/Spa Inspection - ☑☑ Internal And External Handrails Steps And Ladders: Hand Rails N/V

18.7.1 Pool/Spa Inspection - Tile & Coping: Calcium/Mineral/Efflorescence

18.9.1 Pool/Spa Inspection - Skimmer(s)/Gauge(s): Vacuum installed

18.10.1 Pool/Spa Inspection - Electrical/bonding: Bond not properly secured.

18.11.1 Pool/Spa Inspection - Lights & GFCI Protection: Did not illuminate

18.14.1 Pool/Spa Inspection - ● ● Pumps & Condition: Pump Loud/Noisy

18.15.1 Pool/Spa Inspection - Piping Condition: Abandoned Piping Observed

18.17.1 Pool/Spa Inspection - Valve(s) Condition: Aerator is obstructed

18.19.1 Pool/Spa Inspection - Diving Board : Rust at diving board

1: PROPERTY INFO/INTRODUCTION

Information

Door Faces
South

Beds/Baths
4/2

Property Type/Stories
Single Family, 1 Story

Occupancy
Not occupied, Not furnished

Utilities
Electric Service/Water Service/Gas Service

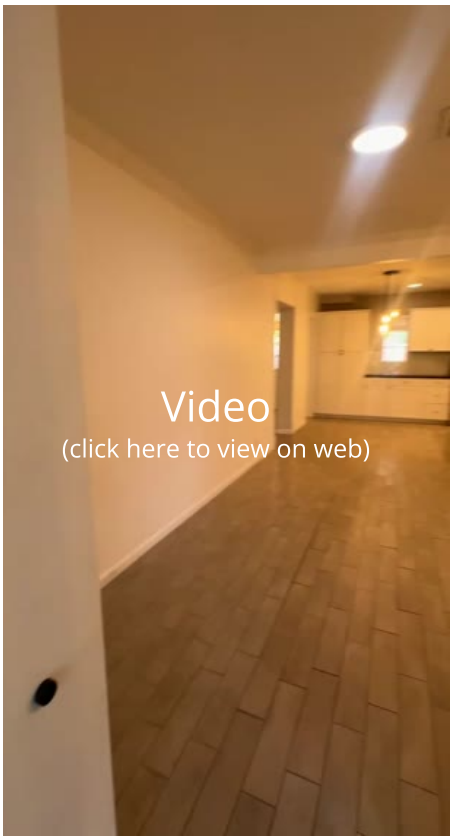
People
Inspector,

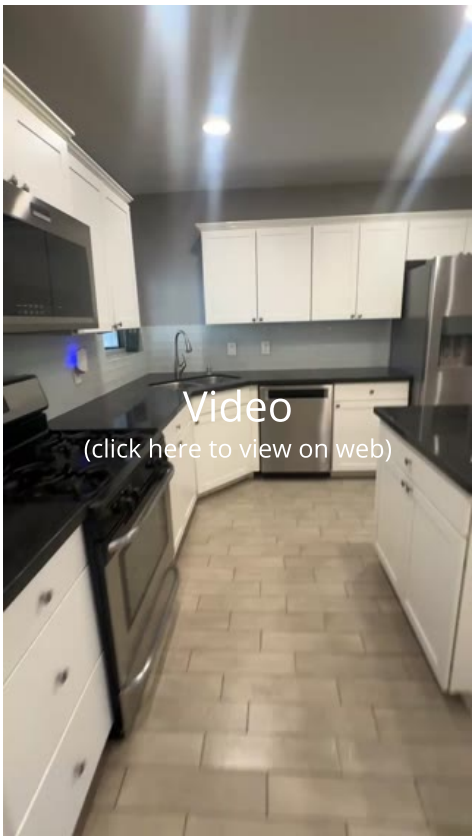
Buyer/Buyer(s), Buyer's Agent,

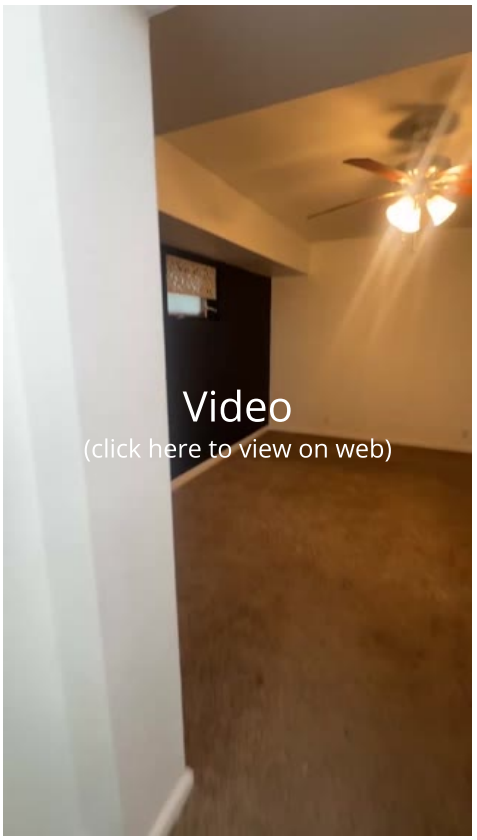
Inspection Type
General Home Inspection

Property Videos
Various Locations , Numerous Locations

Videos were taken at the start of the inspection before we started to test, turn on or operate systems.









Year Built

1950

The age of the property is based on information provided by the buying agent or the selling agent and or buyer/seller./real estate agents.

Weather

Picture of Weather App. At Start Of Inspection, Damp

Weather app shows temperatures/conditions that existed during the inspection.


7:04
5G
MY LOCATION
Phoenix
80°
Cloudy
H:97° L:80°
Extreme Heat Watch
Extreme Heat Watch. These conditions are expected by 10:00 AM, Monday, August 17.
National Weather Service
Partly cloudy conditions expected around 8AM. Wind gusts are up to 9 mph.
Now 8AM 9AM 10AM 11AM 12PM
80° 83° 85° 87° 90° 93°
10-DAY FORECAST
Sat 82° 101°

2: ROOFING

		SAT	EVA	NI	N/A N/V
2.1	✳ General Roof Pictures	X			
2.2	Roof: Soffit/Eaves/Fascia		X		
2.3	⚡Flashing(s)		X		
2.4	Gutters/Scuppers/Drains		X		
2.5	Parapet wall(s)				X
2.6	Sky Lights/Solar Tubes	X			
2.7	Chimney				X
2.8	Foam Roof		X		
2.9	Metal		X		

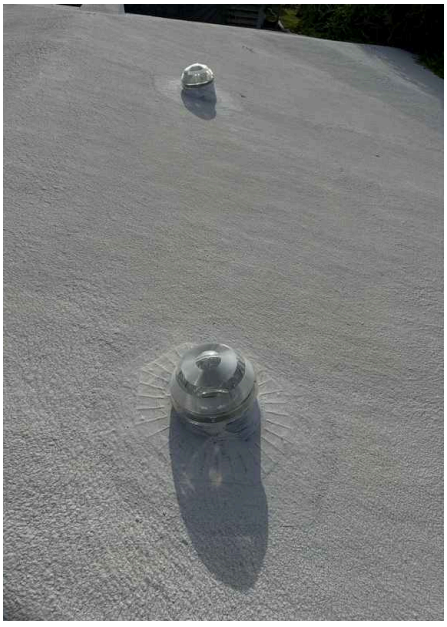
SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Sky Lights/Solar Tubes: **Skylight(s)/solar light(s)**

✳ Skylight's Observed Where Visible, ⚠ See Roofers Report

Skylights/solar lights were Observed where visible.



Foam Roof: **Location**

Main house, Rear patio, Carport, Front patio

Metal: **Location**

Carport

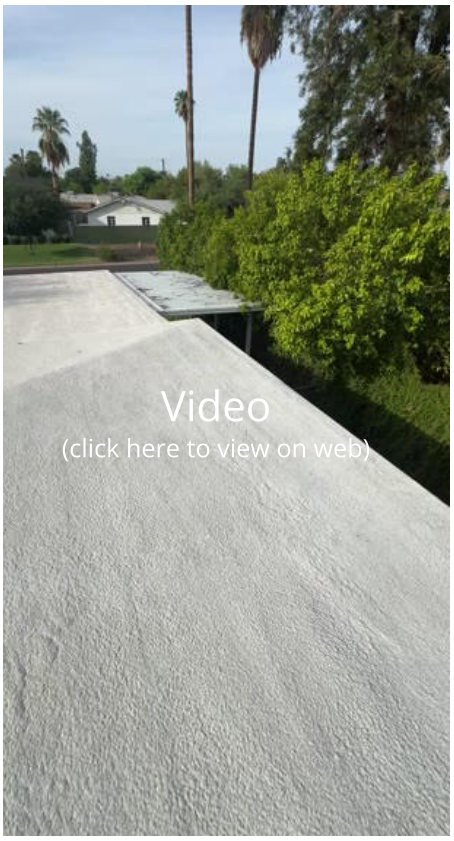
✳ General Roof Pictures: **Roof**

✳ Pictures/Videos

If You Have Requested & Signed our Inspection Agreement/Roof Agreement, you (Buyer) agreed NOT to have ITB inspect the roofing components. The Roof and Liability belongs to the roofing company that is performing the roofing inspection.

Please obtain a copy of their full roofing report and use that as your roof inspection that will include all of the flashing penetrations roofing materials,Eaves/facia and soffits and gutters, downspout, scupper, drains.

If we are inspecting the roof General roof pictures are taken for your records/documentation at the time of the inspection. The roof or roofs were observed where visible.



Roof: Soffit/Eaves/Fascia: Soffits/Eaves/Facias Condition/ & Types

Various Locations

Wood

Soffits/Eaves/Facia's observed where visible. Soffits cannot be inspected underneath finish materials, such as cement board/aluminum siding.

⚡Flashing(s): Flashing condition/type

Metal, Foam

Flashings were inspected Observed where visible. Large portions of the flashings are installed under the roof covering and are not visible for inspection.

Gutters/Scuppers/Drains: Gutters/Drains//Scuppers

Roof

Gutters observed where Visible

Gutters/drains/scuppers were observed inspected where visible. We recommend inspecting gutters/drains/scuppers when debris are noted present and not visible for inspection Before close of escrow.

Parapet wall(s): Parapet walls

✖ N/V N/A

Parapet walls if present were inspected were visible. We cannot inspect roofing materials or verify if flashing is present under finished materials.

Chimney : Chimneys/B- Vents

Roof

✖ Not Visible

Chimneys or B – vents were Observed where visible.

Wood Burning Fireplaces require Spark arresters.

✳ If Gas Fireplace does not Have a Cap We recommend adding chimney cap/cover to prevent moisture penetrations/pest penetration If not present.

Metal: Age/Inspection Method

✖ Unknown Age Ask Current Property Owner/Consult Roofer, Observed From Other Roof

We are Not required To determine the Age or Life Expectancies of Roof Coverings/Materials (Per The AZ SOPP).
We Recommend Asking Property Owner For the Age and Obtaining Documentation, (SPDS) ,Roof Maintenance Records From the Current Property Owner and Or Seeking The Advice of A Qualified and Competent Licensed Roofer.

Limitations

Gutters/Scuppers/Drains

DEBRIS (N/V) OBSTRUCTING GUTTERS/SCUPPERS/DRAINS

(N/V) Debris vegetation if noted in this report obstructs portions of the gutters/scuppers/drains. If this condition exist we recommend removing debris and inspecting Gutters/Scuppers/drains before close of escrow.

Conditions

2.2.1 Roof: Soffit/Eaves/Fascia

WATER STAINING ON SOFFIT/EAVES/FASCIA

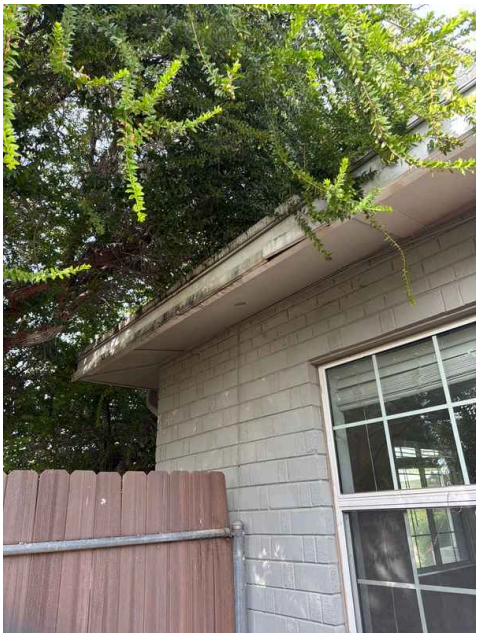
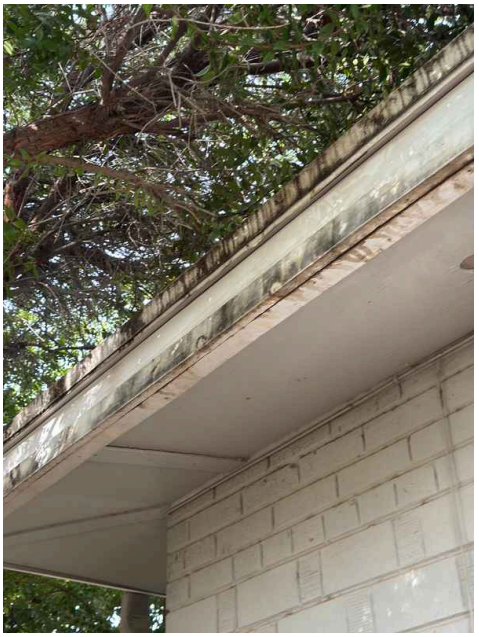
Water staining and water damage observed on the soffit, eaves, or fascia during inspection. This indicates moisture penetration, which can result from roof leaks, gutter overflow, or inadequate drainage. Continued water exposure may lead to wood damage, structural deterioration, and potential interior water damage. A roofing professional should evaluate the source of the moisture and recommend appropriate repairs to prevent further damage.

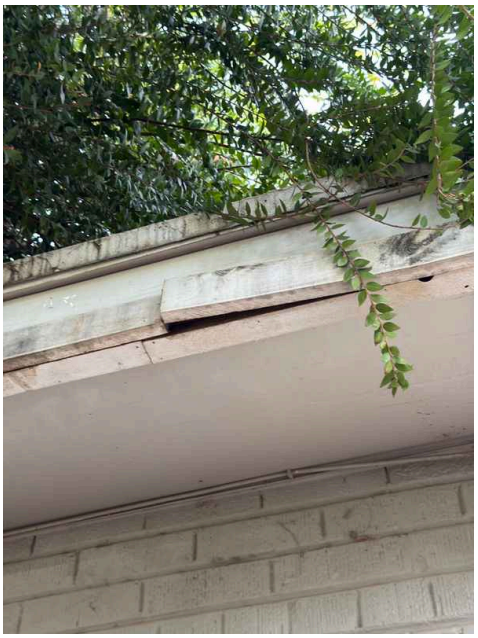
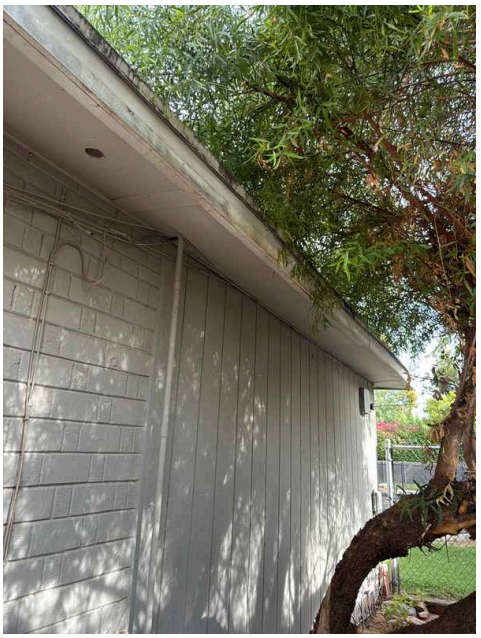
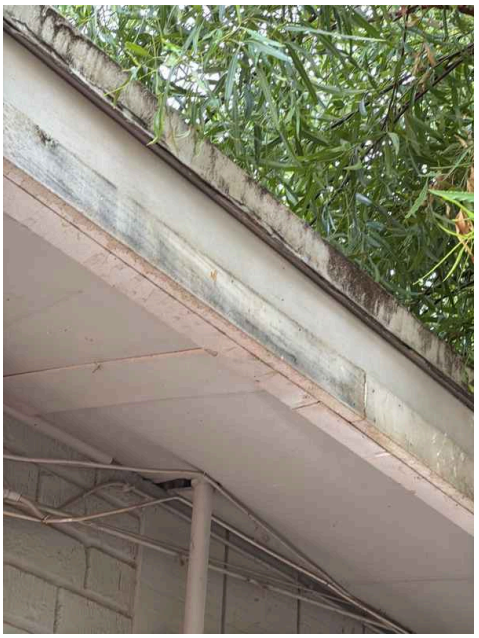
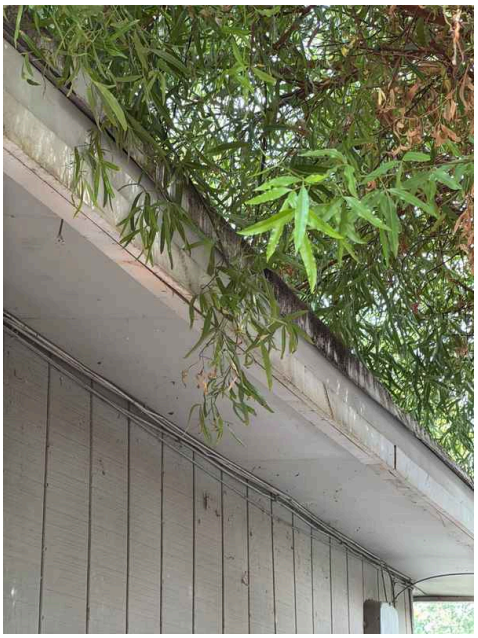
Recommendation

Contact a qualified roofing professional.







2.3.1 ⚡Flashing(s)

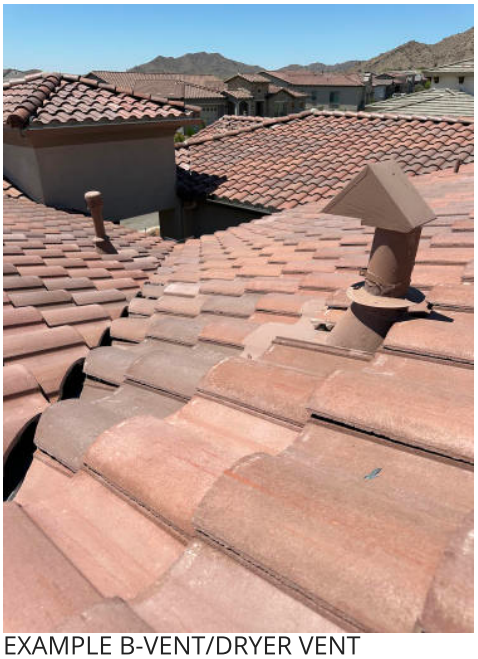
STORM COLLAR

ROOF

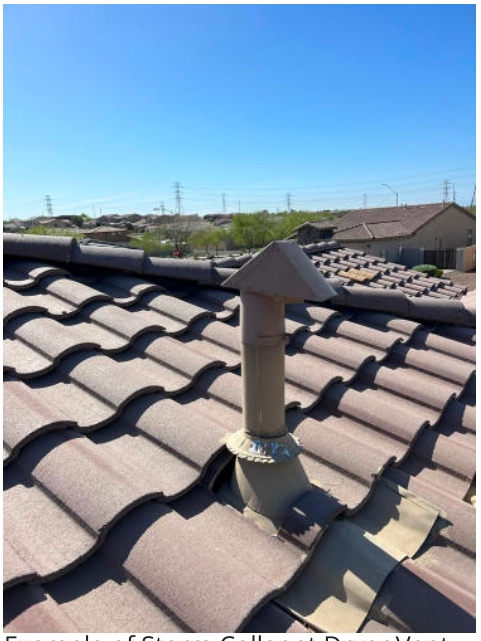
Storm collar is missing/not installed. We recommend adding metal storm collar to prevent water penetration at the vent pipe. Mastic/tar wear from direct sun exposure/excessive heat, causing cracking/voids/gaps. Metal last for a longer period /Decades . Recommend further evaluation by qualified and competent licensed roofer.

Recommendation

Contact a qualified roofing professional.



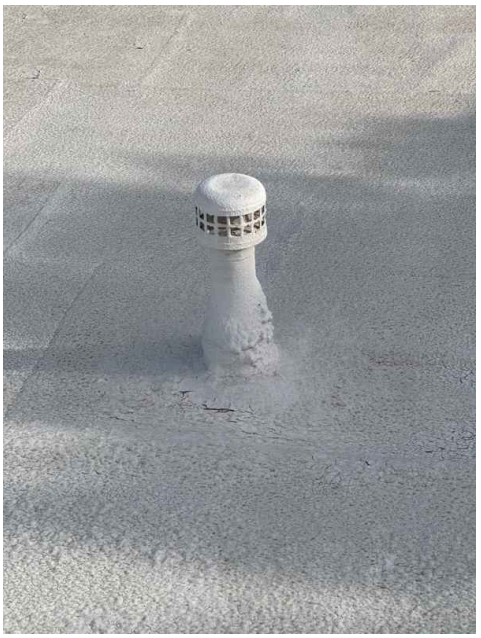
EXAMPLE B-VENT/DRYER VENT



Example of Storm Collar at Dryer Vent







2.4.1 Gutters/Scuppers/Drains

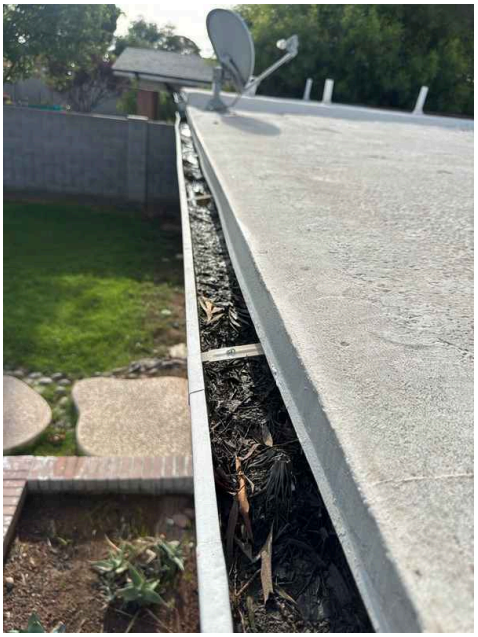
▪ GUTTERS DEBRIS

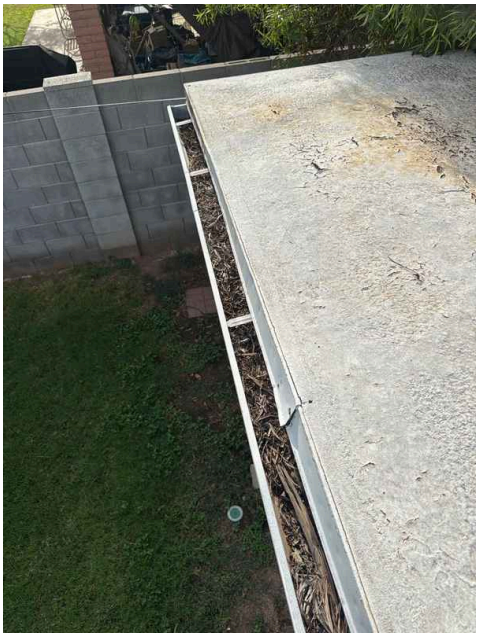
ROOF

Debris including leaves, twigs, and sediment was observed accumulating in the gutters during inspection. This blockage prevents water from flowing freely through the gutter system to the downspouts. Accumulated debris can cause water to back up, potentially leading to roof damage, water damage, foundation issues, and pest infestations. The gutters should be cleaned thoroughly and a regular maintenance schedule established to prevent future buildup, typically recommended twice yearly in areas with significant tree coverage.

Recommendation

Contact a qualified gutter contractor





2.4.2 Gutters/Scuppers/Drains

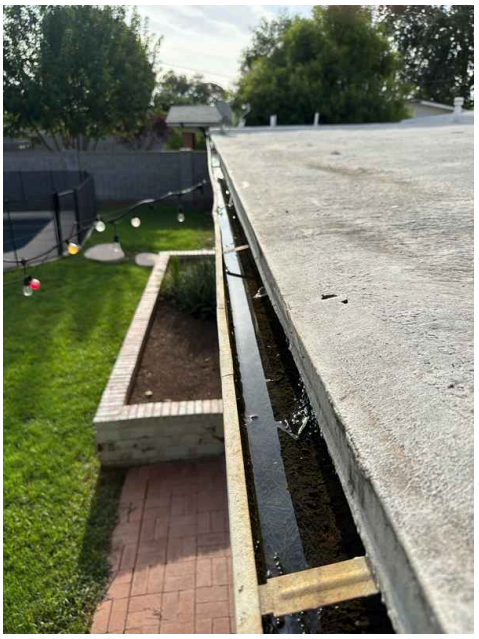
STANDING WATER VISIBLE IN GUTTERS

ROOF

Standing water Visible and gutters. We recommend cleaning gutters/pitching gutters correctly so that water does not pond and provide Potential mosquito larva. We recommend further evaluation by a qualified and competent, licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor



2.8.1 Foam Roof

WATER STAINS ATTIC

Water stains/water damage observed at the attic interior. We recommend further evaluation by a qualified and competent licensed roofer.

Recommendation

Contact a qualified roofing professional.





2.8.2 Foam Roof

▪DEBRIS

Debris have accumulated on the roof.

We recommend that the vegetation/debris be removed as a part of routine maintenance and that a qualified and competent licensed roofer inspect the areas not visible for inspection.

Recommendation

Contact a qualified roofing professional.



2.8.3 Foam Roof

FOAM REPLACEMENT CONDITION

Foam roof covering appears to be in replacement condition. The foam is exposed/damaged/missing in numerous locations. We recommend further evaluation by a qualified and competent licensed roofer.

Recommendation

Contact a qualified roofing professional.



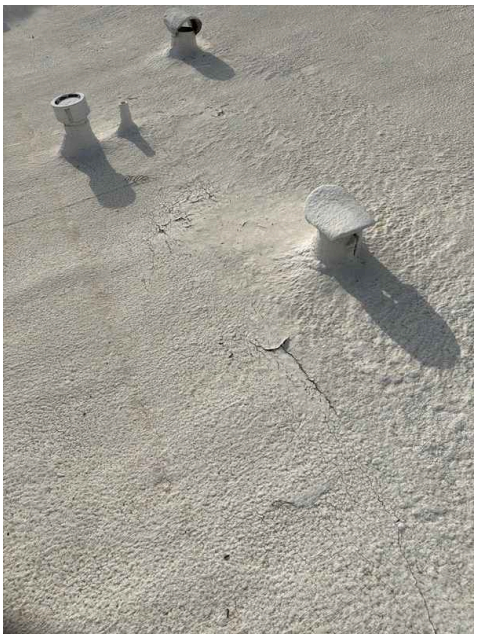
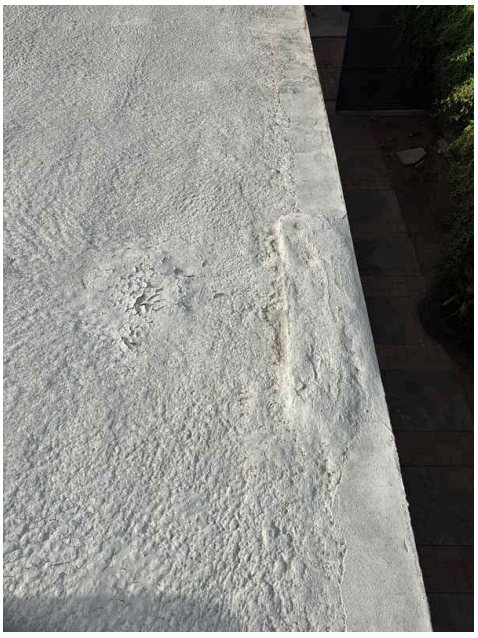










2.9.1 Metal

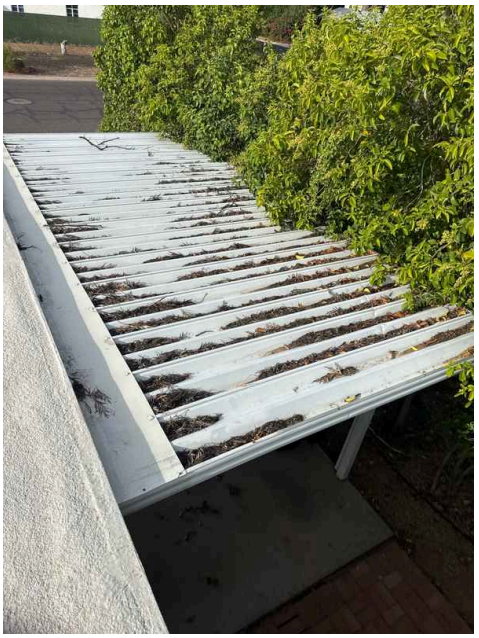
▪VEGETATION/DEBRIS

Vegetation/debris have accumulated on the roof.

We recommend that the vegetation/debris be removed as a part of routine maintenance and that a qualified and competent licensed roofer inspect the areas not visible for inspection.

Recommendation

Contact a qualified roofing professional.



3: STRUCTURAL COMPONENTS

		SAT	EVA	NI	N/A N/V
3.1	Foundation Configuration Type, Material & Condition		X		
3.2	Structural: Changes Observed		X		
3.3	Water Penetration Observed	X			
3.4	Floor Structure	X			
3.5	Interior Ceiling Structure	X			
3.6	Interior Wall Structure	X			
3.7	Columns/Posts		X		
3.8	Beams	X			
3.9	Carport	X			

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Foundation Configuration Type, Material & Condition: Material Type

Poured concrete

Foundation materials observed where visible.

Water Penetration Observed: Structural Water Penetration

✳ No Evidence of Structural Moisture/Seepage Observed Where Visible, ✳ See Interiors, ✓ See Garage

Evidence of structural moisture observed where visible.

Floor Structure: Type

Concrete observed where visible, See interior Floor

Structure Was Observed Where Visible.

Columns/Posts: Columns/Posts observed where visible

Wood post(s)

Columns/post observed where visible.

Beams: Beam(s) Observed Where Visible

Wood, ✳ Beams Observed Where Visible

Beams observed where visible.

Carport: Carport conditions

✳ Attached Carport Observed Where Visible

Foundation Configuration Type, Material & Condition: Configuration Type

Slab on grade

Foundation Observed where visible. We observe crawl space condition when visible. We observe vapor retarder when crawlspace is visible.

Structural: Changes Observed: Structural Changes Observed Where Visible

Structural changes observed where visible

We Observed Structural Changes Where Visible.

Anytime This Property May Have Been Remodeled, added onto and or Altered their should be a record of the work performed, Permits and Licensed Contractor ROC#s.
We recommend locating this information in the sellers property disclosures (SPDS) or contacting the Municipality ,County ,City, State Before Close of Escrow.

Interior Ceiling Structure : Ceiling structure

✳ Observed Where Visible, See the attic section. The interior ceiling structure is reported in the attic section Where Visible.

Large Sections of the Ceiling Structure is covered with Drywall/Finish Materials/ Insulation.

We Observed Where Visible the Ceiling/Trusses for Excessive Structural Cracking/Sagging.
Cosmetic cracking is common (Not Required to be reported on Per AZ SOPP) and if Observed where Visible maybe reported in the Interior Section.

Interior Wall Structure: **Wall structure observed where visible**

Wood framed

Wall Structure observed where visible. A majority of the structural materials are not visible/covered by finish materials. Sometimes the structural materials are not visible at all.

Limitations

Interior Wall Structure

SEE EXTERIOR WALL FOR STRUCTURAL CONDITIONS OF THE EXTERIOR OBSERVED WHERE VISIBLE.

Large portions of the structure are covered by finish materials and are not visible for inspection.

Conditions

3.1.1 Foundation Configuration Type, Material & Condition

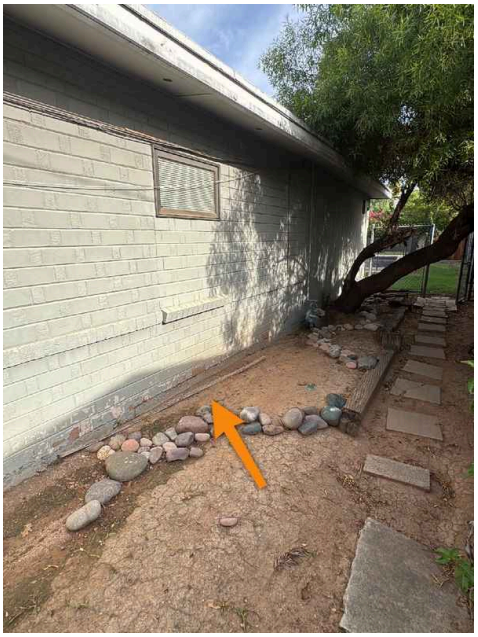
WATER DAMAGE/DETERIORATION

Water damage/deterioration was noted at the foundation wall. We recommend patching/repairing to keep moisture from entering the Structure through the foundation/causing further damage. If gutters are not installed we recommend contacting qualified and competent Licensed Grading/Gutter/Concrete Contractor.

Recommendation

Contact a qualified concrete contractor.




3.1.2 Foundation Configuration Type, Material & Condition

WATER DAMAGE/DETERIORATION/ CRACKS

Water damage and cracks were observed in the foundation during inspection. Water intrusion through foundation cracks can lead to basement flooding, structural deterioration, over time. A foundation contractor should evaluate the cracks, determine their cause, and recommend appropriate repairs such as sealing, waterproofing, or structural reinforcement as needed.

Recommendation

Contact a qualified concrete contractor.











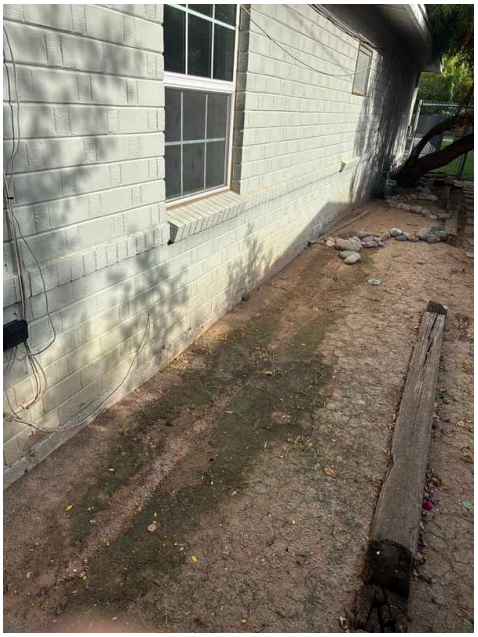
3.1.3 Foundation Configuration Type, Material & Condition

DRILL HOLES/OPENINGS

Drill holes Observed in the foundation wall appear to have been from termite treatment. We recommend that the holes be plugged to prevent moisture/ past penetration underneath the home. Recommend further evaluation by a licensed pest control and contractor.

Recommendation

Contact a qualified pest control specialist.







3.2.1 Structural: Changes Observed

REMODELED

The home appears to have undergone some remodeling or renovation work. When structural changes are made to a property, it's important to understand what modifications were performed, whether proper permits were obtained, and if work was completed to current building standards. Unpermitted or improperly executed structural modifications can affect the home's safety, insurability, resale value, and structural integrity. Recommend inquiring with the seller about the scope of remodeling work, timeline, permits obtained, contractors used, and any warranties or documentation available for the work performed.

Recommendation

Contact the seller for more info

3.2.2 Structural: Changes Observed

STRUCTURAL ALTERATION ADD ON

Portions of the home/structure appears to have been altered or added to the property. Structural modifications, whether to existing buildings or new additions, require careful evaluation to ensure they were completed properly and in compliance with applicable standards. Unauthorized or improperly executed alterations can affect structural integrity, safety, property value, and insurability. It is important to determine when the work was performed, what permits were obtained, and whether the modifications meet current building requirements. Documentation from the seller regarding the scope of work, contractor information, and any inspections or approvals is essential to understanding the full extent and quality of these changes.

Recommendation

Contact your builder.

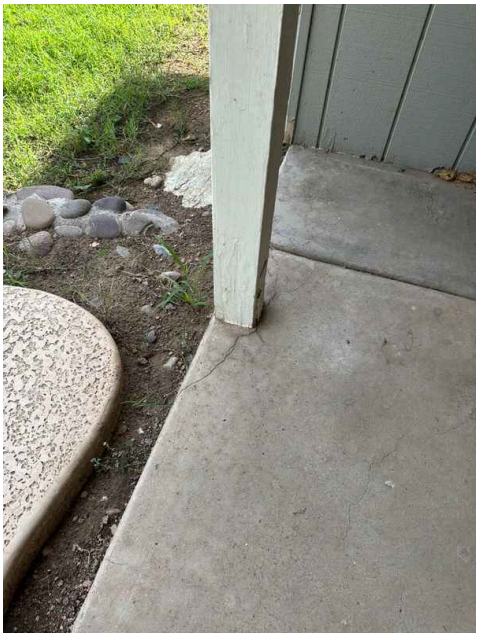
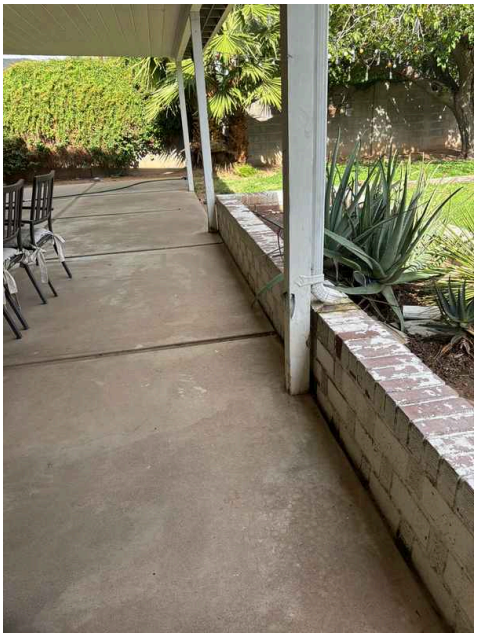
3.7.1 Columns/Posts

WOOD POSTS TO CONCRETE

Wood posts are in contact with concrete. We recommend that the wood post not be in contact with concrete for wicking/water damage. We recommend further evaluation by a qualified and competent licensed carpenter.

Recommendation

Contact a qualified carpenter.

Example




4: INSULATION/VENTILATION/ATTIC

		SAT	EVA	NI	N/A N/V
4.1	Attic Access	X			
4.2	Attic: Ventilation		X		
4.3	Attic: Framing		X		
4.4	Attic: Roof Sheathing		X		
4.5	Attic: Ceiling/Floor Insulation		X		
4.6	Attic: Wall Insulation				X
4.7	Exterior: Wall Insulation				X

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Attic: Framing: Framing Type/Condition

Dimensional trusses

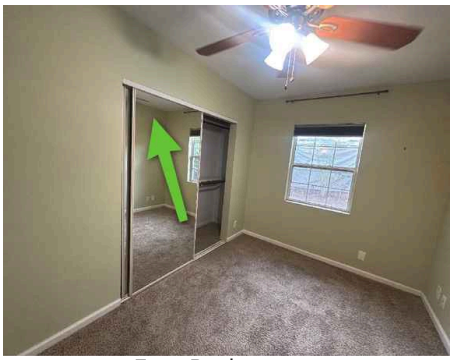
Framing and type of framing was observed where visible.

Attic Access: Access Location(s) / Inspection Method

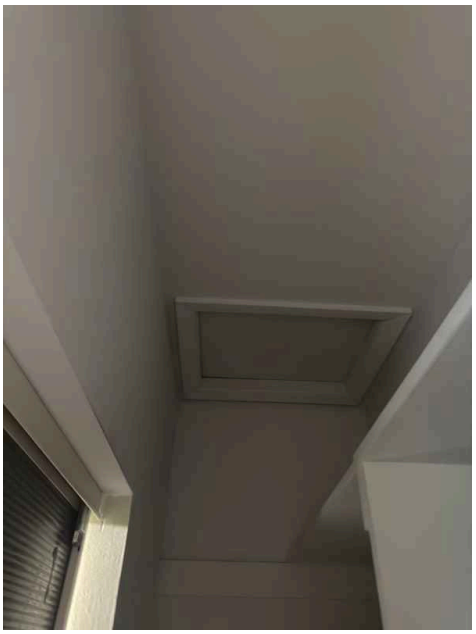
Attic Observed Where Visible

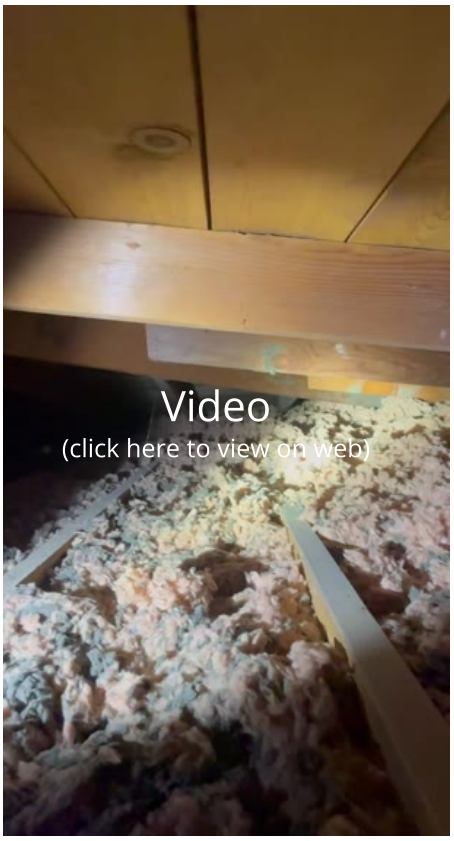
✳ Pictures/Locations Of Attic Access, Observed Where Visible From The Access

Attic was observed where visible. We inspect attic's that are accessible. If this report identifies areas that have not been inspected at the time of the inspection due to covers not accessible/too much insulation/homeowners possessions/cars, etc.. We recommend that the attics are inspected before close of escrow by a qualified and competent licensed contractor.



East Bedroom





Attic: Ventilation: **Attic Ventilation Type/ Condition**

✳ Attic Ventilation was Observed Where Visible, Roof vents, Soffit vents

Attic ventilation was observed where visible. Depending on the insulation install, this home may not require to have attic ventilation. See Attic Insulation type/install.

If rodent protection is not visible in the pictures, we recommend that you hire a pest control company to rodent proof all of the Attic vent(s) if visible and all exhaust vents/plumbing vents etc. rodent proofed.

Attic: Roof Sheathing: **Sheathing Type/Condition**

✳Sheathing Observed Where Visible, Planks, See roofers report, Staining observed

Sheathing was inspected/observed where visible. If No Attic is Visible we will not be able to identify the type of Material Installed.

Attic: Ceiling/Floor Insulation: **Attic Ceiling/Floor/Truss Insulation Type/Condition**

Attic Various Locations Where Visible

Fiber Glass Blown, ✖ No Insulation Supports

Attic Ceiling/Flooring/Truss insulation supports observed where visible. If no access or visibility is visible to determine the type of insulation installed/Condition, we recommend asking Property owner/ Builder for further information, and/or seeking the advice of a qualified and competent licensed insulation contractor. We cannot inspect what we cannot see.

Attic: Wall Insulation: **Attic Wall Insulation Type/Condition**

Attic Various Locations

✖ Not Visible, ✖ Supports N/V

Attic wall insulation/Supports Observed where visible. Some attic wall Insulation is Not Visible where there is not elevated Ceilings/height differences at the interior framing areas.

Exterior: Wall Insulation: **Exterior Wall Insulation Type/Condition**

Various Locations

No Access N/V

Exterior wall insulation was observed where visible. Majority of the walls insulation is not visible for inspection due to finish materials. We recommend obtaining inspection installation records for your records.

Limitations

Attic Access

LIMITED ACCESS. SMALL OPENING AND TIGHT SPACE.

Exterior: Wall Insulation

NOT VISIBLE COVERED BY EXTERIOR/INTERIOR MATERIALS

VARIOUS LOCATIONS

The insulation was not visible for inspection and we were unable to identify the type of insulation in your wall. We recommend asking homeowner for further information and or seeking the advice of a qualified and competent licensed insulation contractor to determine wall insulation presence/type.

Conditions

4.2.1 Attic: Ventilation

PAINTED SCREENS

Painted screens observed. The paint has caused blockage and the vents will not work as design/engineered due to restrictive air passage. We recommend further evaluation by a qualified and competent licensed contractor.

Recommendation

Contact a qualified professional.



4.2.2 Attic: Ventilation

ATTIC VENTILATION OBSTRUCTED WITH DEBRIS

Recommendation

Contact a qualified professional.



4.3.1 Attic: Framing

ATTIC FRAMING REPAIRS

Repairs have been made to framing members and structural supports within the attic space. Framing repairs may indicate previous damage from moisture, settling, pest activity, or structural conditions. It is important to understand the nature and extent of these repairs to assess their quality and whether they adequately address the underlying cause. Determine what prompted the original repairs, verify that work was completed properly, and confirm that any underlying conditions (such as moisture sources or pest entry points) have been resolved to prevent recurrence. Recommend further evaluation by a qualified and competent licensed framer.

Recommendation

Contact a qualified carpenter.





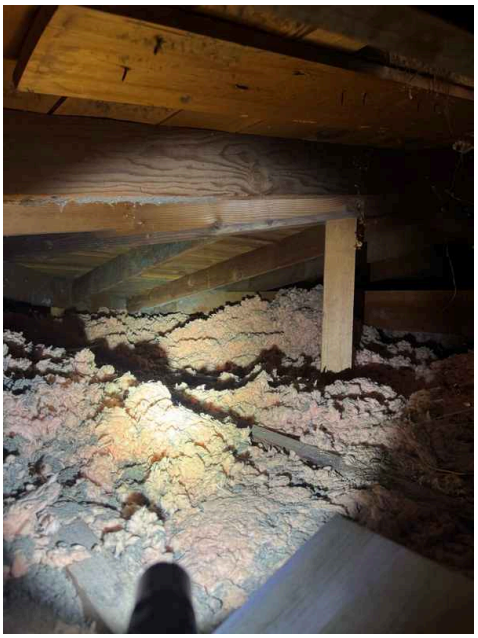
4.5.1 Attic: Ceiling/Floor Insulation

INSULATION DISPLACED/SETTLED

Insulation is displaced/settled/stepped on. Portions of the insulation do not meet current construction practices for the correct thickness of the insulation. Recommend adding more insulation or re-distributing insulation for energy efficiency. Recommend further evaluation by a qualified and competent licensed insulation contractor.

Recommendation

Contact a qualified insulation contractor.







5: GROUNDS/SITE ✳✳

		SAT	EVA	NI	N/A N/V
5.1	Property Grading/Drainage		X		
5.2	Gate(s)		X		
5.3	Privacy Walls / Fences		X		
5.4	Retaining Wall(s)				X
5.5	Front Entry / Porch		X		
5.6	Steps / Stoops				X
5.7	Walkway(s)		X		
5.8	Driveway(s)		X		
5.9	Patios / Decks Location / Condition		X		
5.10	Vegetation		X		
5.11	Miscellaneous			X	

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Gate(s): Gates

✳Observed Where Visible

Gates were observed where visible.

Privacy Walls / Fences : Privacy Walls/Fences % Visible

✳ Observed Where Visible

Privacy walls/fences Observed where visible.

Retaining Wall(s): Material/% Visible

✳ Observed Where Visible, ✖ Not Visible

Retaining walls were observed where visible.

Front Entry / Porch: Front Entry/Porch Areas

✳ Observed Where Visible, See Walkway

Front entry/porch areas were observed where visible.

Steps / Stoops : Steps/Stoops Observed Where Visible.

✳ Observed Where Visible, ✖ Not Visible

Steps/stoops/railings were Observed where visible.

Walkway(s): Walkway(s)

✳Observed Where Visible

Walkways were observed where visible.

Driveway(s): Driveway(s) Observed Where Visible.

✳ Driveway Observed Where Visible

Driveways were observed were visible.

Patios / Decks Location / Condition: Patio(s) observed where visible

✳ Observed Where Visible, Rear Patio

Patios/decks were observed where visible.

Property Grading/Drainage: Grading/Drainage

✳Observed Where Visible

Grading was observed where visible. Proper grading is essential for foundation/structural component longevity.

If The Property is A high rise structure grading will not be observed except on the floor the residence is located.

Vegetation: Vegetation Observed Where Visible.

East West South North

In Contact With Structure

Vegetation observed where visible. If vegetation is in contact with the structure, Recommend removing To prevent pest/moisture penetration.

Limitations

Property Grading/Drainage

GUTTERS MISSING AT SOME LOCATIONS

Gutters were not installed on the entire structure. Recommend gutters be added to the entire structure to control rain runoff/water damage/deterioration/Structural damage overtime/erosion away from the foundation/structure. We cannot determine if the gutters installed are adequate for proper drainage on this property.

Property Grading/Drainage

IRRIGATED/FLOODED LOT

Irrigated/flooded lot. We do not inspect irrigation. The lot was not flooded with water at the time of the inspection. The lot appears to be designed for holding irrigation water. We do not verify grading/drainage plans. We were unable to verify that the water will run off before sitting up against the house. We recommend Asking the property owner for further information or verifying with the city/utility before close of escrow.





Vegetation

TREES THAT ARE GROWING ADJACENT/TOWARDS OR OVER THE STRUCTURE SHOULD BE TRIMMED/REMOVED AS A PART OF MAINTENANCE.

We recommend inspecting all areas after vegetation is cut/removed. We cannot inspect what we cannot see.

Miscellaneous

BUYER DID NOT WANT THE SHED INSPECTED.

Shed was not part of the inspection. Recommend having a contractor evaluate.



Conditions

5.1.1 Property Grading/Drainage

↙LOW SPOTS TOWARDS STRUCTURE

Low spots/grading towards the home. We recommend pitching the soil/grading away from the home to prevent water/moisture from sitting against the structure/foundation for periods of time.

Recommendation

Contact a qualified grading contractor.



5.1.2 Property Grading/Drainage

↙ NO GUTTERS TOWARDS STRUCTURE

No gutters/Grading slopes towards the structure/Low spots were noted against the structure. We recommend adding dirt/soil to pitch the water away from the house/structure at this location. Drain box/Gutter may need to be added to prevent water from splashing against the house at this section. We recommend further evaluation by a qualified and competent licensed grading contractor.

Recommendation

Contact a qualified grading contractor.



5.1.3 Property Grading/Drainage

GRADING HIGHER THAN FOUNDATION

Soil or gravel is above the top of the stemwall. The stemwall is not visible in these areas. This condition may increase the potential for interior moisture/pest penetration. We recommend further evaluation by a qualified and confident license grading contractor.

Recommendation

Contact a qualified grading contractor.









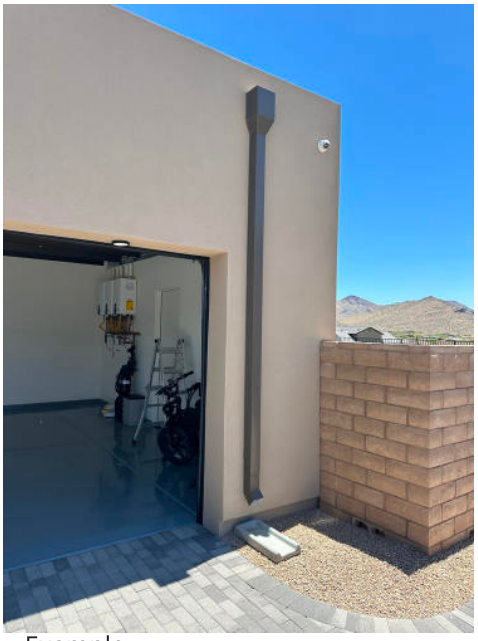
5.1.4 Property Grading/Drainage

⚠ SPLASH BLOCKS MISSING

Splash blocks are not provided/missing. We recommend adding splash blocks to prevent splashing against the structure and soil erosion from occurring at the structure. We recommend further evaluation by a qualified and competent licensed grading contractor.

Recommendation

Contact a qualified grading contractor.



Example



Example



Example

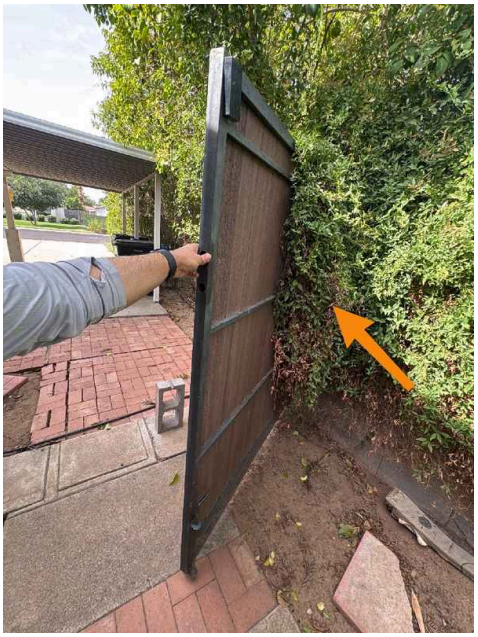


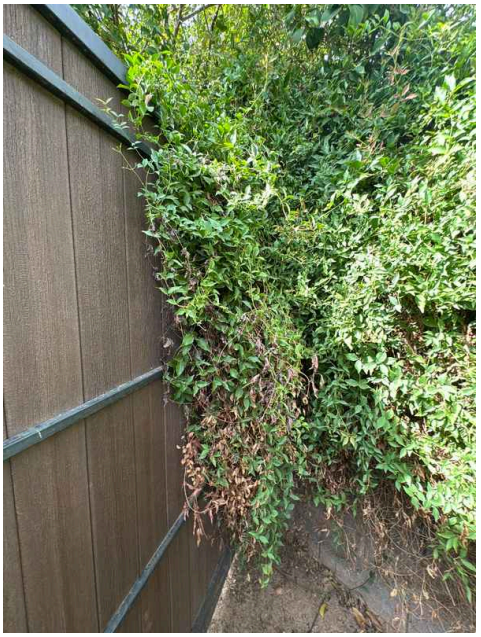
5.2.1 Gate(s)

GATE OBSTRUCTED BY VEGETATION

Recommendation

Contact a qualified professional.



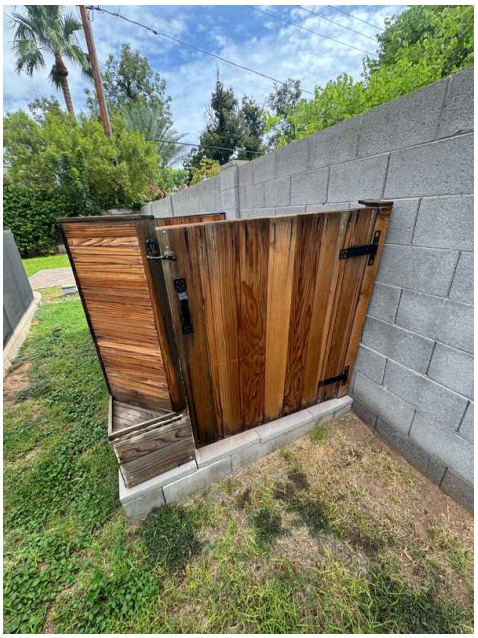


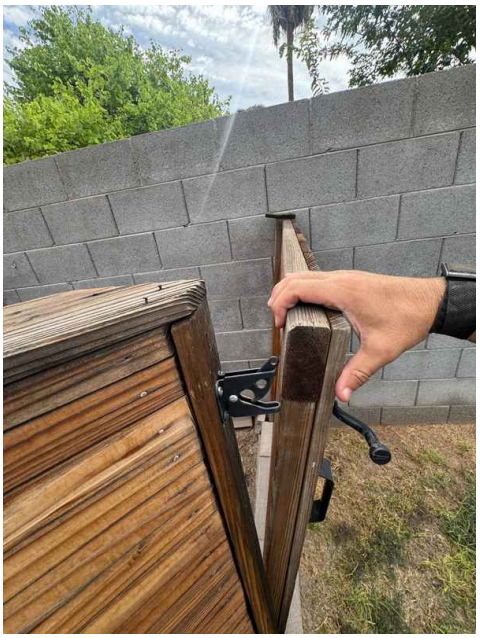
5.2.2 Gate(s)

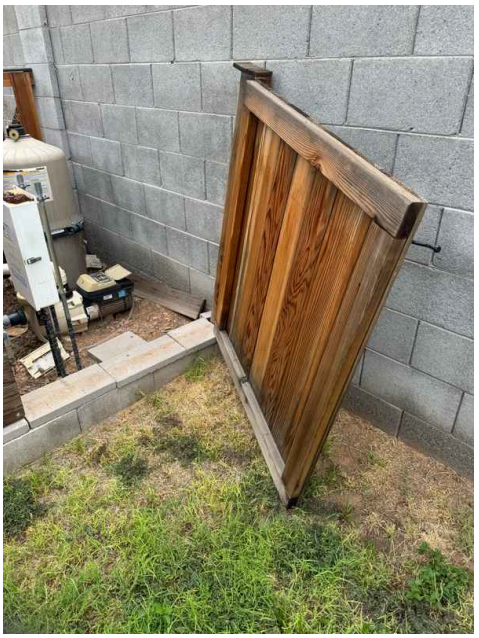
GATE/FENCE IS LOOSE AND IMPROPERLY SECURED

Recommendation

Contact a qualified professional.







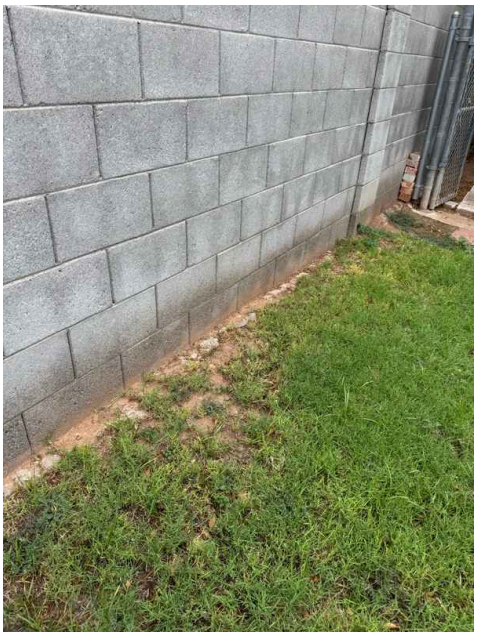
5.3.1 Privacy Walls / Fences

WATER DAMAGE

Block wall(s) are water damaged. Water damage/efflorescence, maybe from improper grading, low spots, irrigation/sprinkler systems, neighbors watering system and or local watering system.
Excessive water sitting against or spraying masonry block walls for periods of time can deteriorate/weaken the integrity/strength of the Block wall(s).
We recommend re-directing sprinkler heads/fixing irrigation leaks/sealing/patching the block walls and or adding dirt so water does not sit against the base of the block walls to prevent further water damage. We recommend further evaluation by qualified, and competent licensed block contractor.

Recommendation

Contact a qualified masonry professional.





5.3.2 Privacy Walls / Fences

DAMAGE

Damage observed. Recommend further evaluation by a qualified and competent licensed block/fence contractor.

Recommendation

Contact a qualified fencing contractor





5.3.3 Privacy Walls / Fences

CAPS LOOSE

Blocks/Block caps are loose. We recommend securing for safety. We recommend further evaluation by licensed block contractor.

Recommendation

Contact a qualified masonry professional.



5.7.1 Walkway(s)

PAVERS/TILES SUNKEN/LIFTED/DISPLACED/MISSING

Pavers/Tiles have sunken/lifted/missing and has created a tripping hazard. We recommend leveling/adding materials to prevent tripping. We recommend further evaluation by a qualified and competent licensed paver Contractor.

Recommendation

Contact a qualified masonry professional.









5.7.2 Walkway(s)

CONCRETE LIFTED/SUNKEN

Concrete has lifted/sunken/moved from its original position. This condition has created a tripping hazard. We recommend that this condition be corrected for safety/Liability reasons.

Recommendation

Contact a qualified concrete contractor.





5.8.1 Driveway(s)

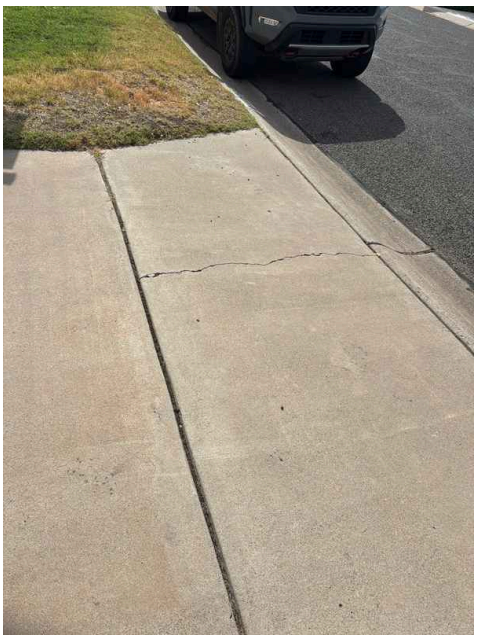
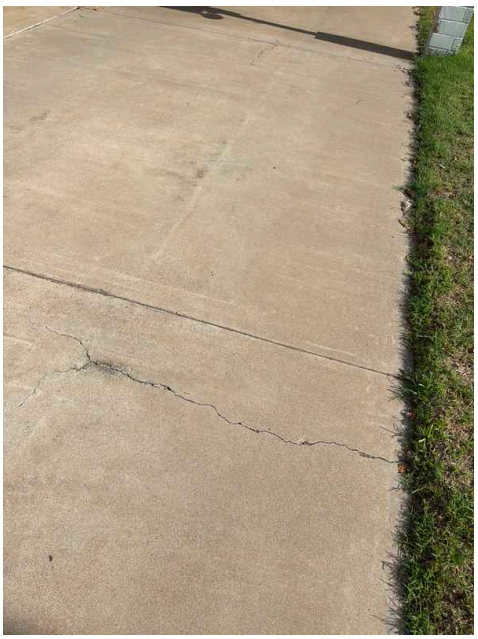
DRIVEWAY DAMAGE, SPALLING, AND CRACKING

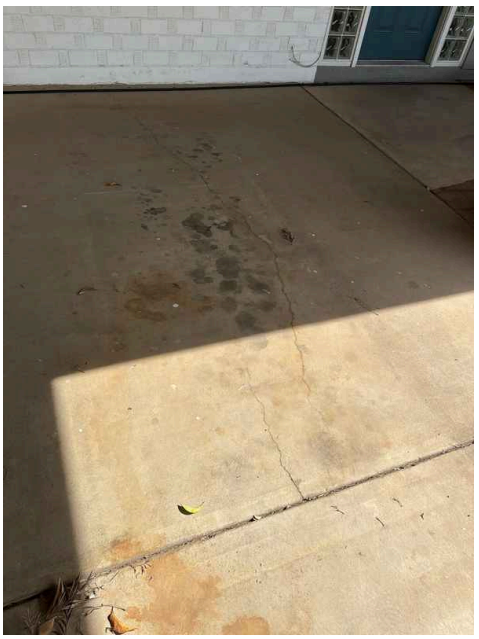
Damage, spalling, and cracking were observed on the driveway surface during inspection. These conditions indicate concrete deterioration that can worsen over time, potentially creating trip hazards and allowing water infiltration that accelerates further damage. The affected areas should be evaluated by a driveway contractor to determine whether repairs, patching, or resurfacing is necessary to prevent additional deterioration.

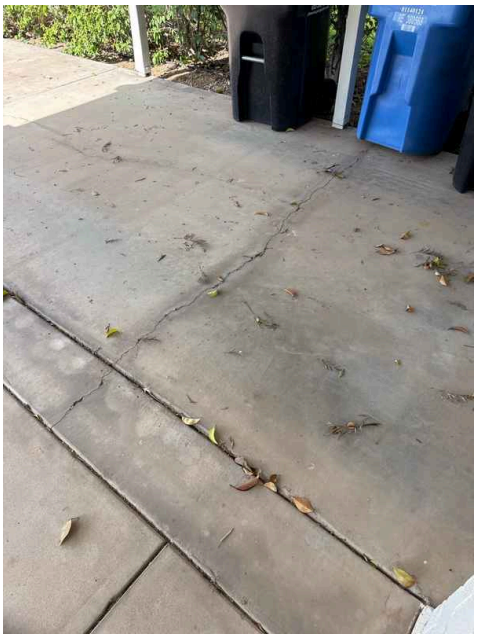
Recommendation

Contact a qualified concrete contractor.







5.9.1 Patios / Decks Location / Condition

PATIO/DECK HEIGHT DIFFERENCES (TRIPPING HAZARD)

Patio Height differences have created a tripping hazard. We recommend further evaluation by a qualified and competent licensed contractor.

Recommendation

Contact a qualified masonry professional.







5.9.2 Patios / Decks Location / Condition

SPALLING/WATER DAMAGED/DETERIORATED SURFACE

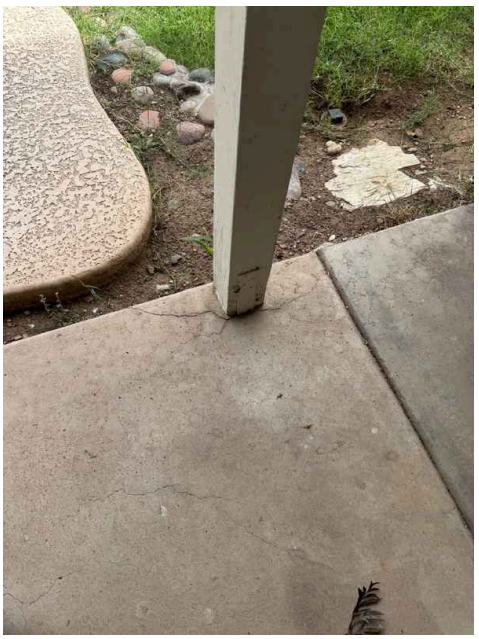
Cracking/Spalling/water damaged/deteriorated concrete noted at the patio. We recommend further evaluation by a licensed concrete contractor.

Recommendation

Contact a qualified masonry professional.





5.10.1 Vegetation

VEGETATION AGAINST STRUCTURE

Vegetation against the structure should be removed for the potential of water damage/damage to the structure finishing materials and Pest Intrusion/Pest Damage. We recommend keeping all vegetation off of the structure at all times. We recommend further evaluation by a qualified and competent licensed landscaper.

Recommendation

Contact a qualified landscaping contractor

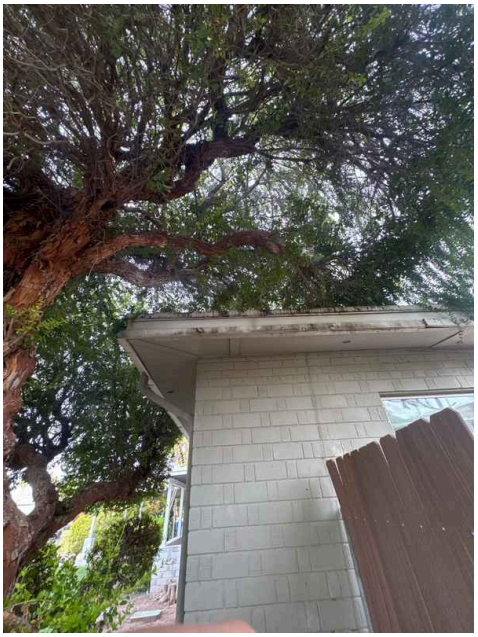
5.10.2 Vegetation

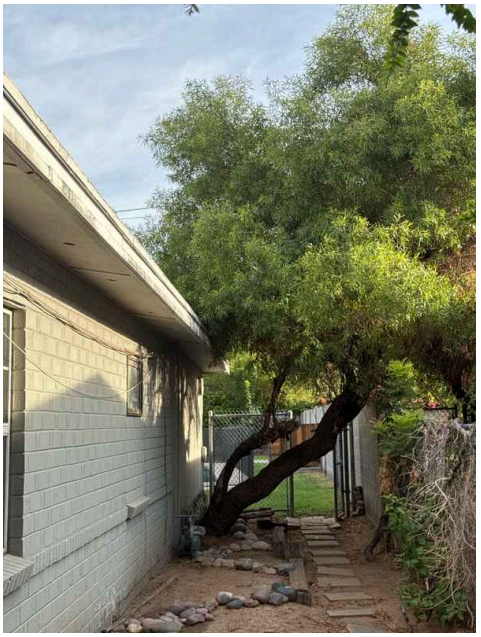
TREES OVER ROOF

Trees growing against/leaning over the roof should be cut back and or removed to prevent damage from occurring to the structure/roof when storms or high winds occur. This condition can also create a highway for rodents/pests. We recommend further evaluation by a qualified and competent licensed tree cutting company.

Recommendation

Contact a qualified tree service company.





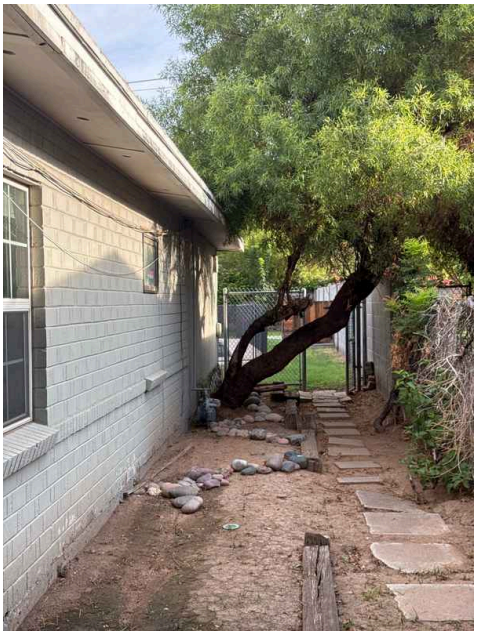
5.10.3 Vegetation

TREE ADJACENT TO THE STRUCTURE

Tree adjacent to the structure. Trees/tree roots can cause damage to the structure or underlying plumbing. We recommend removal of the tree for structural and plumbing Potential future concerns.

Recommendation

Contact a qualified tree service company.





6: BUILDING EXTERIOR

		SAT	EVA	NI	N/A N/V
6.1	Exterior: Wall Cladding material and condition		X		
6.2	Entry Door(s) Condition		X		
6.3	Exterior: Windows		X		
6.4	Exterior: Eaves		X		
6.5	Exterior: Fascias		X		
6.6	Exterior: Soffits		X		
6.7	■Exterior: Trim		X		
6.8	⚡Exterior: Flashing		X		
6.9	□Exterior: Ceiling(s)		X		

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Exterior: Wall Cladding material and condition: Wall Cladding Condition % Visible

90%

Entry Door(s) Condition : Doors are older/Budget for repair/replacement

Doors are older, and we recommend budgeting for repair/replacement.

Exterior: Eaves: Eaves Condition

✳ Observed Where Visible See Roofing

Eaves were inspected/observed where visible. See roofing eaves condition.

Exterior: Soffits: Soffits Condition

✳ Observed Where Visible See Roofing

Soffits were observed where visible. See roofing, soffit results.

■Exterior: Trim: Trim Condition

✳ Trim Observed Where Visible

Trim Was Observed Where Visible.

□Exterior: Ceiling(s): Exterior ceilings conditions

✳ Observed Where Visible

Exterior ceilings were observed where visible.

Exterior: Wall Cladding material and condition: Cladding/covering type/condition

Block/Masonry, Wood siding

Exterior cladding/covering material observed where visible.

If a Pool/Spa is installed or a fountain that is considered to be too deep by the county/municipality/state/city ordinance, We recommend obtaining the requirements for pool/spa/fountain safety that the structure has been built.

Entry Door(s) Condition : Entry doors

✳ Observed Where Visible

We observed the entry doors where visible.

If a Pool/Spa is installed or a fountain that is considered to be too deep by the county/municipality/state/city ordinance,

We recommend obtaining the requirements for pool/spa/fountain safety Where the structure has been built.

Exterior: Windows: Exterior Window(s) condition.

✳ Observed Where Visible, Older windows Budget for repair/replacement

We Observe the exterior windows Where visible.

If a Pool/Spa is installed or a fountain that is considered to be too deep by the county/municipality/state/city ordinance, We recommend obtaining the requirements for pool/spa/fountain safety that the structure has been built.

Exterior: Fascias: Fascias Condition

✳ Observed Where Visible See Roofing

Fascias were inspected, observed where visible. See roofing facia condition.

⚡Exterior: Flashing: Flashing Condition

✳ Observed Where Visible

Flashings were observed where visible. A majority of the flashings are not visible/covered with finish materials.

Limitations

⚡Exterior: Flashing

FLASHINGS COVERED WITH FINISH MATERIALS

EXTERIOR OF THE PROPERTY

Majority of the exterior flashings are covered with finish materials and are not visible for inspection. We cannot inspect what we cannot see.

Conditions

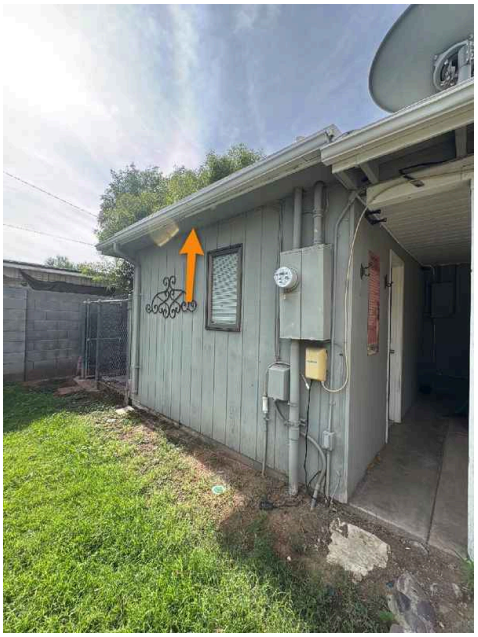
6.1.1 Exterior: Wall Cladding material and condition

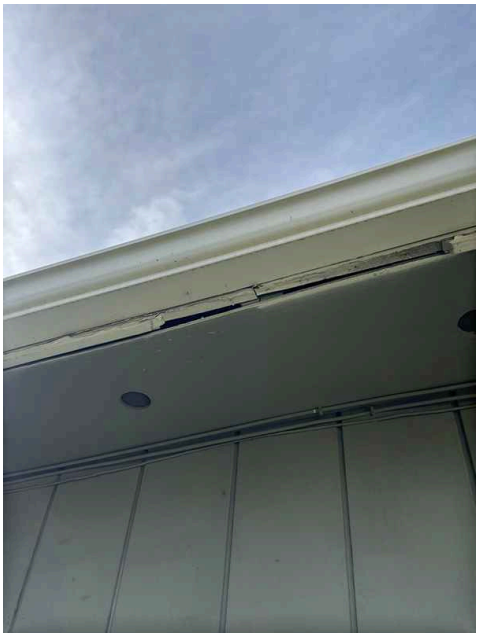
OPENINGS/GAPS EXTERIOR WALL

Openings and gaps were observed in the exterior cladding/eaves during inspection. These gaps can allow water infiltration, air leakage, and pest entry, potentially leading to moisture damage, energy loss, and structural deterioration. The affected areas should be sealed with appropriate caulk or sealant by a qualified contractor to prevent further damage and maintain the building envelope integrity.

Recommendation

Contact a qualified painting contractor.









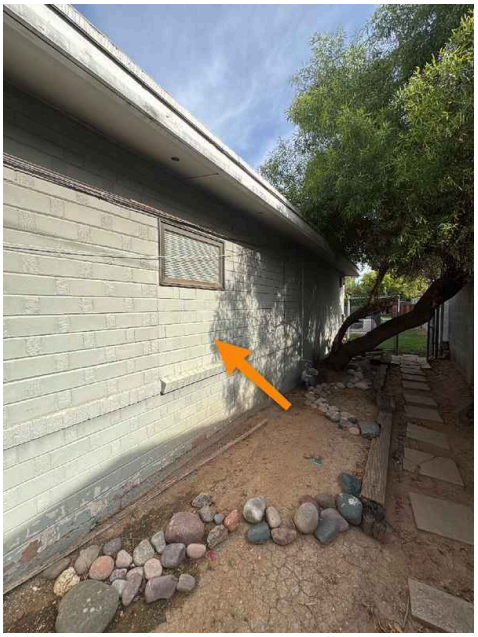
6.1.2 Exterior: Wall Cladding material and condition

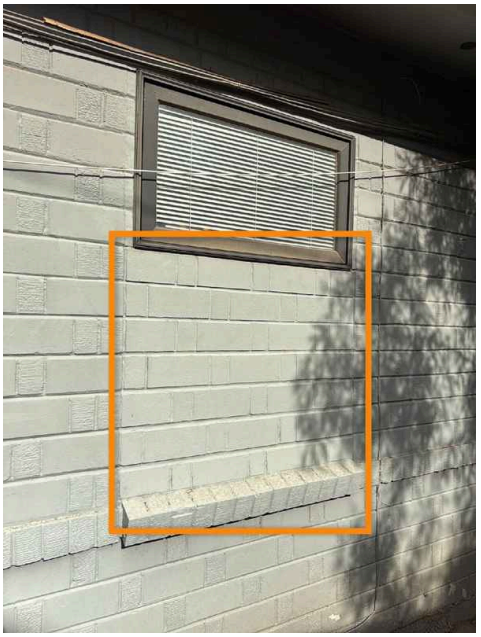
EXTERIOR WALL REPAIRS

Repairs to the exterior wall cladding have been observed during inspection. These repairs may indicate previous opening such as door or window, previous damage, weather exposure , or maintenance work. A qualified professional should evaluate the extent and quality of repairs to ensure proper weatherproofing and structural integrity if previous opening such as a door or window has been removed.

Recommendation

Contact a qualified professional.





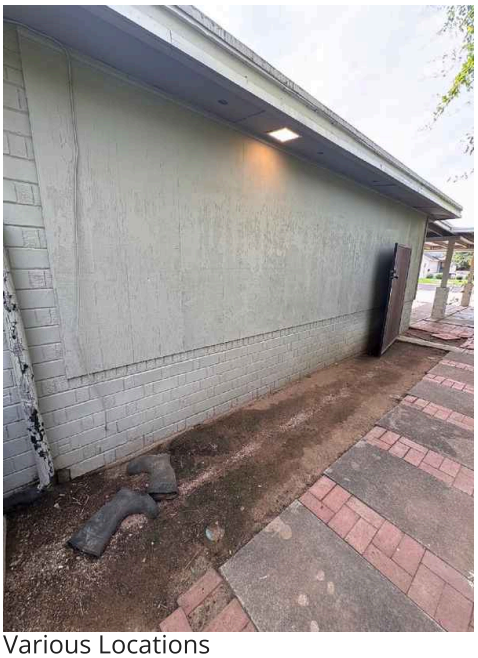
6.1.3 Exterior: Wall Cladding material and condition

☐MORTAR/GROUT DETERIORATED/MISSING/CRACKED

Mortar is deteriorated/missing/cracked at Masonry joints. We recommend further evaluation by a qualified and competent, licensed masonry/brick contractor.

Recommendation

Contact a qualified masonry professional.



Various Locations





Various Locations

6.1.4 Exterior: Wall Cladding material and condition

✳SIDING WATER/SUN DAMAGE

Siding Material is water damaged/sun damaged/warping/curling/Pulling away from the wall structure. We recommend further evaluation by a qualified and competent siding contractor.

Recommendation

Contact a qualified siding specialist.



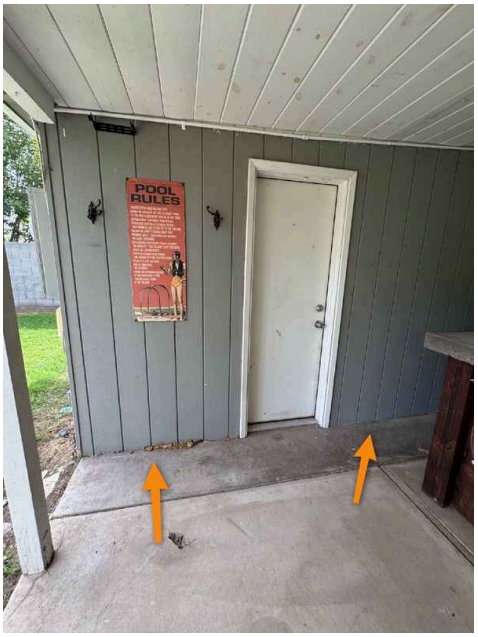
6.1.5 Exterior: Wall Cladding material and condition

SIDING INSTALLED TO THE GROUND

Wood siding is installed to the ground. We recommend that wood siding not be in contact with the ground to prevent wicking/water damage. We recommend further evaluation by a qualified and competent licensed siding contractor.

Recommendation

Contact a qualified siding specialist.







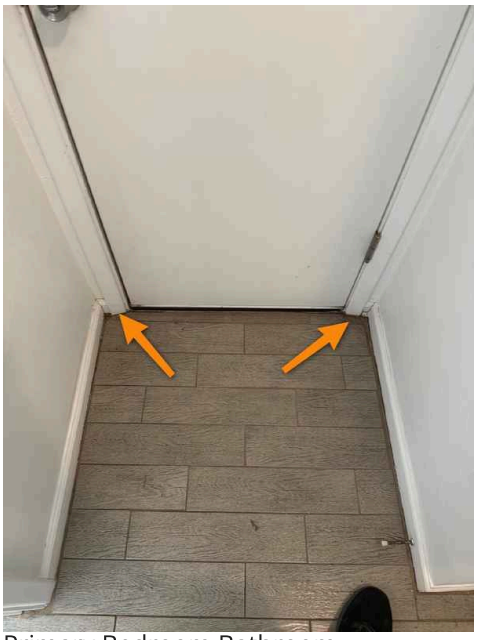
6.2.1 Entry Door(s) Condition

DOOR/DOOR FRAME WATER DAMAGED

Door frame water damaged. We recommend repairing/replacing door frame.We recommend further evaluation by a qualified and competent Licensed Door Contractor.

Recommendation

Contact a qualified door repair/installation contractor.



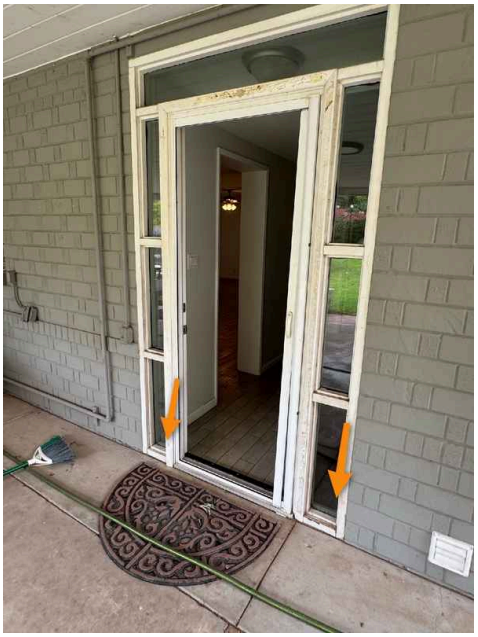
Primary Bedroom Bathroom



Primary Bedroom Bathroom



Primary Bedroom Bathroom





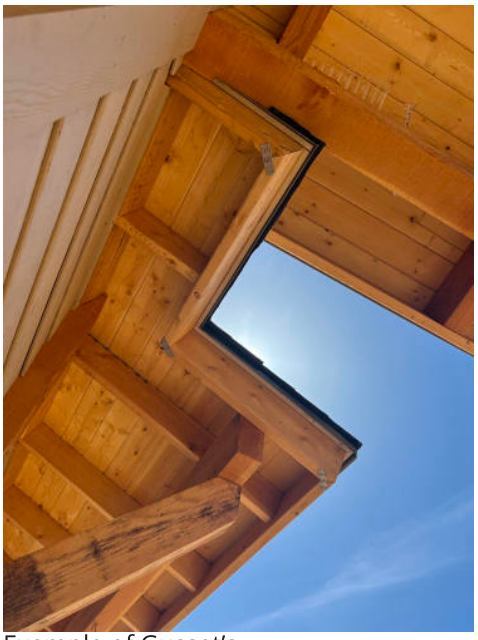
6.5.1 Exterior: Fascias

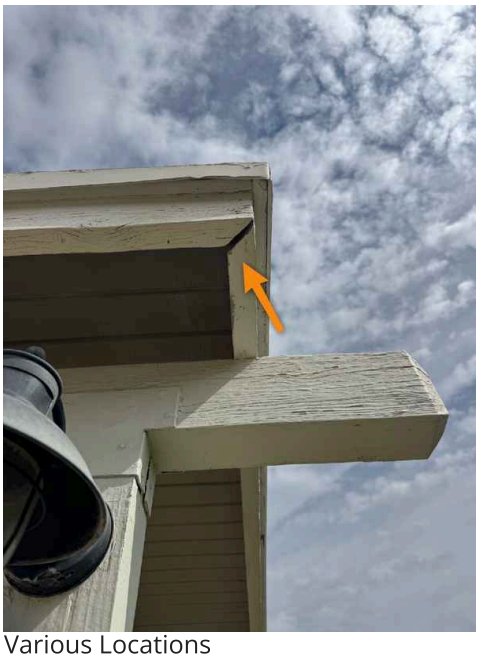
METAL GUSSETS MISSING

Metal gussets are not installed/missing where facia board meets facia board. Various locations. The gussets hold the facia boards together.

Recommendation

Contact a qualified carpenter.


Example of Gusset's


Various Locations

6.9.1 ☐Exterior: Ceiling(s)

STAINING/DISCOLORATION AT EXTERIOR CEILING

EXTERIOR CEILING

Exterior ceiling area is stained/damaged. May be from not being properly primed/sealed or from previous roof leakage. We recommend further evaluation by a qualified and competent licensed contractor.





7: (FYI) EXTERIOR MISC. ▪▪

		SAT	EVA	NI	N/A N/V
7.1	Misters		X	X	

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

(FYI) Exterior miscellaneous items

Exterior

Exterior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information.

These are items that are not required to be inspected/reported on and are not a part of are inspection agreement contract .

These items are not required to be inspected by state licensed home inspectors and we are not qualified in these components .

Anytime comments are made in this section we recommend that a qualified and competent licensed contractor that specializes in these components be hired to inspect these systems before close of escrow.

Limitations

(FYI) Exterior miscellaneous items

(FYI) EXTERIOR MISCELLANEOUS ITEMS

EXTERIOR

Exterior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information.

These are items that are not required to be inspected/reported on and are not a part of are inspection agreement contract .

These items are not required to be inspected by state licensed home inspectors and we are not qualified in these components .

Anytime comments are made in this section we recommend that a qualified and competent licensed contractor that specializes in these components be hired to inspect these systems before close of escrow.

Conditions

7.1.1 Misters

MISTER HOSE WAS NOT CONNECTED/NOT TESTED

Mister hose was not connected/not tested. We recommend that you have the homeowner demonstrate before close of escrow and or seeking the advice of a qualified incompetent license mister company.

Recommendation

Contact a qualified professional.







8: ELECTRICAL

		SAT	EVA	NI	N/A N/V
8.1	Electrical: Wiring Type/Conditions		X		
8.2	Exterior Outlet(s)		X		
8.3	↕ Exterior: Switches		X		
8.4	Exterior: Lights		X		
8.5	Exterior: Ceiling Fan(s)		X		
8.6	Service Panel Ground	X			
8.7	Electrical items Observed where visible	X			
8.8	Main Electrical Panel Condition		X		
8.9	Overcurrent protection	X			
8.10	⚡Main Electrical Wiring Type	X			
8.11	GFCI/AFCI breakers				X
8.12	Sub Panel		X		
8.13	☑ 3 or 4 Hole 240 Outlet				X

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Electrical: Wiring Type/Conditions: Wiring observed where visible

Romex Wiring Observed Where Visible, Armored cable clothed/sheathed wiring observed

The electrical wiring was observed where visible.

↕ Exterior: Switches: Electrical Switches

✳ Switches Observed Where Visible

Electrical switches were observed where visible.

Exterior: Lights: Lights

✳ Lights Observed Where Visible

Lights were observed where visible.

Electrical items Observed where visible: Type of service

Underground observed where visible

Type of electrical service was observed where visible.

Electrical items Observed where visible: Service Panel Location

Rear Patio Area

We observed the main electrical panel where visible.

Electrical items Observed where visible: Service panel amperage Observed Where Visible

200 amps

Electrical items Observed where visible: Service panel voltage

120/240 volts observed where visible

Overcurrent protection: Overcurrent Breaker/ Fuse Protection

Circuit breakers observed where visible

Overcurrent protection was observed where visible.

⚡Main Electrical Wiring Type : Panel/Property Wiring Type

Stranded copper observed where visible

Panel/property wiring was observed where visible.

GFCI/AFCI breakers: CAFCI/GFCI/AFCI Breakers Main-

Sub Panel: Sub Panel Amperage Size

Sub Panels observed where visible

✕ GFCI/AFCI/CAFCI NOT VISIBLE

AFCI's/GFCI's/CACI's were observed where visible.

200 amps, Unknown. No marking/reading is visible on the panel/breaker. We were unable to determine the size/amperage of the sub panel.

Sub Panel: Service Line Material

Copper observed where visible

Sub Panel: Overcurrent Protection

Circuit Breakers observed where visible

Sub Panel: Branch Circuit Wiring

Stranded Copper observed where visible, Solid Copper Observed where visible, Stranded Aluminum observed where visible

Sub-panel Wiring Was observed where visible.

Exterior Outlet(s): Outlets

3 Hole 120 Volt Outlets Observed Where Visible

Observed where visible. We test the outlets with our handheld polarity tester. We do not move furniture or will not test outlet(s) where excessive possessions may block/obstruct us from testing outlets. Floor outlets can be hidden by area, rugs, and furniture at the time of the inspection.

Exterior: Ceiling Fan(s): Exterior Ceiling Fans observed where visible.

✳ Exterior Ceiling Fan

Exterior ceiling fans should be cleaned/maintained yearly as a part of normal maintenance. Extreme temperatures and exterior exposure to wind, dust, dirt/debris All our factors on how long the ceiling fan will last. Older fan should be replaced as needed.

Service Panel Ground: Panel Bond/Ground location

Gas Pipe, Ground Stake & Rod

Panel Bonding/grounding was observed where visible.





Electrical items Observed where visible: Main disconnect location Observed Where Visible

Meter box





Electrical items Observed where visible: **Service Line Material Observed Where Visible**

✖ Not Visible

We cannot identify material for the main line.

The main line is not visible from the Street main utility/Main utility pole to the meter.

Underground lines are buried and connected to the meter In the utility box.

Overhead Electrical lines are insulated/wrapped and are not visible inside of Utility Box to the meter.

Main Electrical Panel Condition: **Main Electrical Panel Condition**

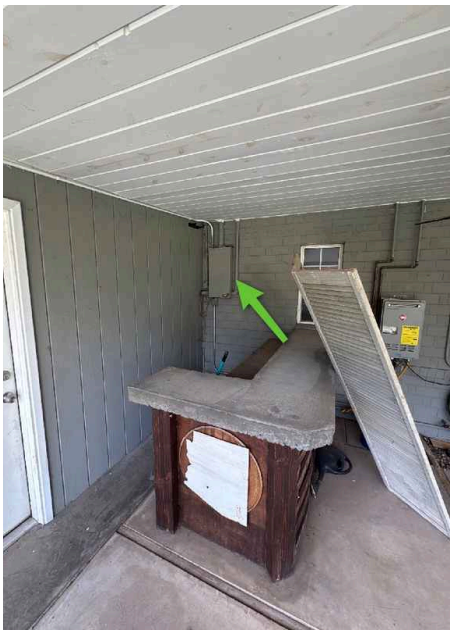
Exterior panel observed where visible

Exterior electrical panel location was observed where visible. Main breaker type observed were visible.

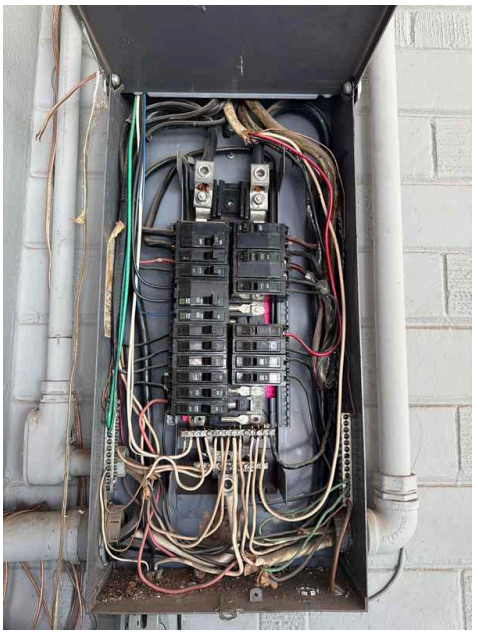
Sub Panel: **Sub Panel Locations**

Pool/Spa Area, Rear Patio Area, laundry room, Results for multiple locations

Sub panels were observed where visible.

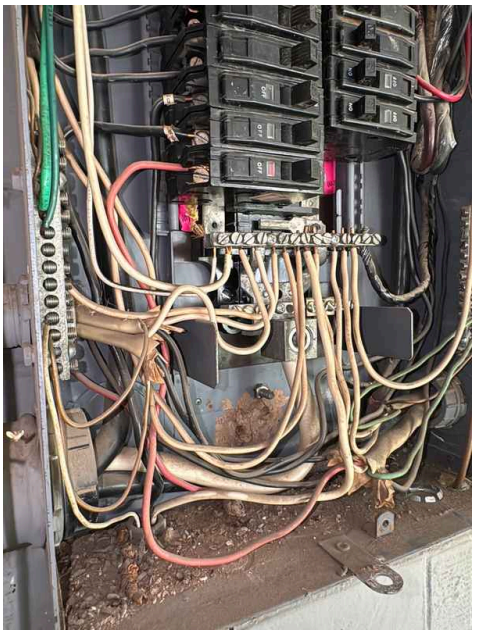


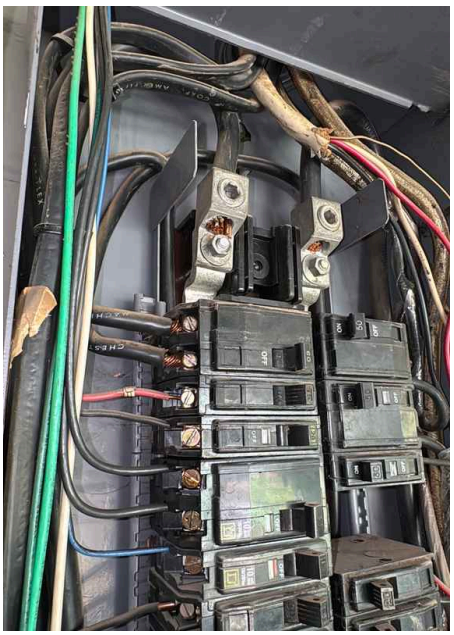






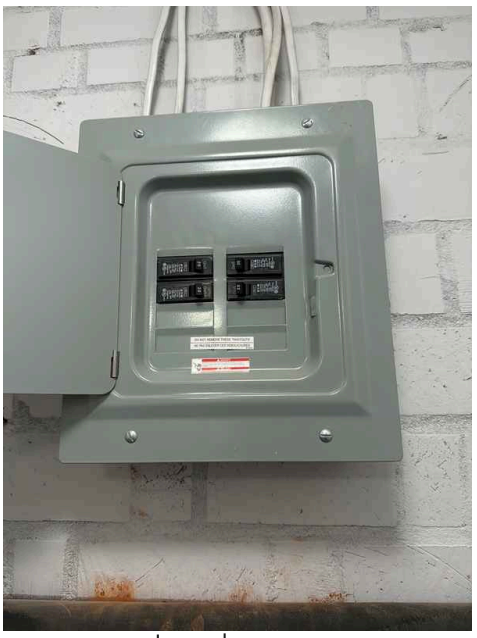








Laundry room Laundry room



Laundry room



Laundry room

☑ 3 or 4 Hole 240 Outlet: 240 outlet was observed where visible

✖ Not Visible

240 outlets observed where visible. This section is for the 240 outlets that are visible at the exteriors and garage area locations.

Limitations

Electrical: Wiring Type/Conditions

NUMEROUS PORTIONS OF THE WIRING ARE NOT VISIBLE FOR INSPECTION.

VARIOUS LOCATIONS , NUMEROUS LOCATIONS

Numerous portions of the wiring are not visible for inspection. Wiring installed under slabs, in walls, in the attics underneath insulation and wiring buried are not visible for inspection.

Main Electrical Panel Condition

OLDER PANELS SHOULD BE REPLACED

Older panel should be replaced. Typical circuit breakers only have 10 year life, expectancies and panels that are older than 20 years old should be a valuated to make sure that they are not recalled types such as Sylvania, federal, Pacific, Zinco.

Conditions

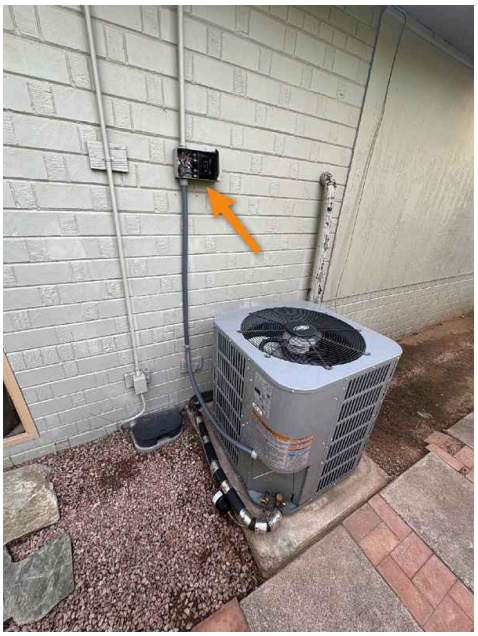
8.1.1 Electrical: Wiring Type/Conditions

WIRE SHEATHING DAMAGED

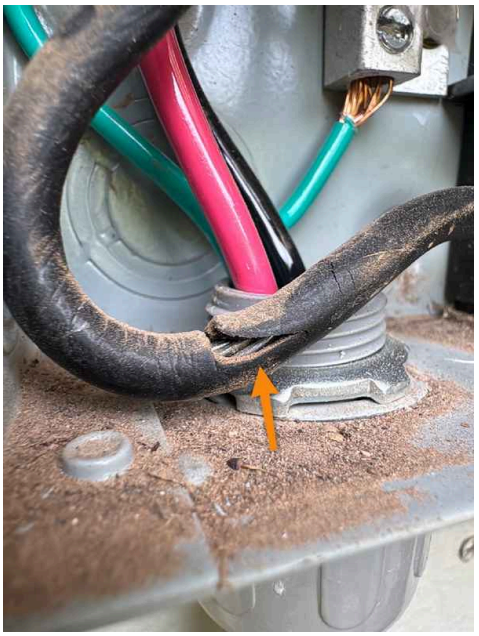
Wire sheathing is damaged. We recommend further evaluation by a qualified and Competent licensed electrician.

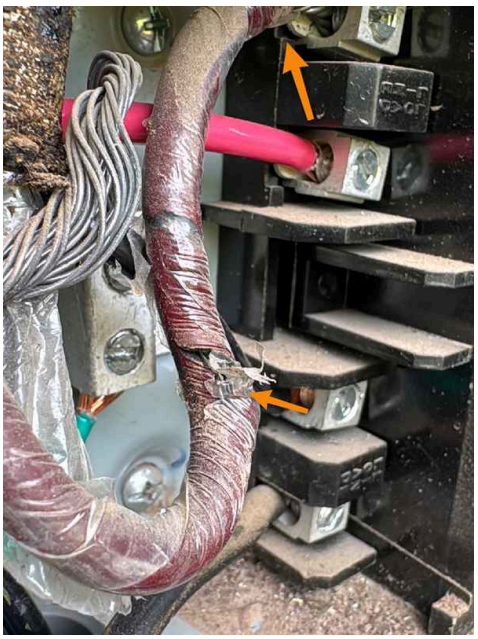
Recommendation

Contact a qualified electrical contractor.









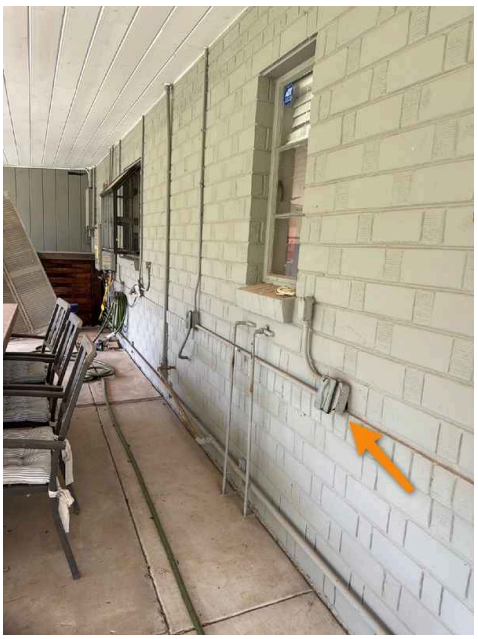
8.1.2 Electrical: Wiring Type/Conditions

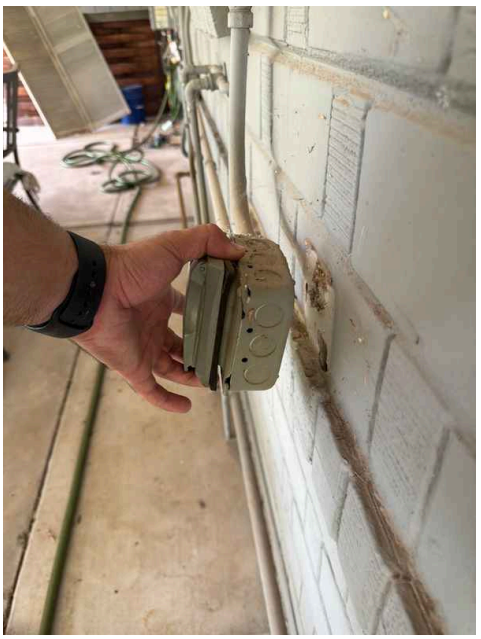
LOOSE JUNCTION BOX

A junction box was found to be loose during inspection of the electrical wiring. Loose junction boxes can create fire hazards and allow moisture or pests to enter the electrical system, potentially causing short circuits or equipment damage. The junction box should be secured firmly to its mounting surface and inspected to ensure all internal connections remain intact and properly seated.

Recommendation

Contact a qualified electrical contractor.





8.1.3 Electrical: Wiring Type/Conditions

UNPROFESSIONAL WIRING INSTALLATION

Unprofessional wiring was observed during inspection of the electrical system. Improper wiring installation can create fire hazards, increase risk of electrical shock, and may cause system failures or damage to connected devices. A qualified electrician should evaluate the wiring installation, identify specific deficiencies, and perform necessary corrections to ensure the system meets safety standards.

Recommendation

Contact a qualified electrical contractor.





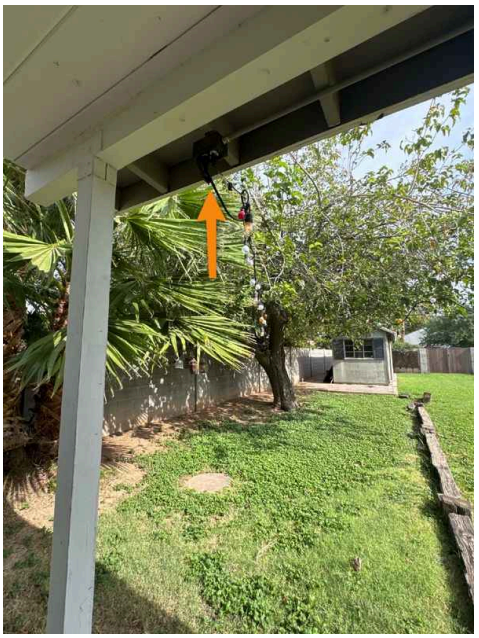
8.2.1 Exterior Outlet(s)

NOT GFCI PROTECTED OUTLET

3-hole outlet is not GFCI protected. We recommend adding GFCI protection for safety.

Recommendation

Contact a qualified electrical contractor.



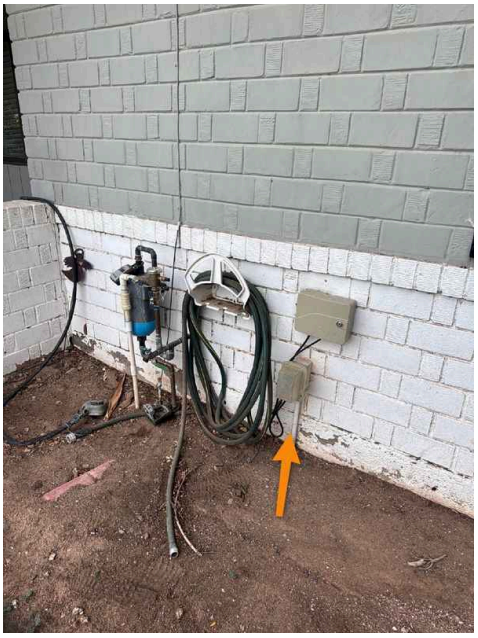
8.2.2 Exterior Outlet(s)

NOT GROUNDED OUTLET

3-hole Outlet is not grounded. We recommend a licensed electrician connect/add a source of grounding to the outlet for safety.

Recommendation

Contact a qualified professional.





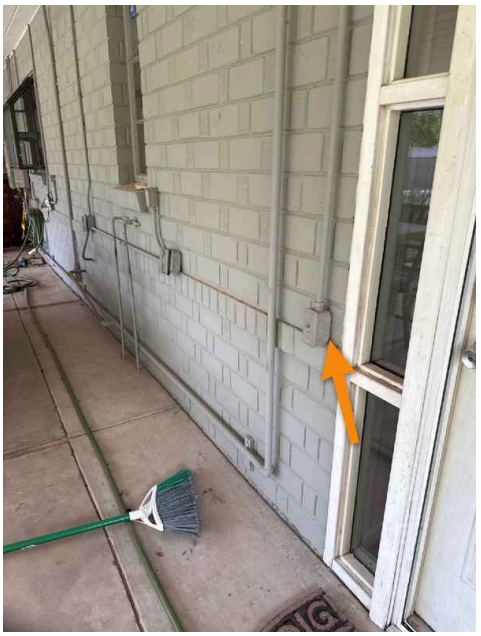
8.3.1 ↕ Exterior: Switches

WEATHERPROOF COVER IS MISSING

Exterior switches do not have the exterior weather bubble protected covers installed. Recommend further evaluation by a qualified incompetent licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Example

8.3.2 ↕ Exterior: Switches

CAMERA DOORBELL DAMAGED

Recommendation

Contact a qualified professional.



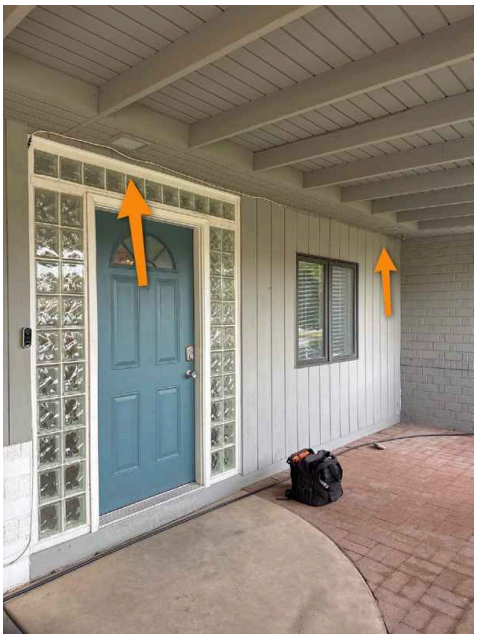

8.4.1 Exterior: Lights

LIGHT DID NOT ILLUMINATE.

Light did not illuminate. We recommend asking property owner for further information and or seeking the advice of a qualified and competent licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Exterior: Lights

BULBS NOT INSTALLED

Bulbs were not installed for the light fixture. We were unable to verify that the light fixture is operable with bulbs inside of it. We recommend current homeowner install light bulbs so light function can be verified before close of escrow.

Recommendation

Contact a qualified electrical contractor.



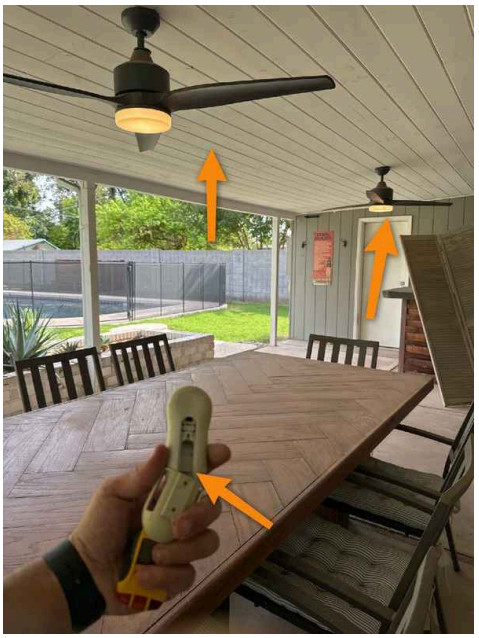
8.5.1 Exterior: Ceiling Fan(s)

FAN REMOTE DID NOT RESPOND

The remote for the exterior ceiling fan did not respond when tested. Batteries may need replacing

Recommendation

Contact a qualified professional.



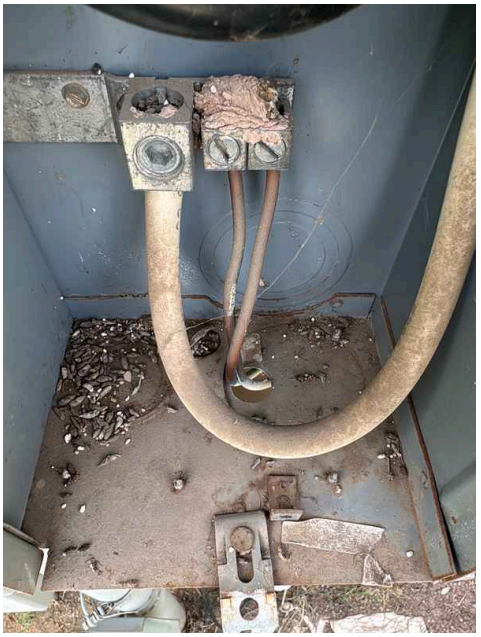
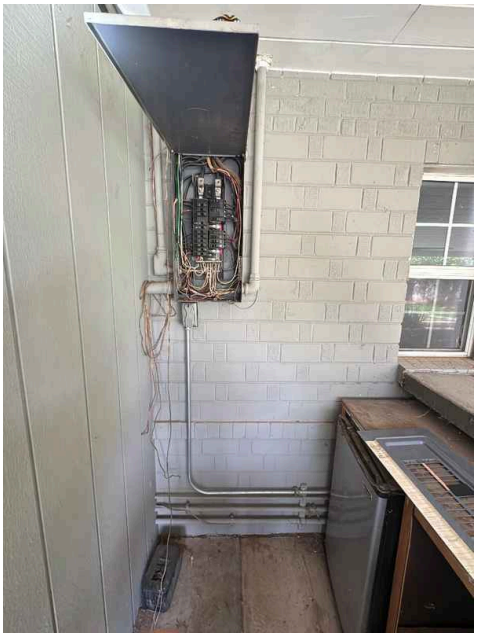
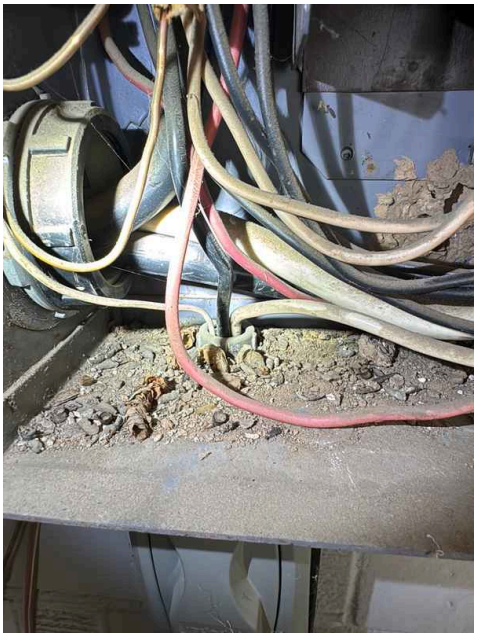
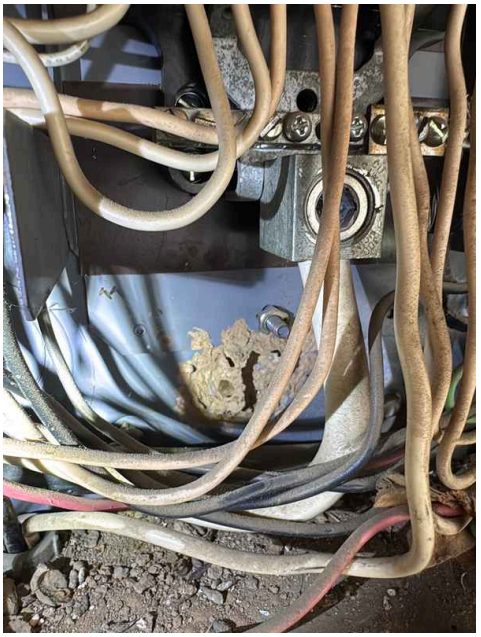
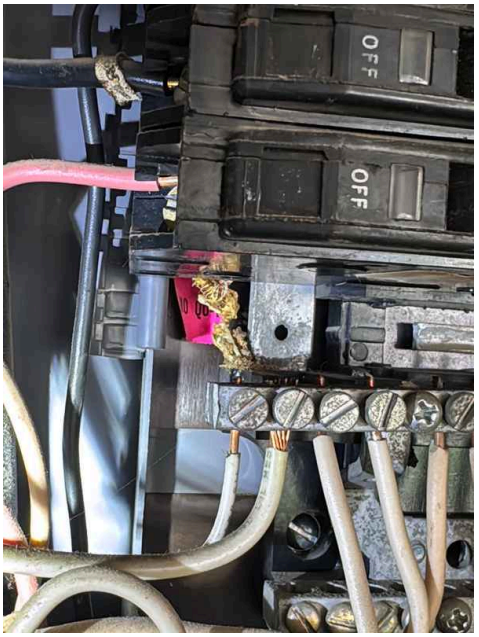
8.8.1 Main Electrical Panel Condition

DEBRIS OBSERVED INSIDE OF THE MAIN ELECTRICAL PANEL

Debris is a Observed inside of the main electrical panel. We recommend removing the debris's inside of the panel to prevent overheating/fire. We recommend further evaluation by a qualified and competent licensed electrician.

Recommendation

Contact a qualified electrical contractor.

8.8.2 Main Electrical Panel Condition

ELECTRICAL UTILITY TAG MISSING/DAMAGED

Recommendation

Contact a qualified professional.



8.12.1 Sub Panel

NOT LABELED/DIFFICULT TO READ

Circuit breaker’s are Mislabeled/ Not Labeled/ Difficult to Read. We recommend that all circuit breakers be identified for safety reasons.We recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





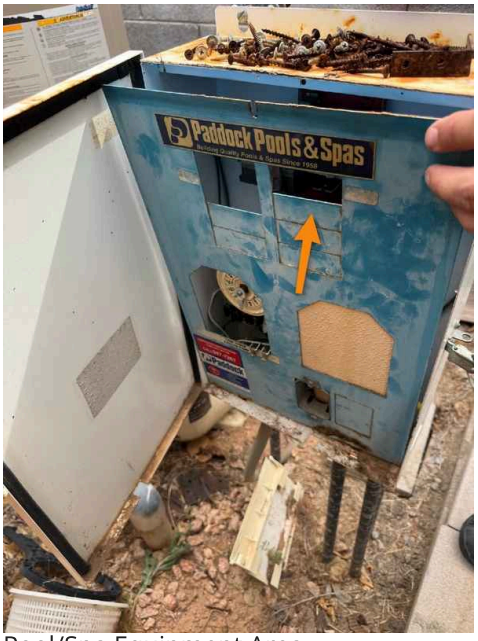
8.12.2 Sub Panel

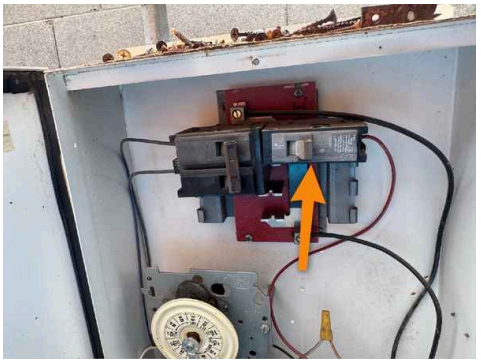
⚠ CIRCUIT BREAKER OFF

One or more of the circuit breakers are in the OFF position in the sub panel. We do not set circuit breakers for safety and insurance reasons. We recommend further evaluation by a qualified and competent Licensed Electrician.

Recommendation

Contact a qualified electrical contractor.





Pool/Spa Equipment Area

8.12.3 Sub Panel

SCREWS MISSING

Panel screws are missing. We recommend adding the screws for safety. We recommend further evaluation by qualified and competent licensed electrician.

Recommendation

Contact a qualified electrical contractor.



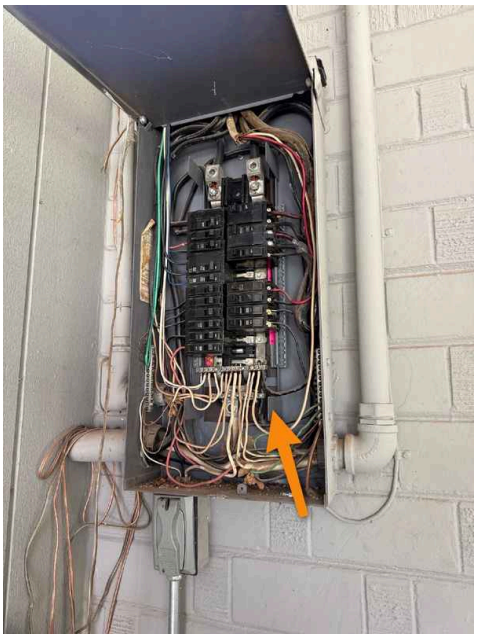
8.12.4 Sub Panel

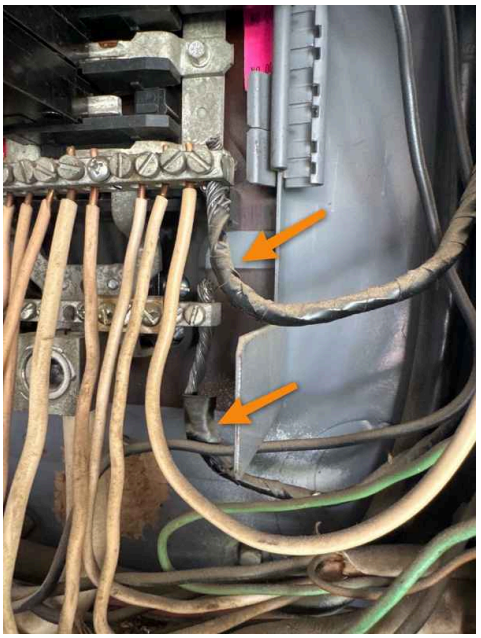
WIRE COLOR

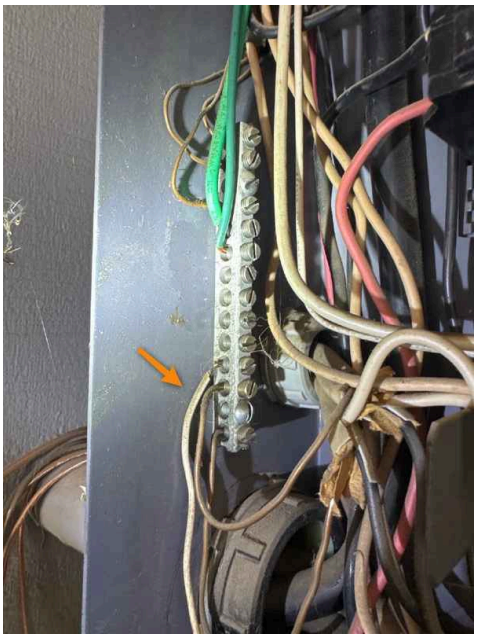
Wire attached to ground/neutral buss bar/ breaker is not proper color. Typically only green ground wires and white neutral wires would be connected to the ground/neutral buss bar and black/red wires would be connected to the circuit breaker. We recommend further evaluation by a qualified and competent, licensed electrician.

Recommendation

Contact a qualified electrical contractor.







9: HVAC

		SAT	EVA	NI	N/A N/V
9.1	Heating/Cooling: Thermostat(s) Types & Locations	X			
9.2	Heating/Cooling Air Filters Condition	X			
9.3	Heating/Cooling Duct Source/Material	X			
9.4	Heating/Cooling Equipment		X		

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

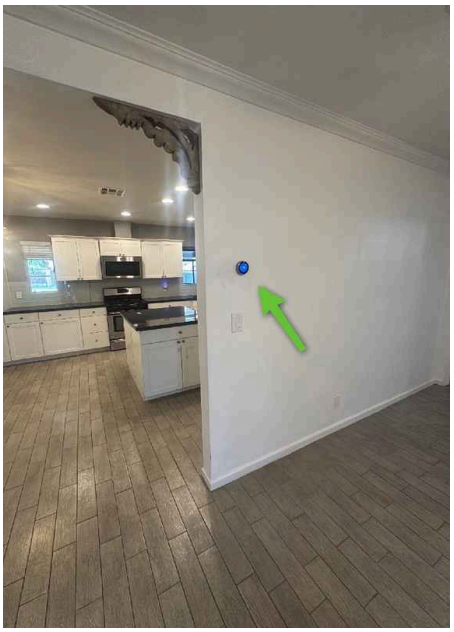
Information

Heating/Cooling: Thermostat(s) Types & Locations: Thermostat Location's/Types

LED, Pictures of all thermostat(s)

Thermostats observed where visible.

A thermostat is a control device that regulates heating and cooling systems to maintain desired indoor temperatures. Thermostats can be manual, programmable, or smart/digital models, each offering different levels of convenience and energy efficiency. The location of the thermostat affects its ability to accurately sense temperature throughout the home; ideally, it should be positioned away from direct sunlight, drafts, exterior walls, and heat sources like kitchens or fireplaces. Proper placement ensures accurate temperature readings and efficient HVAC operation. During this inspection, the thermostat types and their locations were observed where Visible.





Heating/Cooling Air Filters Condition: Filter Types

Disposable

Filters Observed Where Visible.
Air filters are essential components of HVAC systems that trap dust, pollen, and other airborne particles to maintain indoor air quality and protect system components. Filters come in various types and MERV ratings, which indicate their filtration efficiency. Standard fiberglass filters require replacement every 1-3 months, while higher-efficiency pleated filters may last 6-12 months depending on household conditions and air quality demands. Regular inspection and timely replacement prevents system strain, maintains efficiency, and ensures optimal performance of heating and cooling equipment.



Heating/Cooling Duct Source/Material: **Duct Material**

Metal, Flexible, ✖ Supports N/V

Duct material observed, where visible.

The heating and cooling system distributes conditioned air throughout the home via ductwork. Ducts are typically constructed from flexible insulated material, rigid metal (galvanized steel or aluminum), or fiberglass-lined board. The material choice affects system efficiency, durability, and air quality. Flexible ducts are common in residential applications due to ease of installation and cost-effectiveness, while rigid metal ducts offer superior longevity and airflow characteristics. Proper duct construction and sealing are essential for maintaining system efficiency and preventing energy loss.

Heating/Cooling Duct Source/Material: **Heating/Cooling Source All Rooms**

Heating and cooling source ducts Observed were visible

The heating and cooling system distributes conditioned air throughout the home via a network of ducts. These ducts are typically constructed from materials such as sheet metal, fiberglass-lined metal, or flexible ducting, each with different durability and efficiency characteristics. The duct system originates from a central air handler or furnace and branches to supply air to all rooms while return ducts pull air back to the system for reconditioning. Proper duct material selection, installation, and maintenance are important for system efficiency, air quality, and even heating/cooling distribution throughout the home.

Heating/Cooling Equipment: **HVAC Systems Info**

Various Locations

✳ Results For All HVAC Systems Observed Where Visible, ✳ Pictures Of All HVAC Equipment/Manufacture Labels

The HVAC equipment/systems observed where visible.

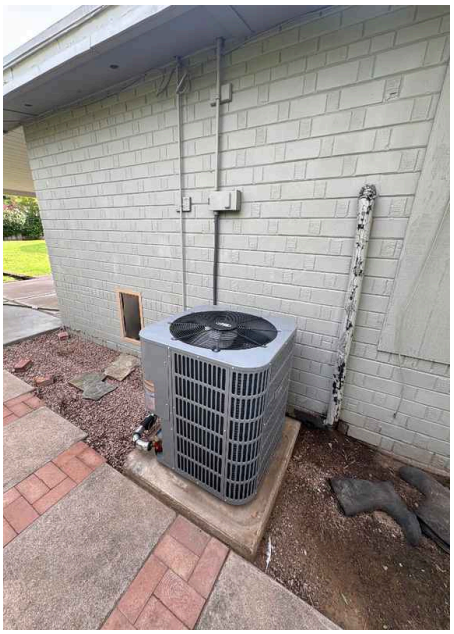
If Your HVAC equipment is 10 years or older you should budget for Repair/Replacement.

Some of the manufactures do not put the dates on the manufacture label/sticker. We recommend asking current Property owner Ages or seeking advice of HVAC Contractor.

Sometimes the label is sun damaged/missing and we are unable to determine the brand and manufacture specifications such as what amperage is required for condenser/Fan units.

Sometimes the labels have to be uncoded through the serial number or product number.

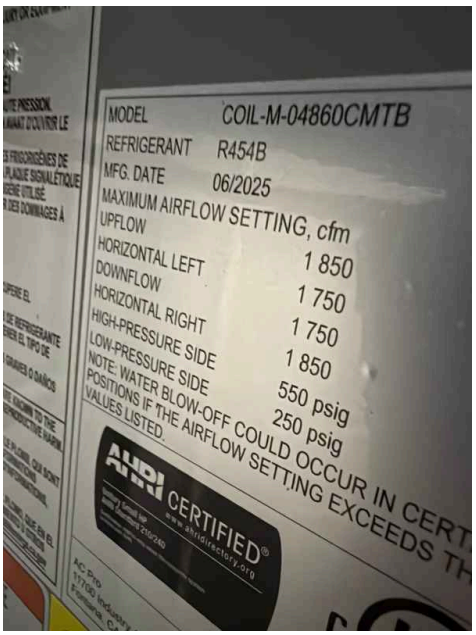
Recommend asking current property owner for all Ages/permits/information/guarantee/warranties/documentation for the HVAC equipment.











Heating/Cooling Equipment: Cooling Type/Performance

Various Locations

Central Air Conditioner, □□□□□□□, Cooling System Performance in Normal Range 16°-22° Delta-T Reading

Cooling type observed where visible.
We take pictures of the manufacture labels, which sometimes have the date of the manufacturer/serial numbers/product numbers. Sometimes we cannot determine the age because the manufacturer did not put on the label the year it was manufactured. We recommend asking current property owner for all of the ages/warranties/guarantees.

Cooling performance observed where visible.

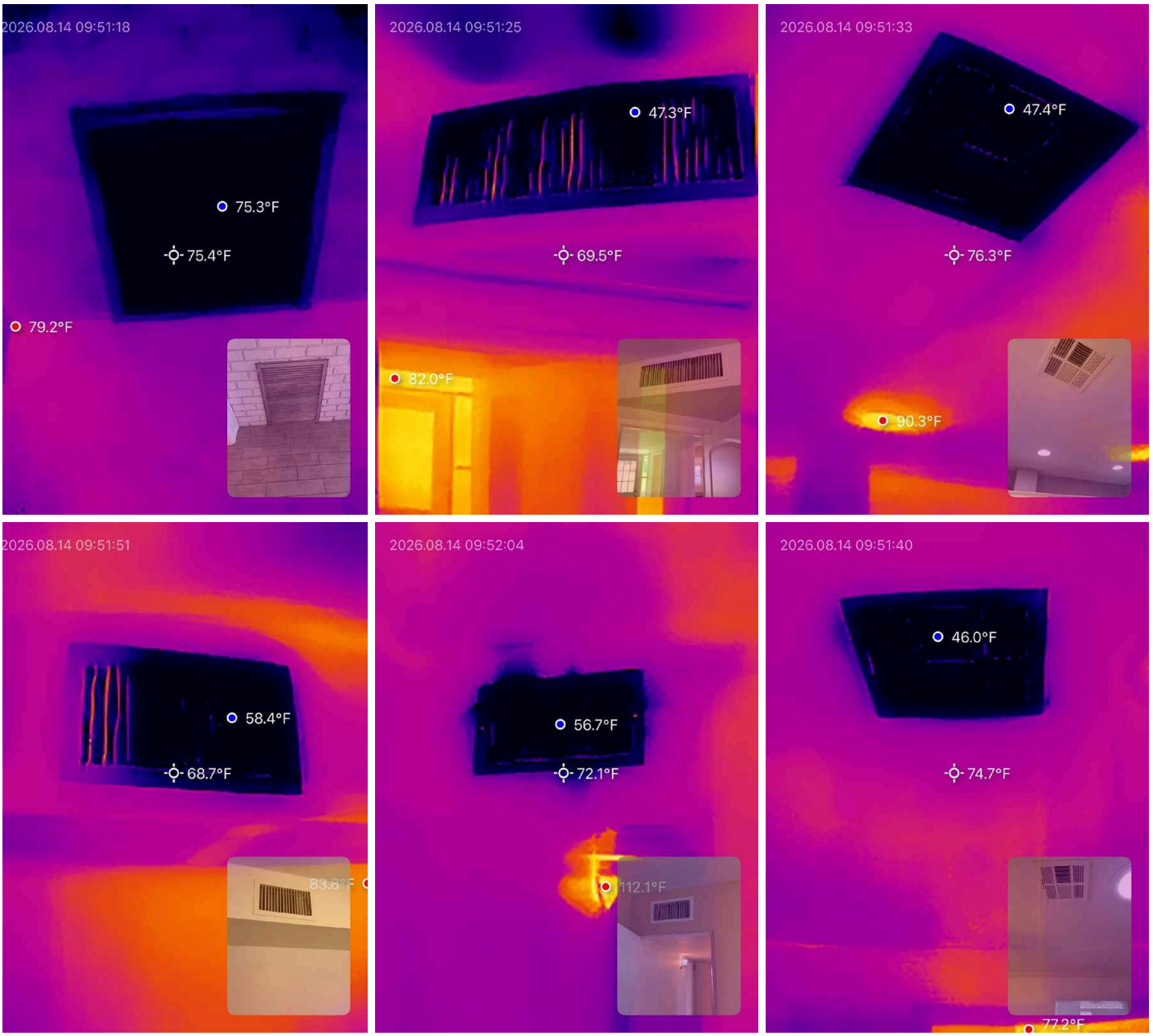
We observed temperature readings at the air filter or the closest return to the fan unit and we take temperatures at the supply side/supply registers closest to the fan unit.

We observed where visible, for a temperature split/Delta T reading of 16–22°.

Heat pumps will be tested in heat during the colder seasons depending on temperature at the time of the inspection. Example if it is 90° temperature, we will obviously test the heat pump in cooling mode.

Hydronic cooling systems/chillers can vary in delta T ratings depending on the source and distribution system.

If one or more of the Cooling systems is not functioning at its performance expectations, it will be identified in the full report and summary In the conditions.



Heating/Cooling Equipment: Heating Type/Performance

Gas Furnace, □□□□□□□, Gas was off

Heating Systems type observed where visible.

We take pictures of the manufacture labels, which sometimes have the date of the manufacturer/serial numbers/product numbers. Sometimes we cannot determine the age because the manufacturer did not put on the label the year it was manufactured. We recommend asking current property owner for all of the ages/warranties/guarantees.

Heating performance varies by type of heating system.

Example: gas furnace temperatures will exceed much higher than electric strip, and or heat pump heating systems.

.Heating performance Observed where visible.

We observed temperature readings at the air filter or the closest return to the fan unit and we take temperatures at the supply side/supply registers closest to the fan unit.

Gas furnaces can have a 40°–70° delta t reading.

Heat pumps for a temperature split/Delta T reading of 15���25°.
Heat pumps will be tested in cooling mode during the warmer seasons, Unless the exterior temperatures are below 65°.

Mini-split at 20°-30°

Electric strip Heat Depends on the Ambient air temperature and an other factors, including pressure, air flow, fan, speed air temperature return air.

Hydronic delta T ratings can vary due to distribution system such as water heater, set temperatures and or boiler system set temperatures.

If one or more of the Heating systems is not functioning at its performance expectations, it will be identified in the full report and summary In the conditions.

Heating/Cooling Equipment: ⚡Energy Source

Natural Gas, Electric

Energy source observed where visible.
The heating and cooling system requires an energy source to operate, which may include electricity, natural gas, propane, oil, or other fuel types. Understanding the energy source is important for understanding system efficiency, operating costs, maintenance requirements, and compatibility with the home's utility infrastructure. Different energy sources have varying safety considerations, availability in the area, and long-term cost implications for homeowners.

Heating/Cooling Equipment: Safety Controls/Disconnects

Disconnects/Switches at Fan/Condenser Units, Circuit Breakers in Electrical Panels

Safety controls and electrical disconnects Observed where visible are critical components in HVAC systems that help prevent electrical hazards and allow for emergency shutoff. These devices provide protection by enabling quick power interruption to heating and cooling equipment during maintenance, repairs, or potential safety situations. They are typically located near the equipment and serve as essential safety features in residential mechanical systems.

Heating/Cooling Equipment: Combustion Air

✖ Not Visible

Combustion air observed where visible. Combustion air is the oxygen-rich air that heating equipment requires to safely burn fuel and operate efficiently. Proper combustion air supply ensures that furnaces, boilers, and other fuel-burning appliances receive adequate fresh air for complete combustion, which helps prevent carbon monoxide production and maintains system performance. Combustion air can be supplied directly from the outdoors through dedicated ducts or from the interior space where the equipment is located, depending on the equipment type and installation method. Adequate combustion air supply is essential for safe and efficient operation of fuel-burning heating systems.

Heating/Cooling Equipment: B-Vent Type Material

Metal B-vent

Observed where visible. B-Vent system is a type of natural draft venting used primarily with gas-fired heating equipment. B-Vents utilize double-wall metal piping that allows room air to circulate between the inner and outer walls, cooling the outer surface for safe passage through walls and ceilings. This venting method relies on natural convection and buoyancy to expel combustion gases outdoors. B-Vent systems are commonly found in residential properties and represent a standard, cost-effective venting solution for many heating appliances. Proper installation, support, and clearance from combustible materials are essential for safe operation.

Heating/Cooling Equipment: 🐭 Rodent protection, not visible

Rodent protection measures around the heating and cooling equipment are not visible during inspection. Rodent protection typically includes screening, sealant, or barriers designed to prevent rodents from entering mechanical spaces and damaging equipment or creating nesting sites. The absence of visible protection means the equipment and surrounding areas may be vulnerable to rodent intrusion, which can lead to damage to insulation, refrigerant lines, and electrical components. Consider having a qualified professional evaluate the mechanical space and recommend appropriate rodent exclusion measures, such as installing vent screens, sealing gaps around penetrations, or applying rodent-deterrent materials to protect the equipment and improve overall system longevity.

Conditions

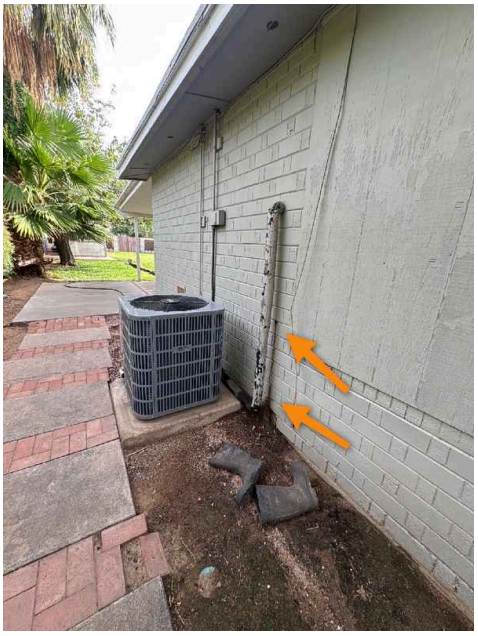
9.4.1 Heating/Cooling Equipment

CONDENSATE EXIT ON WALL

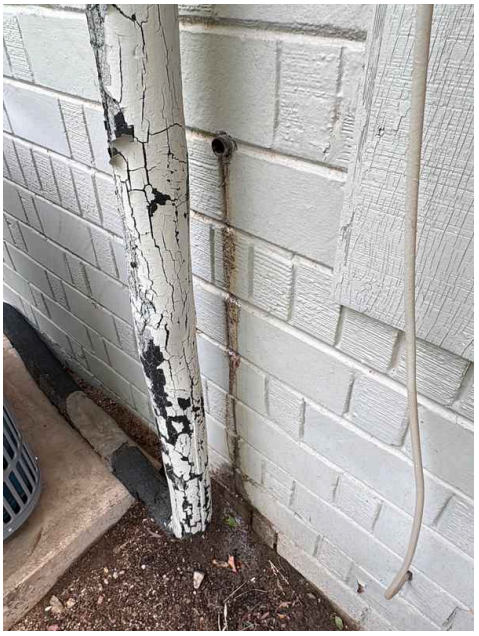
The air conditioning system's condensate drain line terminates on an exterior wall rather than being properly routed to an approved drain location. During inspection, condensate water was observed exiting directly onto the wall surface. This can lead to water damage, staining, and potential deterioration of the wall material over time. Additionally, standing water near the foundation may create conditions favorable for pest activity or mold growth. A qualified HVAC professional should evaluate the condensate drainage system and reroute the line to a proper termination point, such as a ground-level drain, interior drain system, or other approved location that directs water away from the structure.

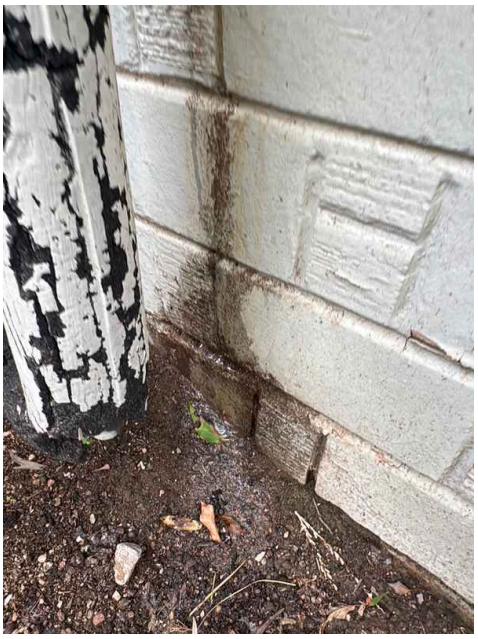
Recommendation

Contact a qualified heating and cooling contractor









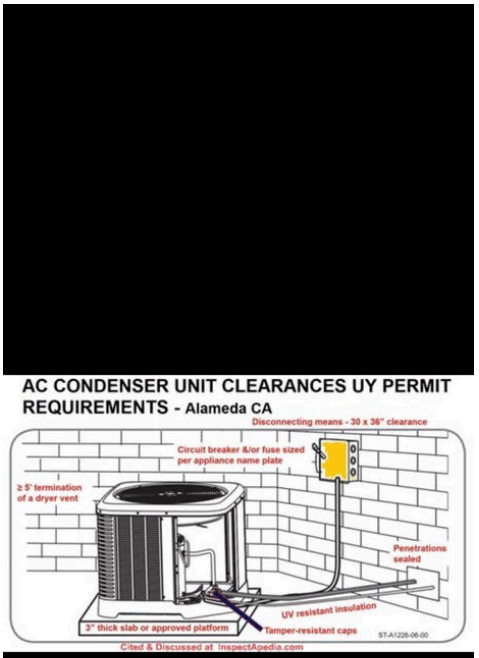
9.4.2 Heating/Cooling Equipment

⚡ CONDENSER DISCONNECT CLEARANCE LESS THAN 30–36”

The disconnect switch for the heating and cooling equipment is positioned with less than the recommended 30–36 inches of clearance space in front of it. During inspection, this inadequate clearance was observed at the equipment location. Insufficient clearance around electrical disconnects restricts safe access for maintenance, troubleshooting, and emergency shutoff procedures, creating a potential safety concern. The disconnect switch should be repositioned or obstructions removed to provide the full recommended clearance distance, allowing qualified technicians safe and unobstructed access for service work.

Recommendation

Contact a qualified electrical contractor.







Example

9.4.3 Heating/Cooling Equipment

• FREON LINE INSULATION DAMAGE/MISSING

The insulation covering the refrigerant lines of the air conditioning system is damaged or missing in sections. Refrigerant lines require protective insulation to maintain proper system efficiency and prevent condensation buildup. Without adequate insulation, the system must work harder to maintain temperature, increasing energy consumption and potentially reducing cooling capacity. An HVAC professional should inspect the lines, assess the extent of damage, and replace or repair the insulation as needed to restore proper system performance.

Recommendation

Contact a qualified HVAC professional.





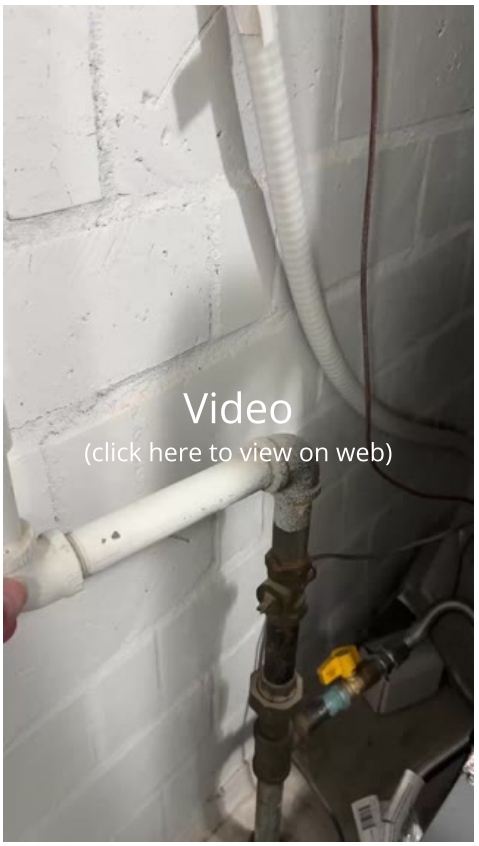
9.4.4 Heating/Cooling Equipment

GAS LINE UNSECURED

The gas line serving the heating equipment was observed to be unsecured during inspection. Gas lines require proper support and securing to prevent movement, vibration damage, and potential disconnection. An unsecured gas line poses a serious safety hazard, as it may shift or separate from connections, leading to gas leaks that create fire and explosion risks, as well as potential carbon monoxide exposure. The gas line should be secured with appropriate straps, clamps, or hangers at regular intervals along its run. Contact an HVAC professional or licensed plumber to inspect the installation, secure the line properly to building structure, and verify all connections are tight and safe.

Recommendation

Contact a qualified HVAC professional.



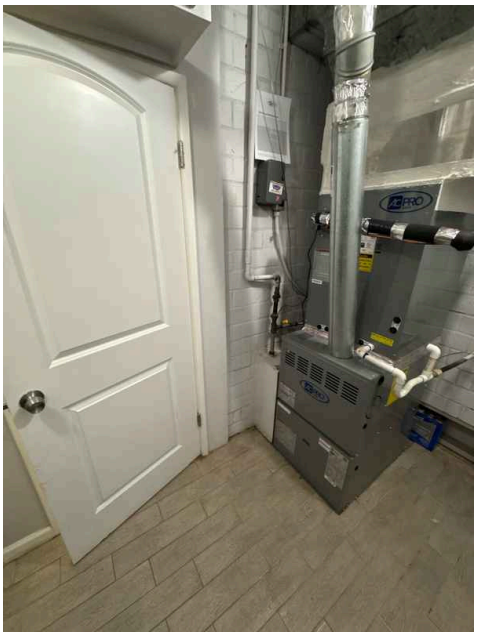
9.4.5 Heating/Cooling Equipment

NO/INADEQUATE EXTERIOR COMBUSTION AIR

The heating equipment requires adequate exterior combustion air for proper operation and safety. Combustion air is the oxygen needed for the fuel to burn efficiently in the heating system. Without sufficient exterior air supply, the furnace or boiler may experience incomplete combustion, leading to reduced efficiency, carbon monoxide production, and potential backdrafting where exhaust gases are drawn back into the home instead of venting safely outside. The heating system should have proper air intake provisions, such as dedicated ducts or louvers that draw fresh outside air directly to the equipment. A qualified HVAC professional should evaluate the current air supply configuration and make necessary modifications to ensure adequate combustion air availability.

Recommendation

Contact a qualified HVAC professional.



10: PLUMBING ����

		SAT	EVA	NI	N/A N/V
10.1	Exterior: Hose Bibbs		X		
10.2	Main Water Shutoff/PRV		X		
10.3	⚬ Exterior Water Supply Distribution Piping Material & Condition	X			
10.4	Interior Water Supply Distribution Piping Material & Condition		X		
10.5	●● Waste Pipe / Vent Material & Condition		X		
10.6	⚠ Location: Gas Meter / Gas Piping Conditions/Materials		X		
10.7	Fire Supression: Fire Sprinklers				X
10.8	Miscellaneous		X		

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Exterior: Hose Bibbs : Hose Bib Observed

✳ Observed Where Visible

Hose bibs observed where visible.

⚬ Exterior Water Supply Distribution Piping Material & Condition: Exterior plumbing secured

Exteriors

Exterior plumbing was secured where visible.

Interior Water Supply Distribution Piping Material & Condition: Interior Water Supply was observed where visible.

COPPER WHERE VISIBLE

We observed where visible for supply leaks.

Interior Water Supply Distribution Piping Material & Condition: Interior plumbing secured observed where visible

Interior

Interior plumbing was secured where visible.

⚠ Location: Gas Meter / Gas Piping Conditions/Materials: Location

East Side

Gas meter and associated piping observed where visible.

⚠ Location: Gas Meter / Gas Piping Conditions/Materials: Material

GAS PIPING METAL/METALLIC

⚠ Location: Gas Meter / Gas Piping Conditions/Materials: Gas piping secured to the structure

Gas piping secured to the structure where visible

Main Water Shutoff/PRV: Type/Location

Ball Valve, Adjacent To The Front Entry

Main shutoff valve/valves observed where visible.

(IF GATE VALVE IS VISIBLE) Gate valve(s) stem break off deteriorate/corrode from the inside, where it is not visible. We do not turn gate valves to verify if they will turn off the water because of this condition. Gate valves that have not been turned for long periods of time cannot be relied on in emergency situations. We recommend that a qualified and competent licensed plumber, Change the gate valve to a reliable Ball Valve.

Main Water Shutoff/PRV: Water PSI/PRV

Picture of Water PSI, ✖ PRV N/V

The main water shutoff and pressure regulating valve (PRV) control the water supply to the home. Water pressure typically ranges from 40-80 PSI (pounds per square inch) in residential systems. The PRV reduces incoming municipal

water pressure to a safe level for household plumbing and appliances. Understanding the water pressure and PRV condition is important because excessive pressure can damage fixtures, pipes, and water heaters, while insufficient pressure may indicate leaks or system problems. Regular inspection of these components helps ensure proper water flow, system longevity, and protection against water damage.

Main Water Shutoff/PRV: Main Size/Type

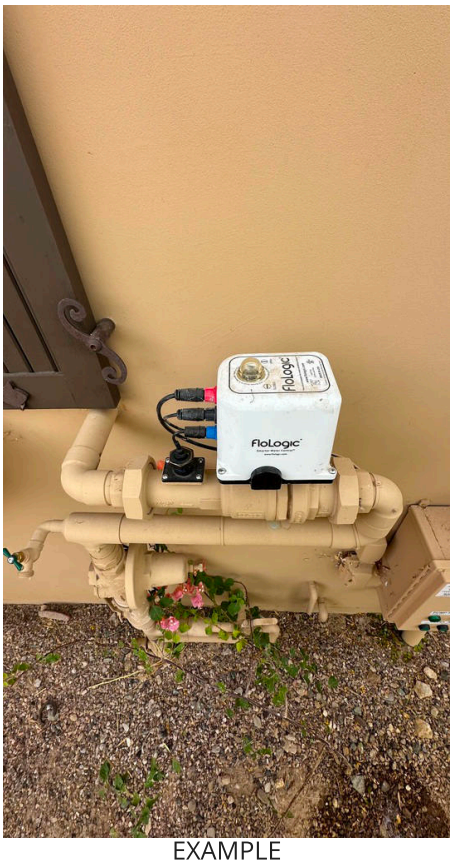
3/4” Copper

The main water supply piping observed where visible. We cannot observe/inspect piping that is N/V, buried/covered with insulation and or obstructed by property owner possessions.

Main Water Shutoff/PRV: Flo-Leak Detector

If a Flow/leak detector is observed, we do not test the flow/leak detectors.

If no flow detector is visible, we recommend adding to prevent flooding water damage, excessive water loss. Some insurance companies are requiring flow detectors in order to obtain insurance. Recommend contacting your insurance company During inspection period before close of escrow. Recommend asking property owner for further information and or seeking the advice of a qualified and competent licensed plumber.



EXAMPLE

Exterior Water Supply Distribution Piping Material & Condition: Exterior Water Supply Piping

COPPER WHERE VISIBLE, PVC WHERE VISIBLE

Exterior water supply piping observed where visible. We observed for water supply leaks where visible.

Exterior Water Supply Distribution Piping Material & Condition: Unpainted PVC piping

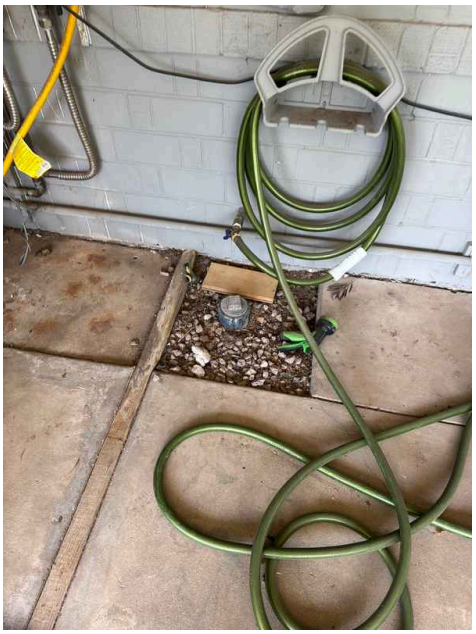
Unpainted PVC piping observed. We recommend painting the PVC piping to protect from UV.



● ● **Waste Pipe / Vent Material & Condition:** **Waste pipe/vent was observed where visible**
SEE SEWER SCOPE RESULTS, ● ABS WHERE VISIBLE, CAST IRON WHERE VISIBLE

Drainage, sump, and waste ejector pumps Observed where visible.





⚠ **Location: Gas Meter / Gas Piping Conditions/Materials:** **Type**
NG GAS UTILITY

Location of the gas meter gas piping condition materials observed where visible.

Fire Supression: Fire Sprinklers : **Fire Suppression observed where visible**
✖ Not Visible

Fire suppression system was observed if Visible.
We recommend fire suppression company inspect/maintain fire suppression/fire sprinklers as a part of normal Home maintenance. We recommend asking homeowner for any information/warranty/guarantees or information about work/maintenance performed on the fire suppression system before close of escrow.

Limitations

Main Water Shutoff/PRV

⬜⬜ MAIN SUPPLY LINE BURIED

MAIN WATER LINE

The supply line from the utility meter to the house main water shutoff valve is buried and not visible during inspection. This limits the ability to assess the condition of the buried supply line.





Conditions

10.1.1 Exterior: Hose Bibbs

ANTI-SIPHON MISSING

Screw on type anti-siphon device is not installed at the hose Bib. We recommend adding screw on anti-siphon devices where needed so the water in the hose does not enter the house potable water supply at hose bibs locations.

Recommendation

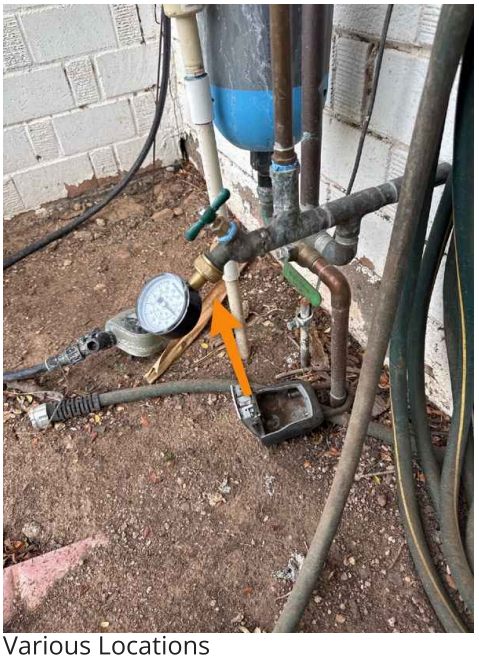
Contact a qualified plumbing contractor.



EXAMPLE ANTI-SIPHON HANDLE STEM



EXAMPLE



Various Locations

10.2.1 Main Water Shutoff/PRV

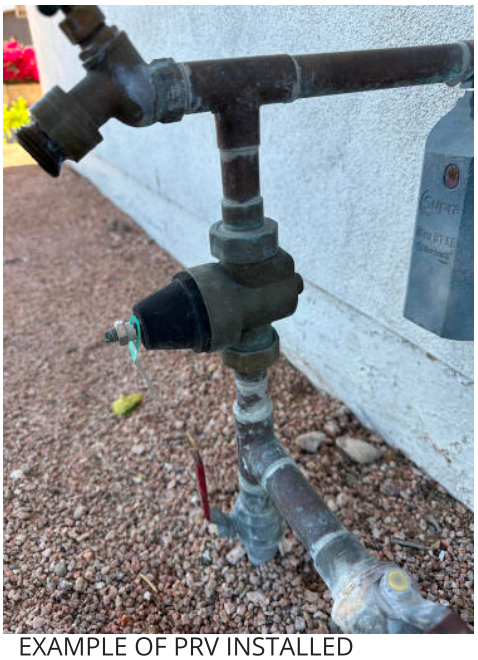
NO (PRV) INSTALLED

No pressure regulator valve is visible/installed to this home. We recommend adding a pressure regulator to protect from excessive water pressure from the city/utility. (FYI* view picture of the pressure gauge with PSI at time of inspection)

Water pressure is low when tested at the hose bib by the shutoff valve. May be due to the water filter installed. Recommend evaluation by a licensed plumber. We did not observe water flow issues in the house when multiple fixtures were tested.

Recommendation

Contact a qualified plumbing contractor.



EXAMPLE OF PRV INSTALLED



Pressure Regulator Valve







10.5.1 ●● Waste Pipe / Vent Material & Condition

●○CAST/GALVANIZED

Cast/galvanized plumbing was noted at the vent drain/piping. We recommend that a qualified and competent licensed plumber be consulted and/or scoping the sewer drain pipe/waste vent piping.

Recommendation

Contact a qualified plumbing contractor.







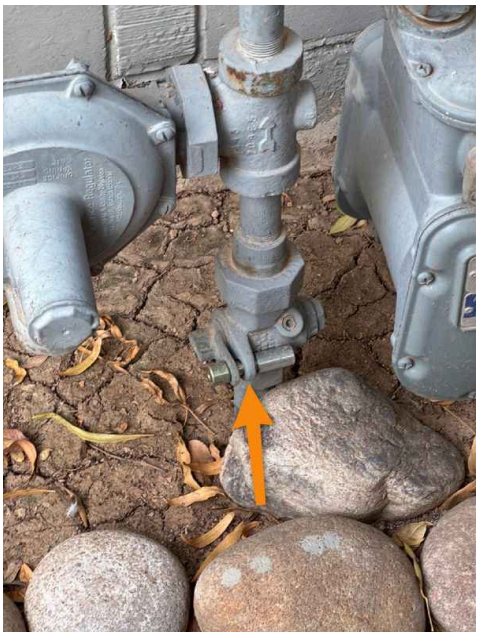
10.6.1 ⚠ Location: Gas Meter / Gas Piping Conditions/Materials

GAS WAS OFF

The gas service to the property was off and locked by the utility company. Gas fired components could not be tested or operated.

Recommendation

Contact a qualified plumbing contractor.

10.8.1 Miscellaneous

PLUMBING ALTERATIONS/ADDITIONS OBSERVED.

Recommend asking seller for more information and/or seeking the advice of a licensed plumber.

Recommendation

Contact a qualified professional.




Various Locations

11: WATER HEATER

		SAT	EVA	NI	N/A N/V
11.1	Location/Manufacturer/Size/Age	X			
11.2	Combustion Air Source	X			
11.3	B-vent	X			
11.4	Fuel Type/disconnect		X	X	
11.5	Safety controls		X		
11.6	Condition		X	X	

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Combustion Air Source: **Water heater exterior combustion air**

✳ Adequate Exterior Combustion Air

Combustion air observed where visible.

Location/Manufacturer/Size/Age: **Manufacturer/Capacity**

Pictures of Locations, Results For All Units, Pictures of manufacturer/Installer labels /Ages When/Visible

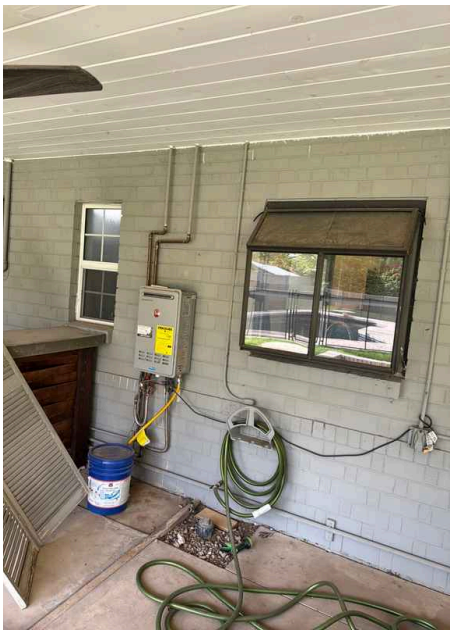
Manufacture, specifications, and locations were observed where visible.Picture of Manufacturer specifications/Locations. When permissible, we will take a picture when manufacturer label is present. Sometimes the labels are missing/not readable or the manufacturer did not put the date on the sticker/Label.

We recommend asking property owner for Ages/warranty/guarantees/permits if the water heater has been replaced recently.

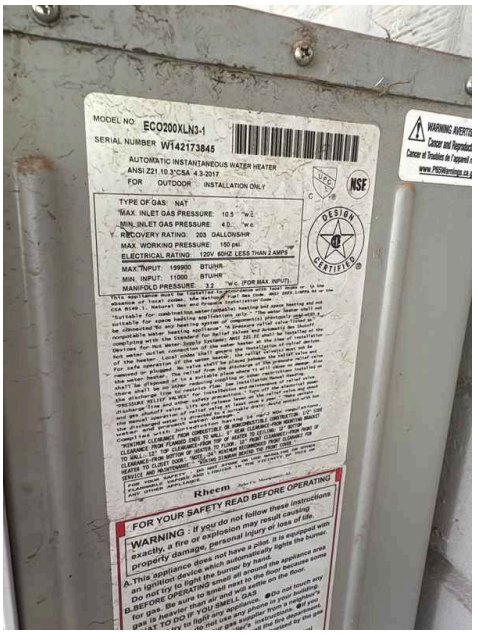
Water heaters have an average life expectancy of 7–10 years.

If your water heater(s) is older than 7– 10 years old we recommend that you budget for replacement/repairs.

We recommend performing proper maintenance to extend the life of the water heater, such as draining the water heater and changing and anode rods, per the manufacture recommendation.







B-vent: **Water heater b-vent material type & condition**

Metal

B- Vents Observed where Visible.
Electric water heaters do not require B- Vents.

Fuel Type/disconnect: **Fuel Type/disconnect observed where visible**

NG shut off valve Adjacent to the water heater., Switch/plug

Water heaters operate on different fuel sources, most commonly natural gas, propane, or electricity. The fuel type determines the heater's energy efficiency, operating costs, and maintenance requirements. Gas-fired units require proper venting and gas line connections, while electric units rely on electrical supply and circuit protection. The disconnect refers to the isolation valve or switch that allows the fuel supply to be shut off for maintenance or emergencies. Understanding your water heater's fuel type and locating its disconnect is essential for safe operation and troubleshooting.

Safety controls: **Automatic safety controls observed where visible**

Temperature Pressure Relief Valve Where Visible, Gas Valve/Thermal Coupler Where Visible, Plug/Outlet

Water heater safety controls are automatic devices designed to protect the system and occupants from hazardous conditions. These typically include temperature and pressure relief valves, which discharge excess pressure if the tank becomes over-pressurized, and automatic shut-off mechanisms that prevent overheating. Proper functioning of these controls is essential for safe operation, as they prevent potential explosions, scalding, and other safety hazards. During inspection, automatic safety controls were observed where visible on the water heater unit.

Condition: **Condition observed where visible**

Water heater conditions/piping conditions Observed Where Visible

Water heaters are typically gas or electric appliances that heat and store hot water for household use. The condition of a water heater affects its efficiency, longevity, and ability to provide adequate hot water. Regular assessment helps identify maintenance needs and potential replacement timelines.

Condition: **Hot water heater recirculating pump**

✖ Recirculating Pump Not Visible

A recirculating pump is an optional component that circulates hot water through the home's plumbing lines, reducing wait time for hot water to reach fixtures and minimizing water waste. These pumps are typically installed on demand or on a timer and can significantly improve convenience and water conservation. The pump operates by creating continuous circulation between the water heater and distant fixtures, maintaining water temperature in the lines. Understanding this system's presence and operation helps assess both the home's water efficiency features and any maintenance needs associated with the equipment.

Conditions

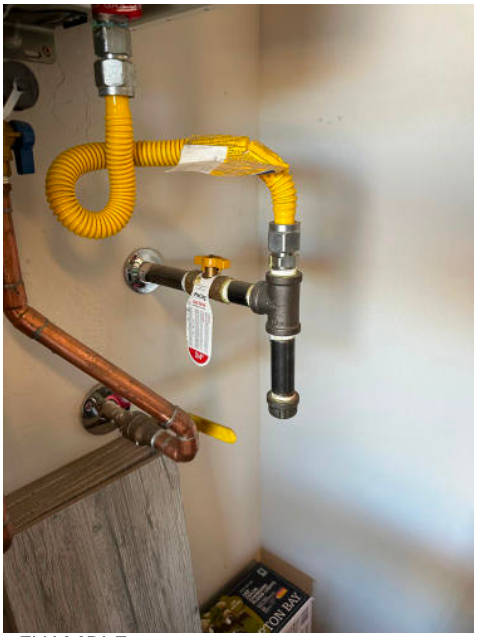
11.4.1 Fuel Type/disconnect

♦NO SEDIMENT TRAP

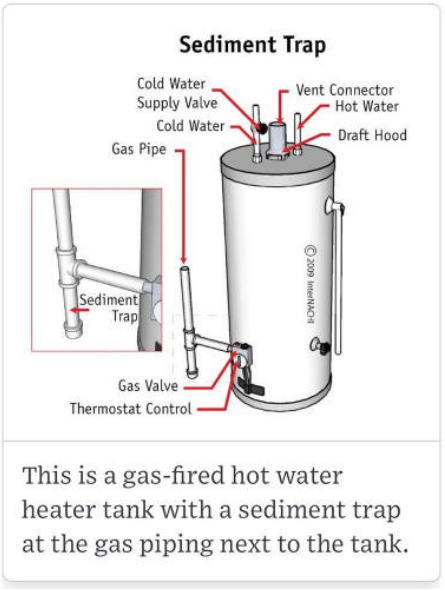
Sediment trap is missing/not installed on the water heater gas line. We recommend adding sediment trap/drip leg to prevent moisture/debris from obstructing the water heater gas burner.
We recommend further evaluation by a qualified and competent licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



EXAMPLE



EXAMPLE



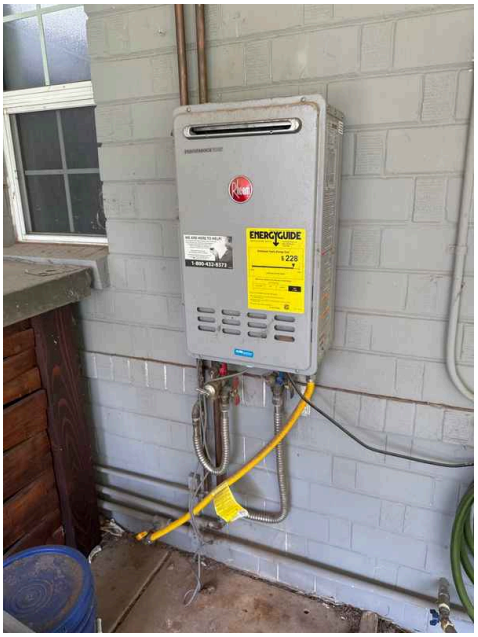
11.4.2 Fuel Type/disconnect

⚠ GAS TURNED OFF

Gas shut off was turned to the off position. We did not test the water heater. We recommend qualified competent licensed plumber test the water heater and all plumbing fixtures connected to the water heater for proper temperature/hot and cold reversed/mixing valve(s) before close of escrow.

Recommendation

Contact a qualified plumbing contractor.





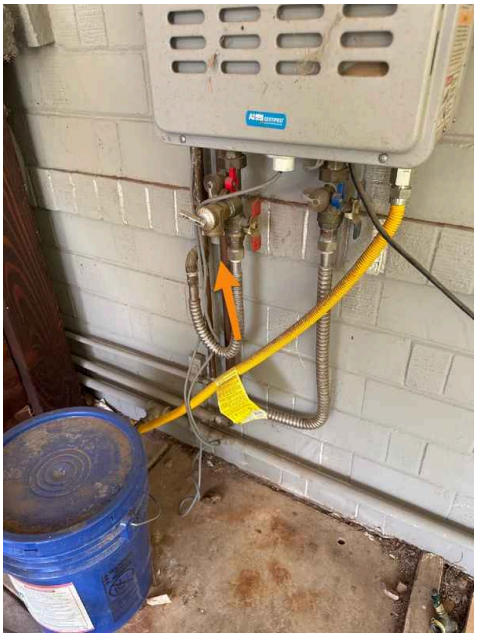
11.5.1 Safety controls

EXIT PIPING DOES NOT MEET 6” – 24” MIN/MAX

The water heater exit piping does not meet the required 6 to 24 inch minimum and maximum height specification. This was identified during inspection of the safety controls and discharge system. Improper discharge piping height can compromise the water heater's safety function by preventing proper pressure relief operation. The exit piping should be repositioned to fall within the manufacturer's specified 6 to 24 inch range from the floor or ground level. Contact a qualified plumbing professional to evaluate the current installation and make necessary adjustments to ensure compliance with safety standards.

Recommendation

Contact a qualified plumbing contractor.



12: BATHROOMS

		SAT	EVA	NI	N/A N/V
12.1	Bathroom Outlet(s)		X		
12.2	Functional Flow / Functional Drainage	X			
12.3	Bathroom: Sink(s)		X		
12.4	Bathroom: CounterTop / Cabinet		X		
12.5	Bathroom: Toilet	X			
12.6	Bathroom: Shower		X		
12.7	Bathroom: Bath Tub	X			
12.8	Bathroom: Lights/Switches		X		
12.9	Bathroom: Ventilation	X			

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Locations

Primary Bedroom Bath, Hall bathroom

Bathrooms observed where visible.

Bathroom: Sink(s): Sink(s)

✳ Sinks Observed Where Visible

Sinks observed where visible.

Bathroom: CounterTop / Cabinet : Countertop/Cabinets

✳ Observed Where Visible

Countertops/cabinets/conditions observed where visible.

Bathroom: Toilet: Toilet(s)

✳ Toilets Observed Where Visible

Toilets/Toilet conditions observed where visible.

Bathroom: Shower: Shower(s)

✳ Shower(s) Observed Where Visible

Showers/ Shower conditions observed where visible.

Bathroom: Lights/Switches: Switches/Lights

✳ Lights/Switches Observed Where Visible

Switches/lights Conditions observed where visible.

Bathroom: Ventilation: Bathroom ventilation

✳ Ventilation Observed Where Visible

Bathroom, ventilation Conditions observed where visible.

Bathroom Outlet(s): Outlets

3 Hole 120 Volt Outlets Observed Where Visible

Observed where visible. We test the outlets with our handheld polarity tester. We do not move furniture or will not test outlet(s) where excessive possessions may block/obstruct us from testing outlets. Floor outlets can be hidden by area, rugs, and furniture at the time of the inspection.

Functional Flow / Functional Drainage : Functional Flow/Drainage

✳ Functional Flow Observed Where Visible, ✳ Functinal Drainage Observed

Functional flow/drainage was observed where visible. We run multiple fixtures in the bathroom to determine if functional flow is present at the time of the inspection.

Bathroom: Bath Tub: Bath tub(s)

✳ Tub(s) Observed Where Visible

Bathtubs observed where visible. Jet tubs, and GFCI protection, observed where visible.

Conditions

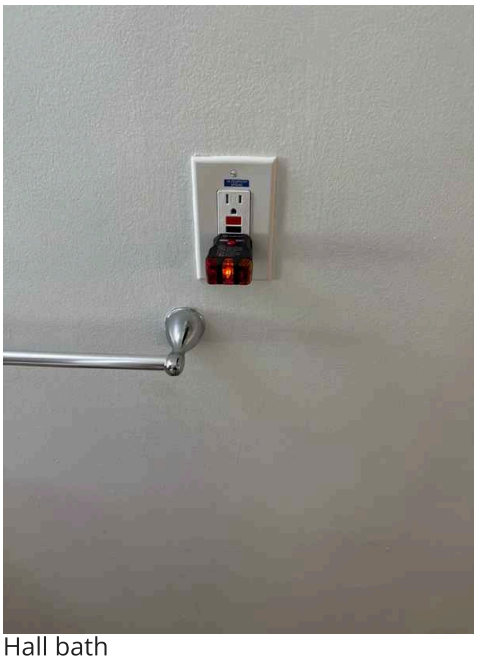
12.1.1 Bathroom Outlet(s)

NOT TRIPPING GFCI OUTLET

GFCI Outlet did not trip with the test button or an External testing device.
We recommend that a licensed electrician correct the GFCI outlet/wiring and verify GFCI protection at all outlets connected to the GFCI Outlet.

Recommendation

Contact a qualified professional.



Hall bath

12.3.1 Bathroom: Sink(s)

● DRAIN PIPE LEAKING

BATHROOM

Water leakage discovered at drain pipe connection during inspection. This indicates potential seal failure or pipe damage. Water leaks can cause significant moisture damage to surrounding materials and potentially lead to microbial growth or structural deterioration. Recommend immediate professional plumbing evaluation and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom Bathroom Right Sink

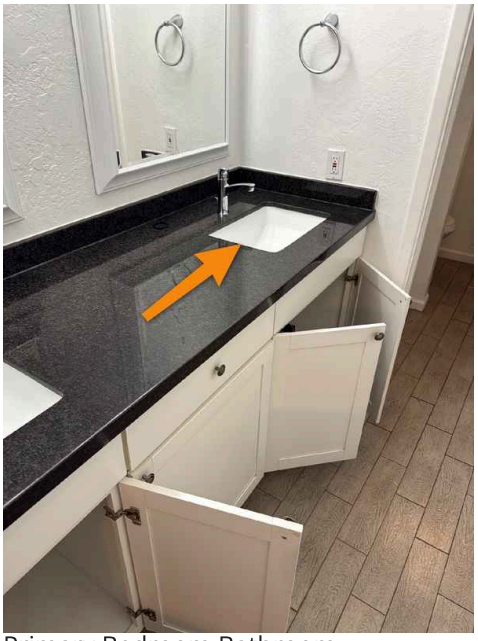
12.3.2 Bathroom: Sink(s)

DRAIN STOPPER INOPERABLE

Drain stopper is inoperable/disconnected. As a result of the drain stopper not holding water, we were unable to test the overflows and recommend that you test the overflows before close of escrow. We recommend adjustment of the drain stopper or further evaluation by qualified and competent licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom Bathroom



Primary Bedroom Bathroom



Hall bath

12.3.3 Bathroom: Sink(s)

GAP AT FAUCET SURFACE

A gap was observed at the faucet surface during inspection. This opening could allow water to penetrate behind the sink fixture, potentially leading to water damage, mold growth, or structural deterioration beneath the sink cabinet. The gap should be sealed with appropriate caulking material to prevent water intrusion and protect the surrounding cabinetry and plumbing connections.

Recommendation

Contact a qualified professional.



Primary Bedroom Bathroom

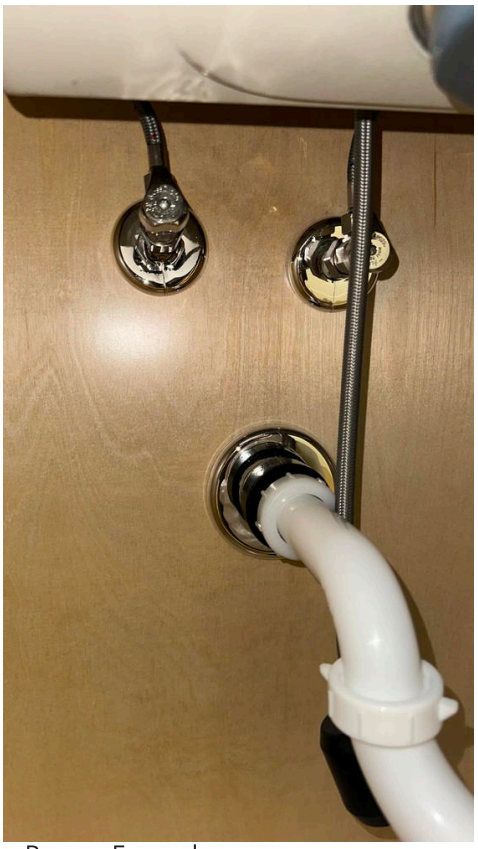
12.4.1 Bathroom: CounterTop / Cabinet

BACK WALL DAMAGED/HOLES/MISSING.

Back of cabinet Damaged/Holes/Missing. We recommend further evaluation by a qualified and competent Licensed Cabinet Contractor.

Recommendation

Contact a qualified cabinet contractor.



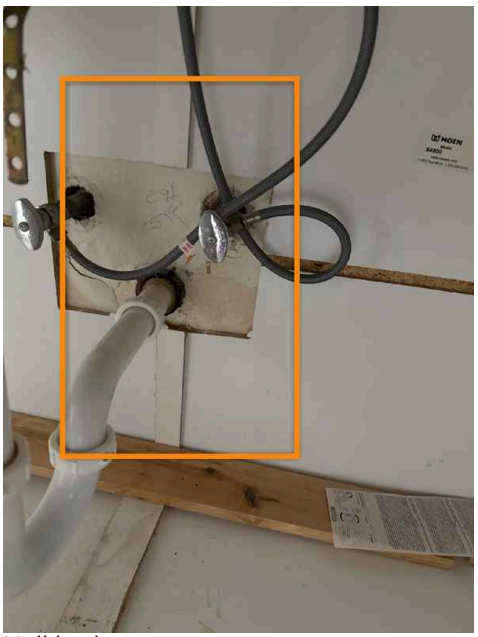
Proper Example



Primary Bedroom Bathroom



Primary Bedroom Bathroom



Hall bath

12.4.2 Bathroom: CounterTop / Cabinet

WATER DAMAGE (NO MOISTURE)

Previous water damage noted at the cabinet maybe from a previous or active leak.
No moisture was present at the time of the inspection. (We do not remove cabinets/plumbing fixtures)

We recommend asking Property Owner for further information and or seeking the advice of a qualified and competent licensed contractor.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom Bathroom



Hall bath

12.6.1 ▯ Bathroom: Shower

CAULK/GROUT MISSING/DETERIORATED

Caulk/grout is missing/deteriorated. We recommend adding caulk/grout as a part of normal maintenance. We recommend further evaluation by a qualified a competent licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom Bathroom



Primary Bedroom Bathroom



Primary Bedroom Bathroom

12.6.2 Bathroom: Shower

PLUMBING NOT SECURED

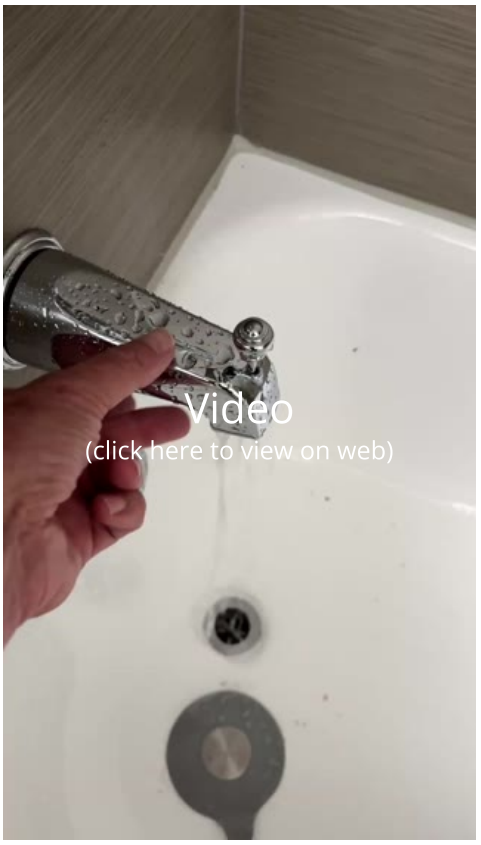
Shower plumbing is not secured at the wall. We recommend securing the plumbing to prevent potential leaks. We recommend further evaluation by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Hall bath



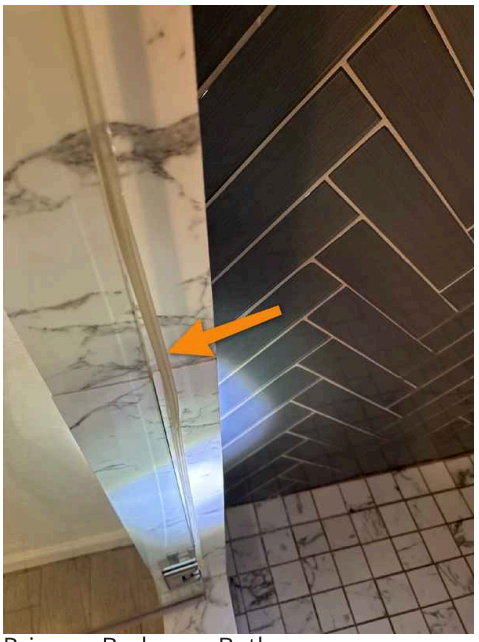
12.6.3 Bathroom: Shower

GLASS DOOR SEAL DAMAGED/MISSING

The door seal at the the door is missing/torn/damaged or short and does not cover the entire door. We recommend further evaluation by a qualified and competent licensed glass enclosure contractor.

Recommendation

Contact a qualified plumbing contractor.



Primary Bedroom Bathroom

12.6.4 Bathroom: Shower

PRIMARY BATH SHOWER LEAKING WHEN OPERATED

Moisture was observed at the exterior and interior walls surrounding the shower when operated. We recommend further evaluation by a licensed water damage remediation company and a licensed and competent plumber.

Recommendation

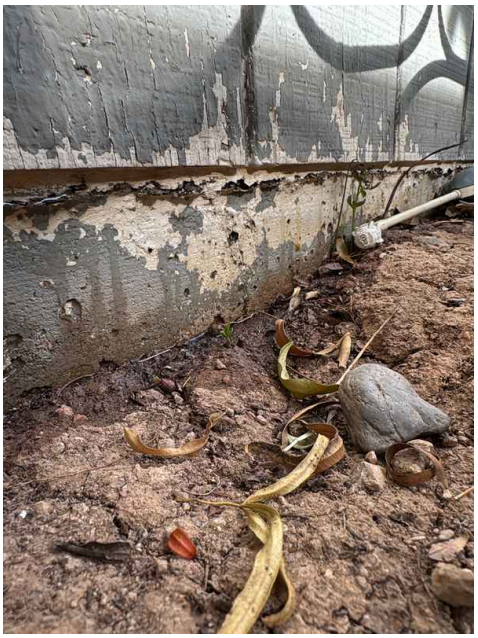
Contact a qualified professional.



Exterior of primary bath shower





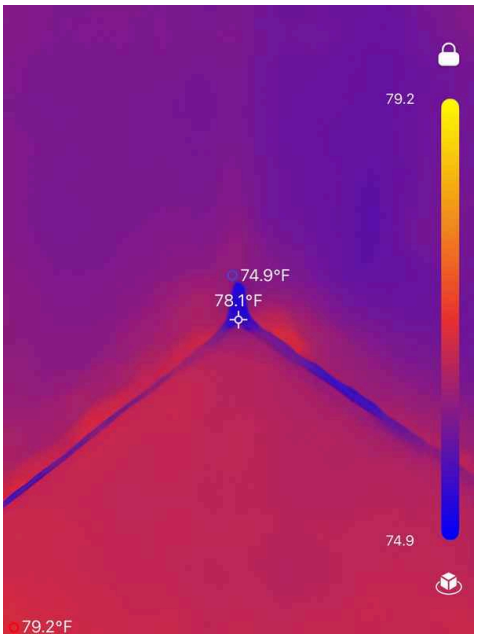


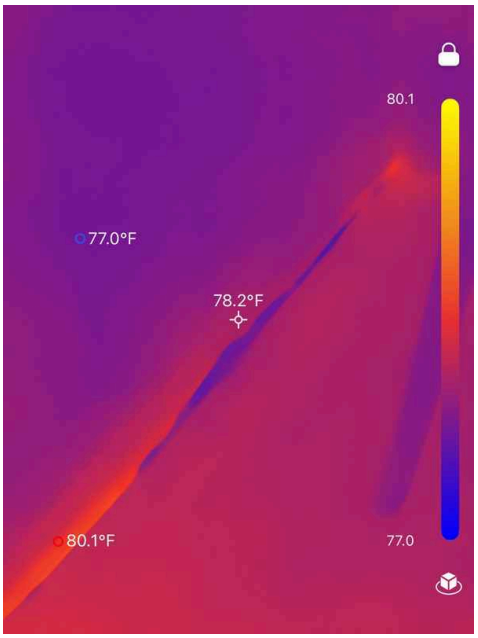




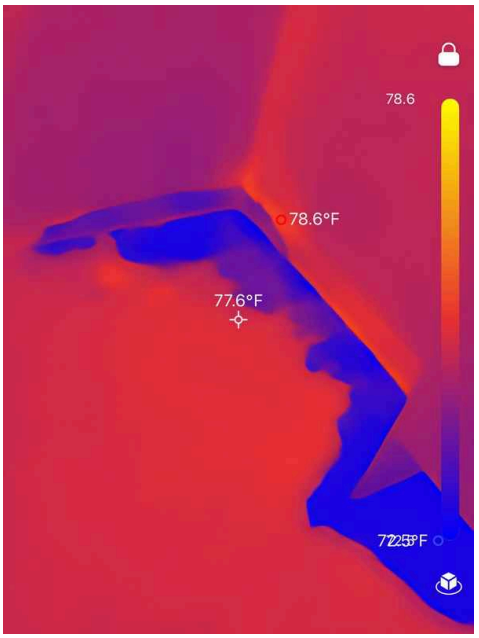


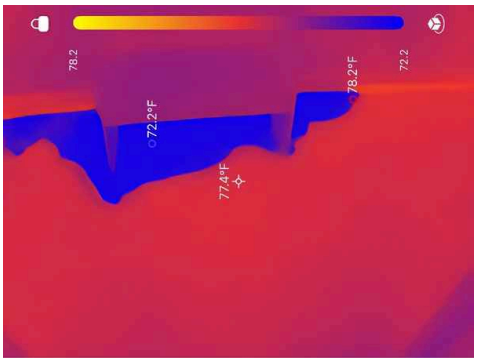


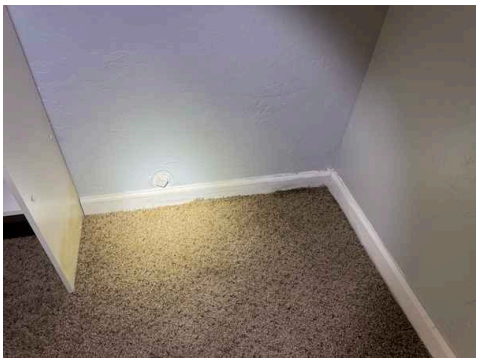

79.2
74.9°F
78.1°F
74.9
79.2°F


80.1
77.0°F
78.2°F
80.1°F
77.0




78.6
78.6°F
77.6°F


78.2
72.2°F
78.2°F
72.2
77.4°F







12.8.1 ↕ Bathroom: Lights/Switches

LIGHT DID NOT ILLUMINATE

Bathroom light did not illuminate. We recommend asking property owner, to install New bulb or seeking the advice of a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Hall bath

13: KITCHEN □□

		SAT	EVA	NI	N/A N/V
13.1	Kitchen Outlet(s)		X		
13.2	↕ Kitchen: Lights/Switches	X			
13.3	Kitchen: Sinks		X		
13.4	Kitchen: CounterTop / Cabinet	X			
13.5	⚡ Kitchen: 240 Outlet			X	
13.6	Kitchen: Gas			X	

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

↕ Kitchen: Lights/Switches: Lights/switches

Kitchen

Kitchen Lights/Switches Observed Where Visible

Kitchen, lights and switches observed where visible.

Kitchen: Sinks: Sinks observed where visible

Kitchen

Sink/Faucet/Drain Observed Where Visible

Kitchen: CounterTop / Cabinet : Countertop/Cabinets Conditions

✳ Observed Where Visible

Countertops/cabinets observed where visible.

⚡ Kitchen: 240 Outlet: 240 outlet

Kitchen

240 Volt Outlet Observed Where Visible, ✖ Not Visible

240 outlet was observed where visible.

Kitchen: Gas: Gas Hookup

Kitchen

✖ Not Visible

Gas hook up, observed where visible.

Kitchen Outlet(s): Outlets

3 Hole 120 Volt Outlets Observed Where Visible

Observed where visible. We test the outlets with our handheld polarity tester. We do not move furniture or will not test outlet(s) where excessive possessions may block/obstruct us from testing outlets. Floor outlets can be hidden by area, rugs, and furniture at the time of the inspection.

Limitations

Kitchen: Gas

GAS WAS TURNED OFF

KITCHEN

Gas was turned off. Gas was turned off to the property. We recommend all gas appliances gas hook ups/shut offs be tested before close of escrow.

Conditions

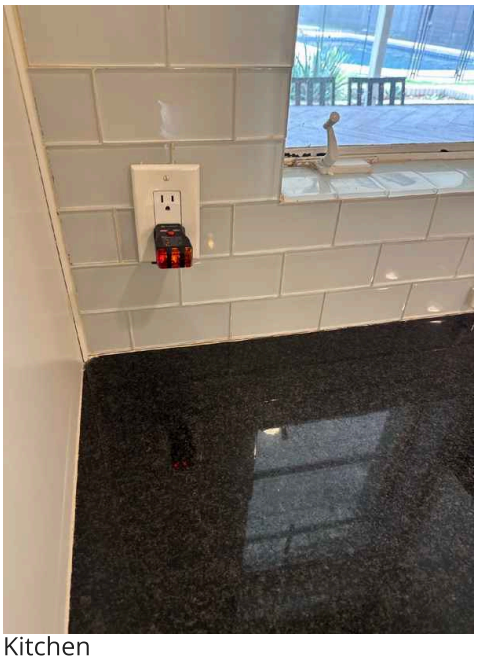
13.1.1 Kitchen Outlet(s)

HOT/NEUTRAL REVERSED OUTLET

Hot/neutral wires are reversed at the outlet. We recommend licensed electrician correct the wiring/outlet for safety.

Recommendation

Contact a qualified electrical contractor.



Kitchen

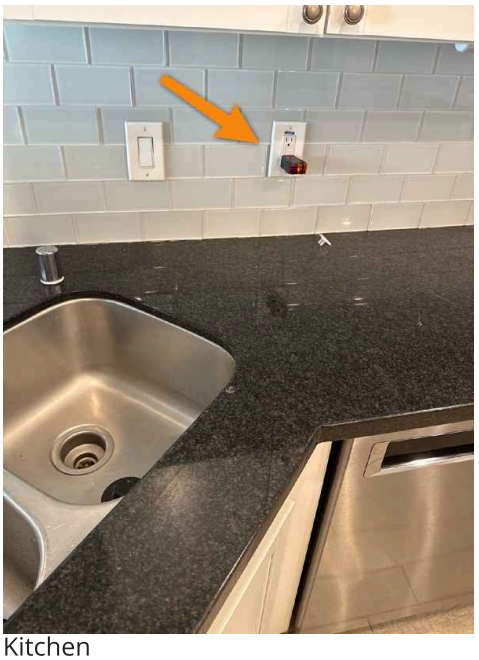
13.1.2 Kitchen Outlet(s)

NOT TRIPPING GFCI OUTLET

GFCI Outlet did not trip with the test button or an External testing device.
We recommend that a licensed electrician correct the GFCI outlet/wiring and verify GFCI protection at all outlets connected to the GFCI Outlet.

Recommendation

Contact a qualified professional.



Kitchen

13.3.1 Kitchen: Sinks

DRAIN PIPE CORROSION

KITCHEN

Kitchen drain piping has evidence of corrosion/leakage. We recommend replacing/repairing drain pipe. Recommend further evaluation by The qualified and competent licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

13.3.2 Kitchen: Sinks

FAUCET IS LOOSE

KITCHEN

Kitchen faucet is loose at the connection to the sink/counter. We recommend re-securing the faucet /tightening to hold the faucet in place. We recommend further evaluation by a qualified and competent licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

14: LAUNDRY

		SAT	EVA	NI	N/A N/V
14.1	Dryer Venting	X			
14.2	Laundry Outlet(s)		X		
14.3	⚡ Laundry Room: 240 Volt Dryer Outlet				X
14.4	● Laundry Room: Drain	X			
14.5	Laundry Room: Water supply/hook up	X			
14.6	↕ Laundry Room: Switches/Lights	X			
14.7	Laundry Room: Gas Hook Up	X			
14.8	Laundry Exhaust Fan				X
14.9	Laundry Room: CounterTop / Cabinet				X
14.10	Laundry Sink				X

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

⚡ Laundry Room: 240 Volt Dryer Outlet: 240 outlet observed where visible

✖Not Visible

240 outlet observed where visible.

↕ Laundry Room: Switches/Lights: Switches/Lights observed where visible

Laundry room

✳ Switches / Lights Observed Where Visible

Light/light switches observed where visible.

Laundry Room: Gas Hook Up: Gas hookup observed where visible

Laundry room

✳ Gas Hookup Observed Where Visible

Gas hook up, observed where visible.

Laundry Exhaust Fan : Laundry ventilation observed where visible

Laundry room

✖ Not Visible

Laundry room ventilation was observed where visible.

Laundry Room: CounterTop / Cabinet : Countertop/Cabinets/Shelve Conditions observed where visible

✖ Not Visible

Countertop cabinets, shelves condition observed where visible

Laundry Sink: Laundry sink observed where visible

✖ Not Visible

Laundry room sink was observed where visible.

Dryer Venting: Dryer duct observed were visible

Laundry room

✳ Dryer Duct Observed Where Visible

The dryer vent was observed where visible. We inspect the dryer duct from the dryer to the wall/attic/exit where visible. We do not scope or put cameras inside of the ducts. We recommend that all dryer vents be cleaned before close of escrow as a part of normal maintenance.

Laundry Outlet(s): Outlets

Laundry room

3 Hole 120 Volt Outlets Observed Where Visible

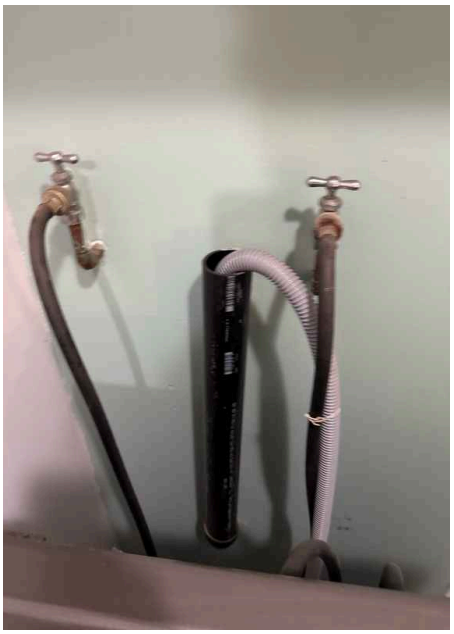
Observed where visible. We test the outlets with our handheld polarity tester. We do not move furniture or will not test outlet(s) where excessive possessions may block/obstruct us from testing outlets. Floor outlets can be hidden by area, rugs, and furniture at the time of the inspection.

Laundry Room: Drain: Drain was observed whre visible

Laundry room

✳ Drain Observed Where Visible

Drain was observed where visible. Drain is provided. We do not pour water down the drains to determine if they are hooked up to a sewer line.

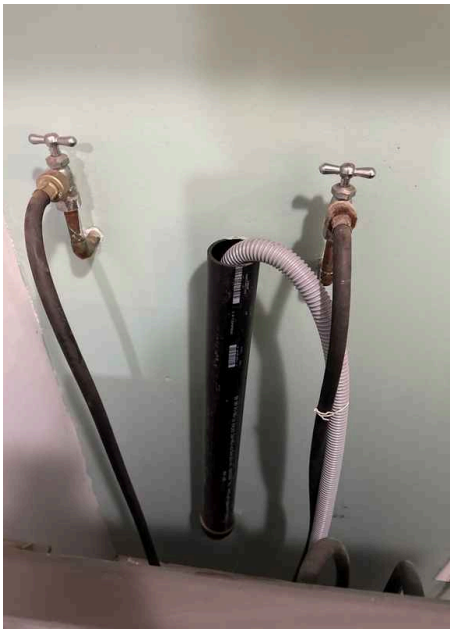


Laundry Room: Water supply/hook up: Laundry water supply

Laundry room

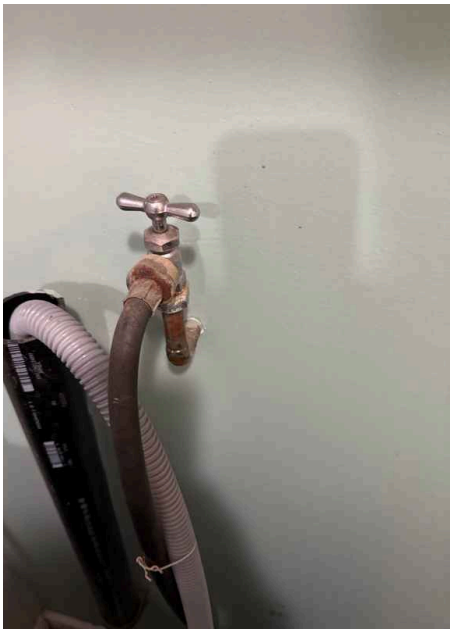
✳ Water Supply Observed Where Visible

Observed where visible.
We observed the presence or lack of presence/visibility of the laundry room water supply where visible. We do not turn on/off the valves to verify water, pressure or obstructions That could exist inside of the plumbing lines.



Laundry Room: Water supply/hook up: Gate valves installed we recommend replacing with 1/4 turn ball valve

gate valves are installed we recommend replacing with 1/4 turn ball valves.



Laundry Exhaust Fan : **Exhaust fan is dirty/filled with dust**
Laundry room

We recommend cleaning exhaust vent covers and Ducting as a part of normal homeowner maintenance.

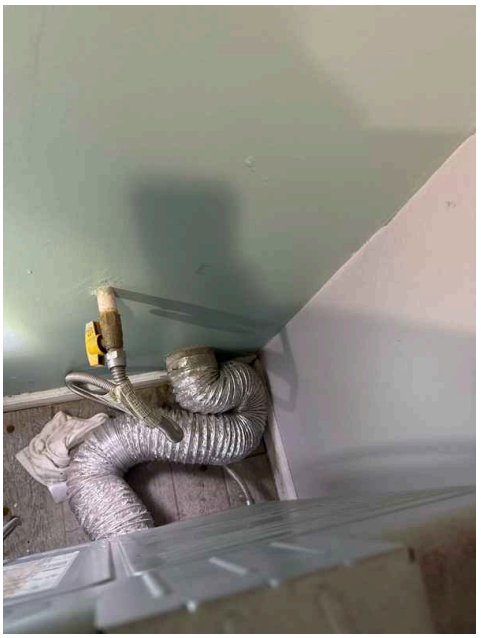
Limitations

Dryer Venting

FLEXIBLE FOIL/PLASTIC DUCTING RESTRICTS

Flexible foil ducting restricts. We recommend that a Metal flexible duct be added/installed to prevent this condition from causing blockage/clogging/function of the dryer.


Example of Metal Duct

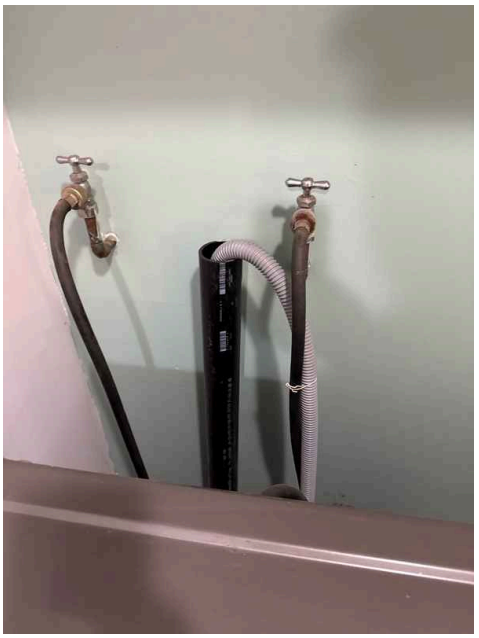


- Laundry Room: Drain

NO HOOKUP BOX INSTALLED

LAUNDRY ROOM

Drain is not installed inside a hookup box observed/visible. Older homes were not built with Laundry Hook Up Boxes. We recommend adding Hook Up Box with Drain Installed/Connected Inside to prevent potential water damage/event.



- Laundry Room: Gas Hook Up

GAS WAS OFF

LAUNDRY ROOM

Gas was off. We recommend that the gas shut off/gas connections be tested before close of escrow.

Conditions

14.2.1 Laundry Outlet(s)

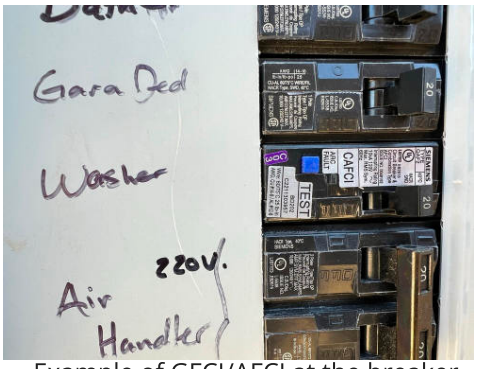
NOT GFCI PROTECTED OUTLET

LAUNDRY ROOM

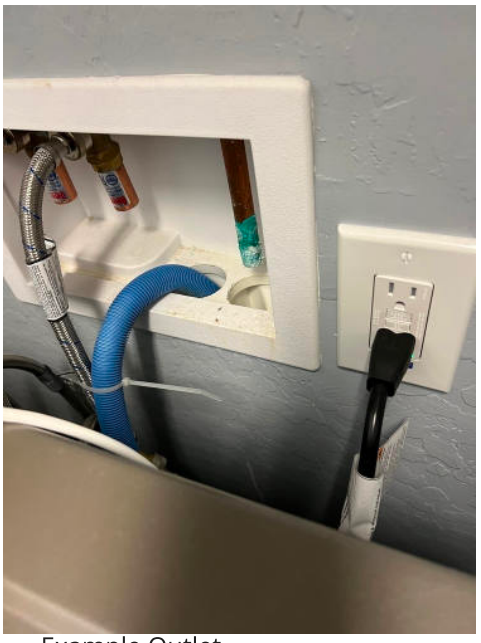
Laundry 3-hole outlet is not GFCI protected. Today’s current current construction practices require GFCI’s installed in the entire laundry room including for the washer/dryer 120 V outlet. We recommend adding GFCI protection for safety. We recommend further evaluation by a qualified and competent licensed electrician.

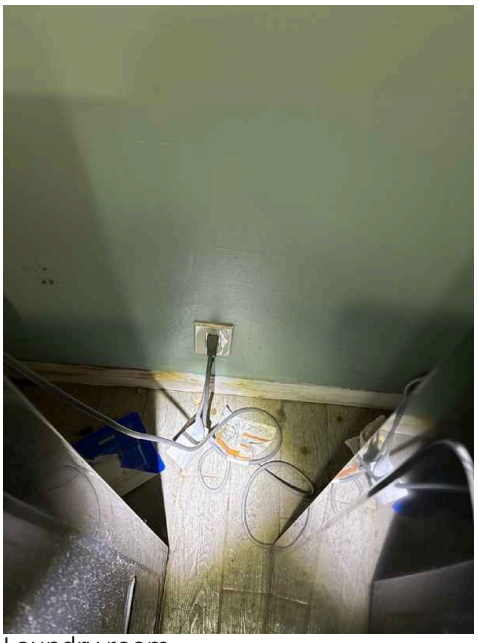
Recommendation

Contact a qualified electrical contractor.



Example of GFCI/AFCI at the breaker


Example Outlet


Laundry room

15: APPLIANCES

		SAT	EVA	NI	N/A N/V
15.1	Disposal		X		
15.2	Dishwasher		X		
15.3	⚡ Oven/Range/Cooktop			X	
15.4	Exhaust Hood / Light	X			
15.5	Built in Microwave	X			
15.6	❄ Refrigerator/Freezer	X	X		
15.7	Washer	X			
15.8	Dryer	X			

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Disposal : Pictures/Condition

Pictures of brand/manufacture sticker

Appliance was observed where visible.



Dishwasher: Pictures/Conditions

Pictures of Brand/Manufacture sticker, Picture High Loop/Air Gap

Dishwasher was observed where visible.

Pictures of the brand/manufacture sticker, if present/visible.





⚡ Oven/Range/Cooktop: Pictures/Conditions

Pictures of brand/manufacture sticker, Oven/Range Was Observed Where Visible, Gas

We observed Oven/cooktop where visible.





Exhaust Hood / Light: Pictures/Conditions

Picture of brand type/manufacture., Exhaust to the exterior where visible

Exhaust fan was observed where visible. Light was observed Where visible.



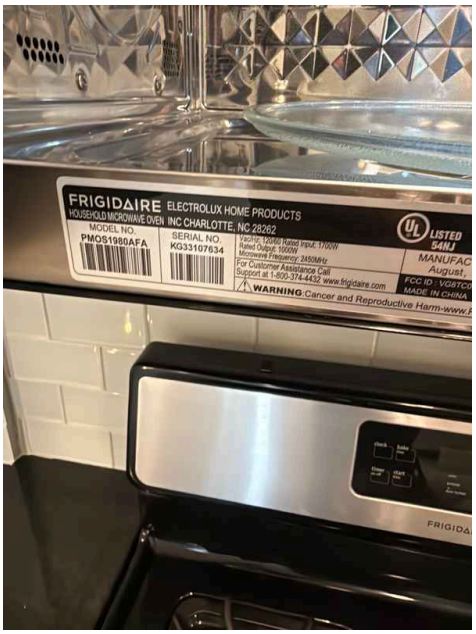


Built in Microwave: Pictures/Conditions

Pictures of microwave brand/manufacture sticker, Results For All Microwaves

Microwave was observed where visible. We test the microwave by sticking a wet paper, towel inside and heating for 10 seconds.



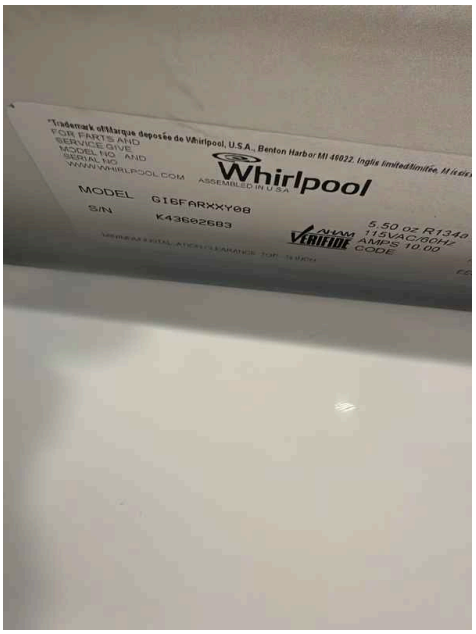


Refrigerator/Freezer: Pictures/Conditions

Pictures of brand/manufacture

Refrigerator was observed where visible.









Washer: Pictures/Conditions See Laundry

Washer was observed where visible. We recommend obtaining records from the Property owner for warranties and maintenance. We are not required to test non-permanent installed appliances per the BTR standards. Any pictures or comments made about the washing machine are as a part of courtesy only.

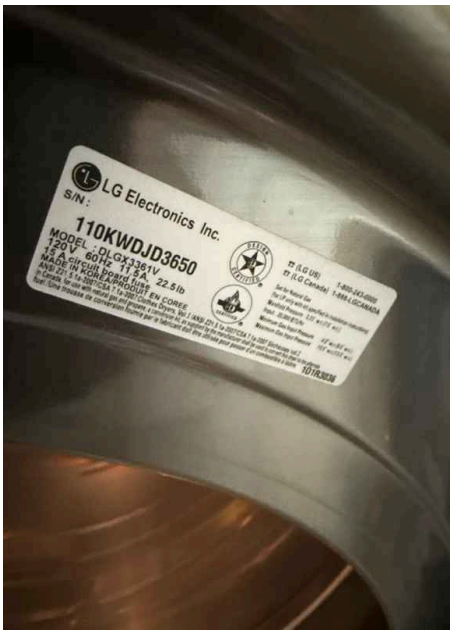




Dryer: Pictures / Conditions See Laundry

Dryer Was observed where visible.

We recommend obtaining records from the homeowner for warranties and maintenance. We do not inspect non-permanent appliances in accordance with the BTR standards. Any comments/pictures added are as a courtesy only.





Limitations

 Dishwasher

LIMITED VISIBILITY

KITCHEN

Limited visibility observed. it is difficult/impossible to see the back/sides of the appliance.

⚡ Oven/Range/Cooktop

GAS WAS TURNED OFF

Gas was turned off. We did not test the gas appliances. We recommend testing gas appliances before close of escrow.

⚡ Oven/Range/Cooktop

LIMITED VISIBILITY

KITCHEN

Limited visibility observed. it is difficult/impossible to see the back/sides of the appliance.

❄ Refrigerator/Freezer

LIMITED VISIBILITY

KITCHEN

We were unable to inspect the waterline/shut off due to the fact that it is behind the refrigerator appliance.

Conditions

15.1.1 Disposal

GARBAGE DISPOSAL INOPERABLE

Garbage disposal inoperable. We recommend further evaluation by a qualified and competent licensed appliance contractor.

Recommendation

Contact a qualified appliance repair professional.



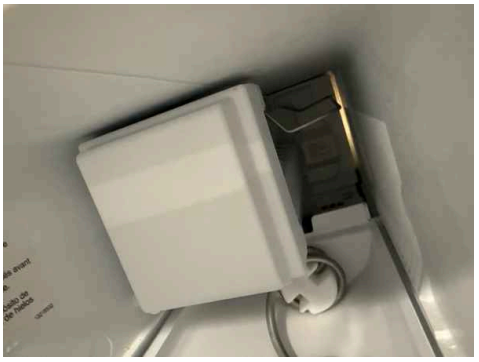
15.6.1 ❄ Refrigerator/Freezer

ICEMAKER IS OFF

Icemaker was turned to the off position. We cannot verify if ice is producing consistently in a short period of time during a home inspection. We recommend that you ask the homeowner for further information/seeking advice of appliance contractor or testing/verify operation of the icemaker before close of escrow.

Recommendation

Contact a qualified appliance repair professional.



16: INTERIOR

		SAT	EVA	NI	N/A N/V
16.1	Evidence of Moisture		X		
16.2	Interior: Outlet(s)		X		
16.3	Interior: (Lights)		X		
16.4	Interior Door(s) Condition		X		
16.5	↕ Interior: Electrical Switche(s)	X			
16.6	Interior: Ceiling Fan(s)	X			
16.7	Window Types		X		
16.8	Floors		X		
16.9	Interior: CounterTop / Cabinet	X			
16.10	Fireplace(s)				X
16.11	Walls / Ceilings		X		
16.12	Steps, Stairways & Railings				X

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Evidence of Moisture: Evidence of moisture

Evidence Of Moisture Where Visible

Evidence of moisture observed where visible.

Interior: (Lights): Lights

Lights observed where visible

Lights observed where visible.

Interior Door(s) Condition: Interior Doors

Doors observed where visible

Doors were observed where visible.

↕ Interior: Electrical Switche(s): Switches

Switches observed where visible

Switches observed where visible.

Interior: Ceiling Fan(s): Ceiling Fans

Fans observed where visible

Ceiling fans observed where visible.

Floors: Floors

Floors observed where visible

Floors observed where visible.

Interior: CounterTop / Cabinet : Countertop/Cabinets

Observed where visible

Cabinets/countertops observed where visible.

Fireplace(s): Fireplace

✖Not Visible

FirePlaces Observed where visible.

Walls / Ceilings: Walls/Ceilings

Ceilings observed where visible, See evidence of moisture, See structural, Walls observed where visible

Ceilings and walls Observed where visible.

Steps, Stairways & Railings:

Stairs/steps/railings

Stairs/steps/railings observed where visible

Stairs/steps/railings observed where visible.

Interior: Outlet(s): Outlets

3 Hole 120 Volt Outlets Observed Where Visible

Observed where visible. We test the outlets with our handheld polarity tester. We do not move furniture or will not test outlet(s) where excessive possessions may block/obstruct us from testing outlets. Floor outlets can be hidden by area, rugs, and furniture at the time of the inspection.

Window Types: Window Types

Double pane windows observed where visible

Windows are available in various materials and styles, each with distinct characteristics. Common residential window types include single-hung, double-hung, casement, sliding, and fixed windows. Materials range from wood and vinyl to aluminum and fiberglass, each offering different levels of durability, maintenance requirements, energy efficiency, and aesthetic appeal. Understanding your home's window composition helps inform maintenance planning and potential upgrade decisions.

Window Types: Windows are older

Various Locations

The windows in this home are older and you should budget for maintenance/repairs/replacement. If the windows in this report were noted as single pane, there is a possibility that they do not have the safety stamps visible and do not have safety glass. We recommend replacing single pane windows for safety/Sound and for Energy Efficiency.



Conditions

16.1.1 Evidence of Moisture

CEILING/WALL WATER STAINING/BLISTERED PAINT

Water stains and blistered paint on ceiling and wall/floor surfaces may indicate ongoing moisture intrusion. These stains were discovered during interior wall and ceiling inspection, which suggest potential roof leaks, plumbing issues, or exterior water penetration. This moisture can lead to structural damage, potential microbial growth, and compromised building materials. Recommend professional moisture investigation to determine the source, followed by comprehensive repair of both the underlying moisture issue and surface damage. We recommend further evaluation by a qualified and competent licensed contractor.

Recommendation

Contact a qualified roofing professional.



Hall bath

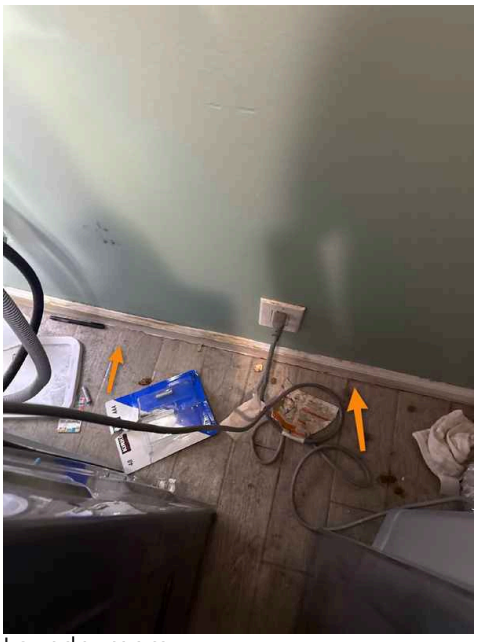
16.1.2 Evidence of Moisture

WATER DAMAGE TRIM/BASEPLATE

Water damage was observed on trim and baseplate during inspection. This indicates potential moisture intrusion that could compromise structural integrity and lead to wood rot or microbial growth. Moisture damage can weaken building materials and create potential entry points for further water penetration. Recommend professional assessment to determine moisture source, repair damaged areas, and prevent future water infiltration.

Recommendation

Contact a qualified general contractor.



Laundry room

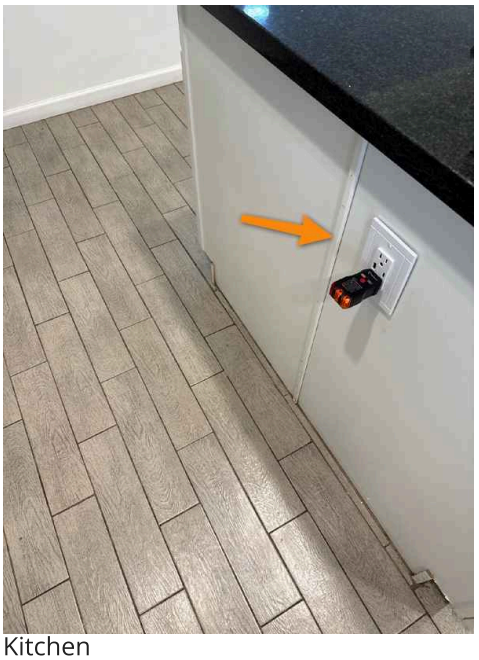
16.2.1 Interior: Outlet(s)

NOT GFCI PROTECTED OUTLET

3-hole outlet is not GFCI protected. We recommend adding GFCI protection for safety.

Recommendation

Contact a qualified electrical contractor.



Kitchen

16.2.2 Interior: Outlet(s)

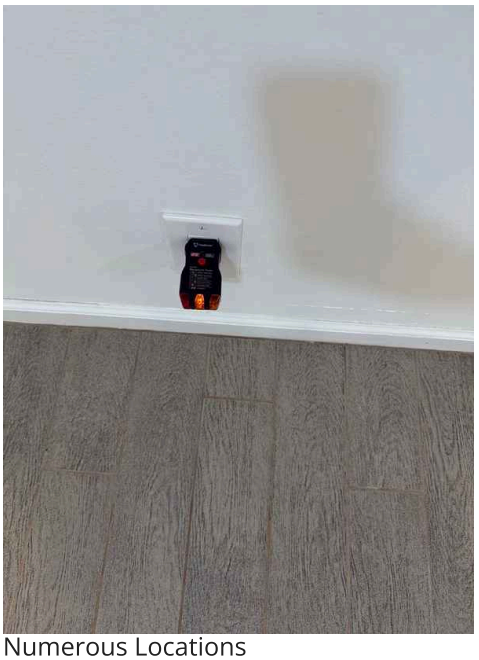
OLDER HOME UNGROUNDED 3-HOLE

NUMEROUS LOCATIONS

This home was built before outlet grounding was adopted as a part of current construction safety practices . The original 2-hole ungrounded outlets were changed/replaced with 3-hole grounded outlets. The 3-hole outlets maybe ungrounded from a wiring condition and or no ground wiring added at the time the 3- hole outlets were added. We recommend a qualified and competent licensed electrical contractor evaluate the 3-hole ungrounded outlets in this home and take corrective action where needed for safety.

Recommendation

Contact a qualified electrical contractor.



Numerous Locations

16.2.3 Interior: Outlet(s)

HOT/NEUTRAL REVERSED OUTLET

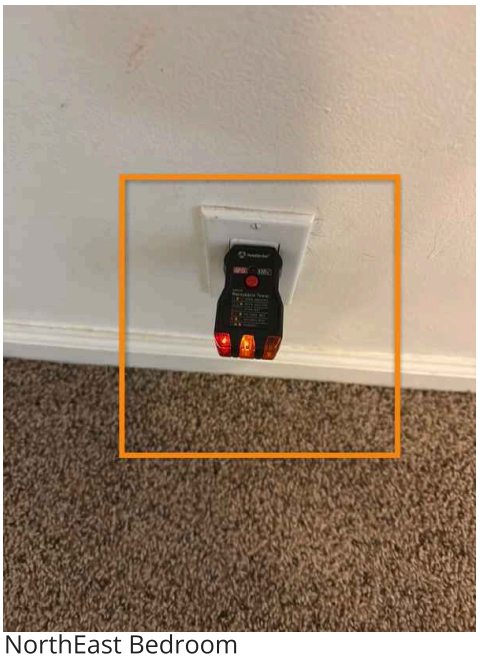
Hot/neutral wires are reversed at the outlet. We recommend licensed electrician correct the wiring/outlet for safety.

Recommendation

Contact a qualified electrical contractor.



NorthEast Bedroom



NorthEast Bedroom

16.2.4 Interior: Outlet(s)

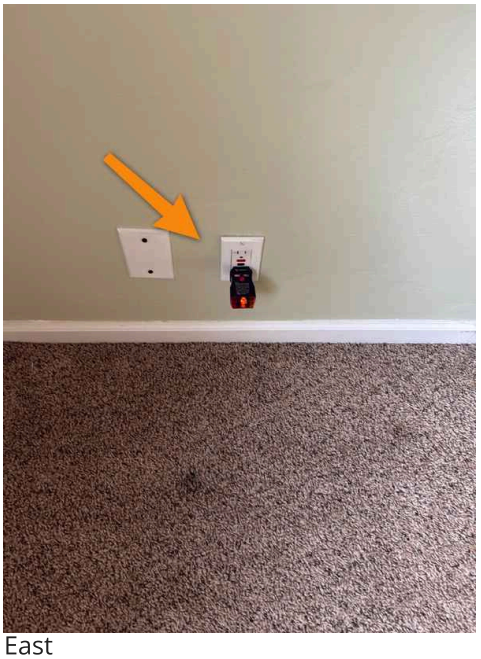
NOT TRIPPING GFCI OUTLET

GFCI Outlet did not trip with the test button or an External testing device.
We recommend that a licensed electrician correct the GFCI outlet/wiring and verify GFCI protection at all outlets connected to the GFCI Outlet.

Recommendation

Contact a qualified professional.


East


East

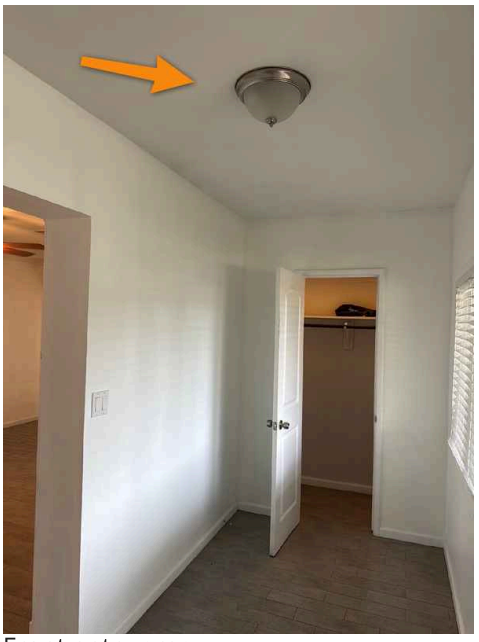
16.3.1 Interior: (Lights)

LIGHT DID NOT ILLUMINATE

Light did not illuminate. We recommend replacing the bulb to verify if the light fixture operates and or seeking the advice of a qualified and competent licensed electrician.

Recommendation

Contact a qualified electrical contractor.


Front entry area

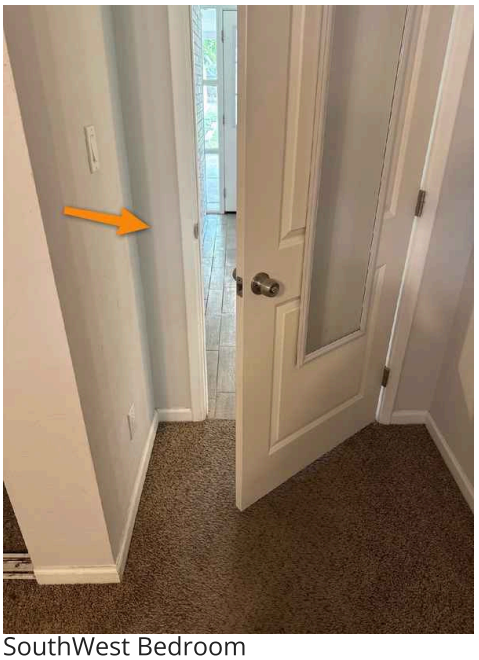
16.4.1 Interior Door(s) Condition

⬜ LOCKSET DOES NOT LATCH/ENGAGE STRIKE PLATE

Door does not latch strike plate. We recommend that the strike plate be adjusted so that the door latches. Recommend further evaluation by a qualified and competent door repair contractor.

Recommendation

Contact a qualified door repair/installation contractor.



SouthWest Bedroom

16.4.2 Interior Door(s) Condition

⬜ STOPPERS/BUMPERS ARE MISSING/DAMAGED

Doorstops/Bumpers are missing/damaged. We recommend replacing doorstops/adding doorstops to prevent damage to walls/countertops/doors. We recommend further evaluation by a qualified and competent licensed contractor.

Recommendation

Contact a qualified door repair/installation contractor.



SouthEast Bedroom

16.7.1 Window Types

DIFFICULT TO OPERATE

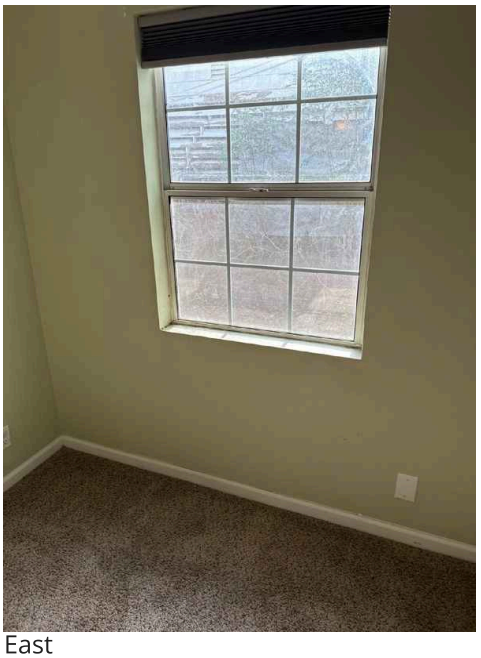
Window is difficult to open/close. We recommend adjusting/cleaning tracks/lubricating tracks. We recommend further evaluation by a qualified and competent window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



SouthEast Bedroom



East

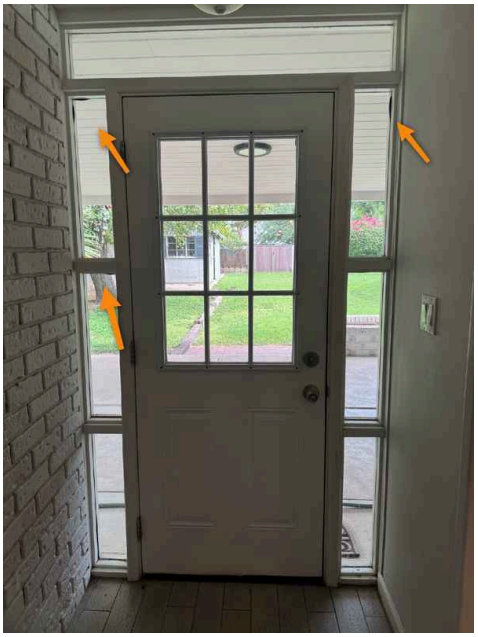
16.7.2 Window Types

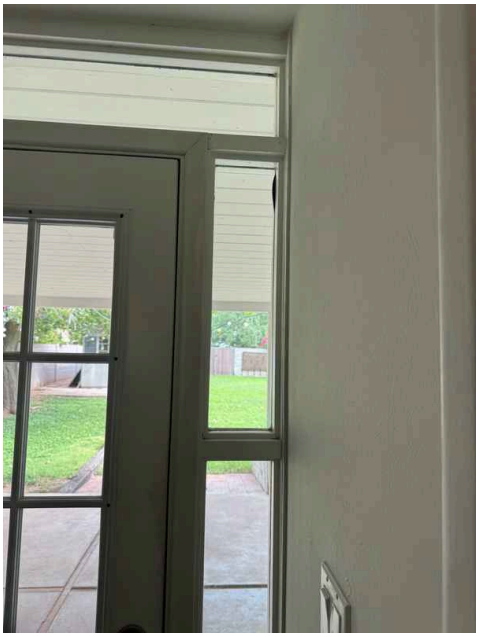
DISFIGURED SEALS

Disfigured seals noted inside of the double pane windows. This may Indicate the window seal that has failed or will fail. Dirt, moisture and temperature are all factors when inspecting for failed window seals. We recommended that a licensed window contractor evaluate all of the windows.

Recommendation

Contact a qualified window repair/installation contractor.





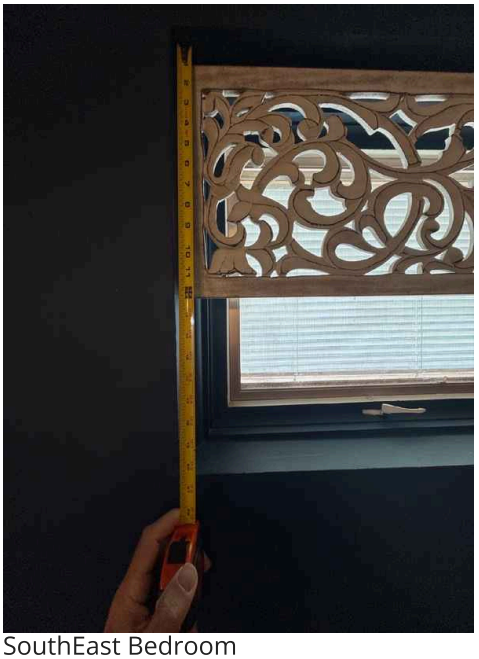
16.7.3 Window Types

EGRESS NOT LARGE ENOUGH

Egress not large enough for a bedroom. The opening access should be a minimum 20” width X 24” height. We recommend further evaluation by a qualified and competent licensed contractor.

Recommendation

Contact a qualified window repair/installation contractor.



SouthEast Bedroom

16.7.4 Window Types

WINDOW HEIGHT EGRESS

Window height in the bedrooms does not meet CURRENT construction practices for egress.

Recommendation

Contact a qualified professional.



SouthEast Bedroom

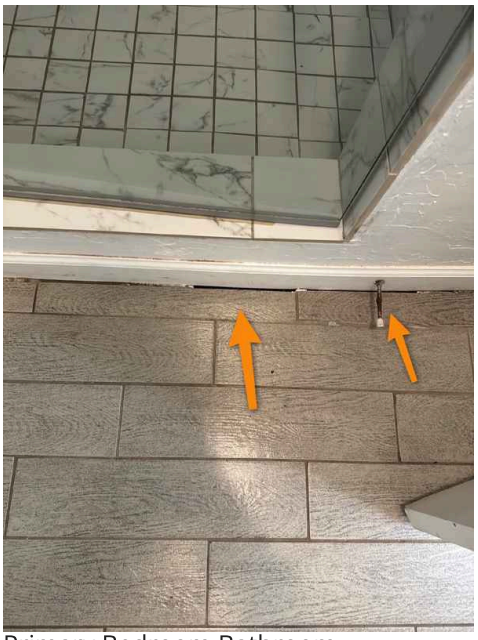
16.8.1 Floors

GROUT DAMAGED/CRACKING/MISSING

Grout damaged/cracking/missing. We recommend cleaning/repairing/replacing grout. We recommend further evaluation by a licensed flooring contractor.

Recommendation

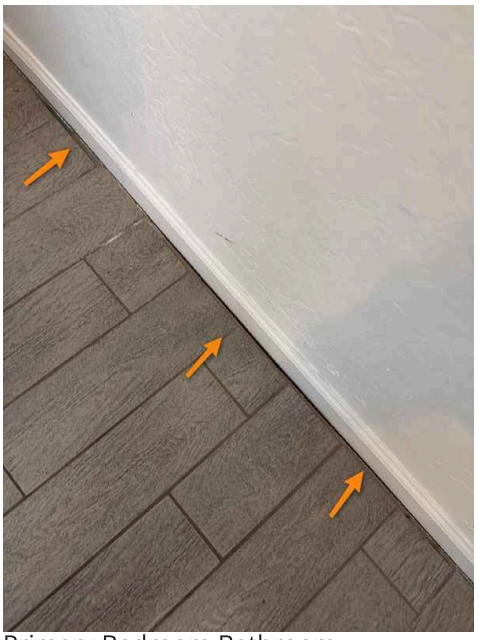
Contact a qualified flooring contractor



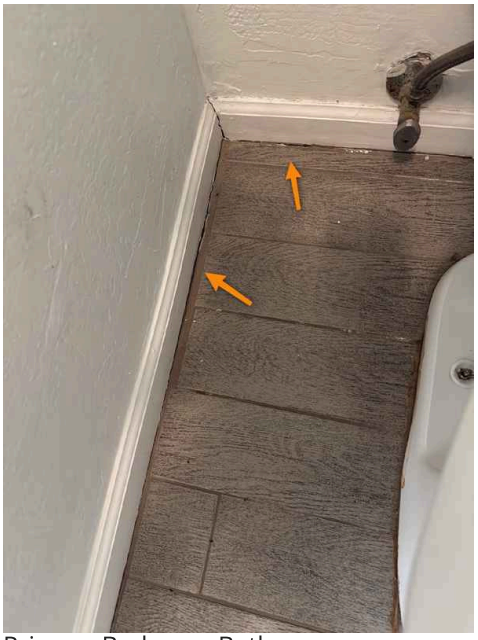
Primary Bedroom Bathroom



Primary Bedroom Bathroom



Primary Bedroom Bathroom



Primary Bedroom Bathroom

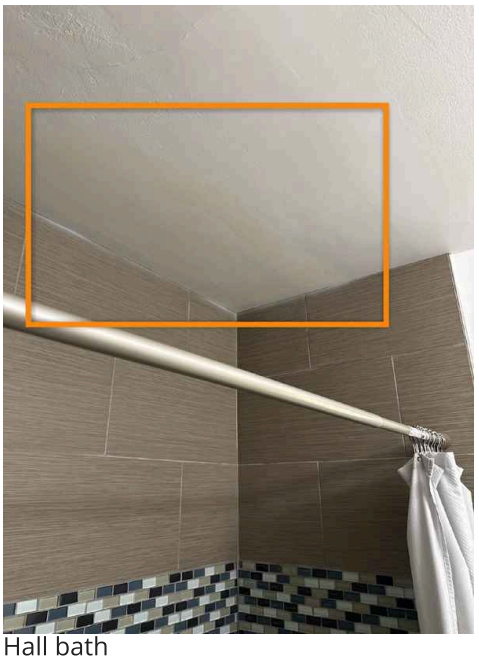
16.11.1 Walls / Ceilings

® REPAIRS

Repairs observed. We recommend asking current property owner for further information, and or seeking the advice of a qualified and competent licensed contractor.

Recommendation

Contact a qualified drywall contractor.



Hall bath

16.11.2 Walls / Ceilings

⚠ INCOMPLETE DRYWALL FINISHING

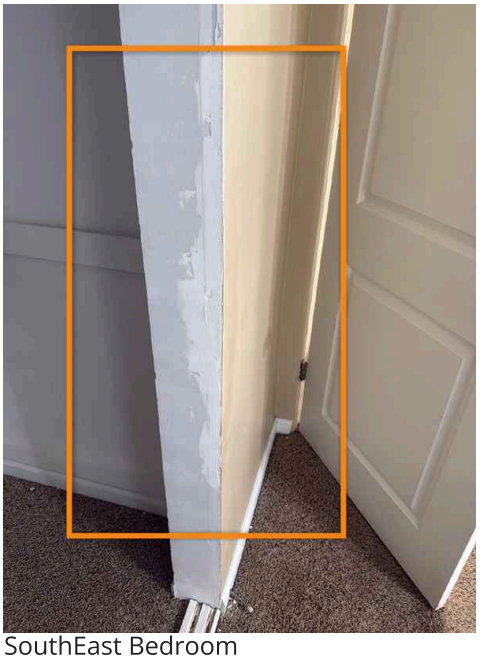
Drywall finishing appears incomplete in areas of the Ceilings/ Walls during inspection. This may indicate unfinished construction, ongoing repairs, or deferred maintenance. The incomplete finishing should be evaluated to determine if additional work is needed to bring Ceilings/walls to standard finished condition, and any underlying conditions should be addressed before final finishing work is completed.

Recommendation

Contact a qualified painting contractor.



SouthEast Bedroom



SouthEast Bedroom

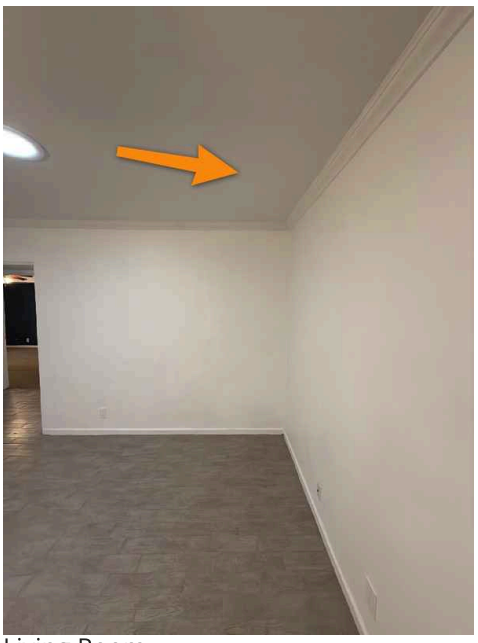
16.11.3 Walls / Ceilings

WALL/CEILING CRACKS

Cracks were observed in the walls and/or ceilings during inspection. Cracks can indicate various underlying conditions ranging from minor settlement and cosmetic issues to potentially more serious structural concerns depending on their size, pattern, and location. Professional evaluation may be needed to determine the cause and appropriate remedial action.

Recommendation

Contact a qualified drywall contractor.



Living Room



Living Room

16.11.4 Walls / Ceilings

DAMAGE

Wall/Ceiling damage was observed during the interior inspection. Depending on the nature and extent of the damage, this may indicate structural concerns, water intrusion, or impact damage that requires evaluation. A qualified professional should assess the damage to determine the appropriate repair method and whether underlying issues are present.

Recommendation

Contact a qualified carpenter.



SouthEast Bedroom



SouthEast Bedroom

17: (FYI) INTERIOR MISC. ☑

		SAT	EVA	NI	N/A N/V
17.1	Smoke / CO Detectors		X	X	
17.2	Possible Microbial Substances Observed		X	X	
17.3	Possible wood destroying organisms		X	X	

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

(FYI) interior miscellaneous items

Interior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information.

These are items that are not required to be inspected/reported on and are not a part of are inspection agreement contract .

These items are not required to be inspected by state licensed home inspectors and we are not qualified in these components .

Anytime comments made in this section, we recommend that a qualified and competent licensed contractor that specializes in these components be hired to inspect these systems completely.

Smoke / CO Detectors : Smoke / CO Detectors observed where visible

Various Locations

✳ Observed Detectors Where Visible

We observe the presence of Smoke/Carbon Monoxide detectors Where Visible.

We recommend asking Property Owner for maintenance records and or work performed receipts/monitoring system company before close of escrow.

We do not verify that the detectors are directly wired and you should contact a licensed electrician to verify that all detectors and their locations meet current construction practices.

The AZ SOPP does not require Home Inspectors To Test The Smoke/Carbon Monoxide Detector's and only require that we report Their presence.

Limitations

(FYI) Interior Miscellaneous items

(FYI) INTERIOR MISCELLANEOUS ITEMS

Interior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information.

These are items that are not required to be inspected/reported on and are not a part of are inspection agreement contract .

These items are not required to be inspected by state licensed home inspectors and we are not qualified in these components .

Anytime comments made in this section, we recommend that a qualified and competent licensed contractor that specializes in these components be hired to inspect these systems completely.

Smoke / CO Detectors

HOA/CONDO

Smoke detectors/carbon monoxide detectors are tied into the condo Building/alarms. We do not test the

Smoke detectors/carbon monoxide alarms so that we do not Cause false alarms to the fire department/private security. We recommend asking the condo association/HOA/building engineer for further information.

Possible Microbial Substances Observed

POSSIBLE MICROBIAL SUBSTANCES OBSERVED WHERE VISIBLE

We are not qualified or licensed to determine different types of microbial substances we discover/visible during a home inspection.
We will alert you to areas we observed microbial substances on materials as a part of courtesy and for your information.

We recommend that licensed environmentalist/microbial specialist inspect All areas, where water damage (Active Now,Previous Repairs,Old Damage) has been brought to your attention by the seller, seller disclosure,Realtors, WDIIR Inspection, contractors and the home inspection.

Possible wood destroying organisms

EVIDENCE OF WOOD DESTROYING ORGANISMS PRESENT

We are not certified or licensed to determine what type of wood destroying organisms That may be present. We recommend further evaluation by a qualified and competent licensed pest control company.

Conditions

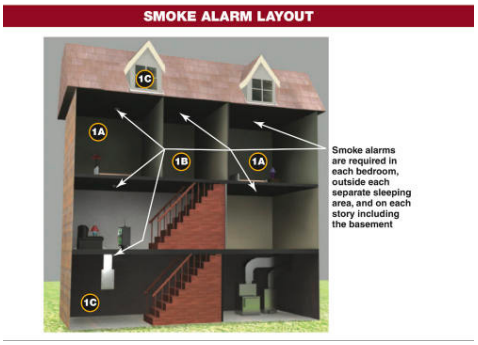
17.1.1 Smoke / CO Detectors

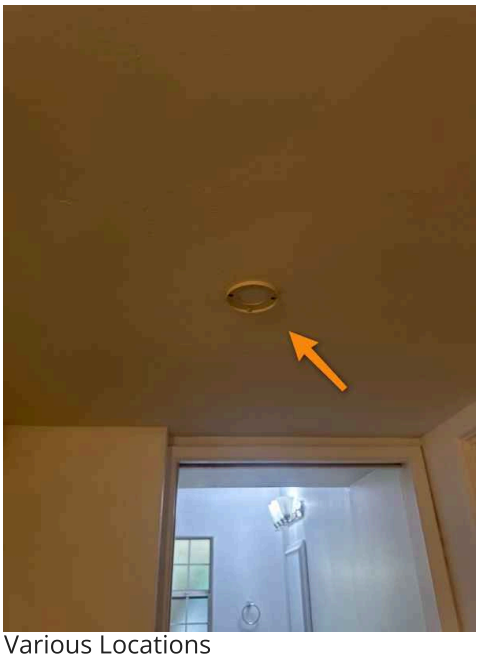
MISSING SMOKE AND CARBON MONOXIDE DETECTORS

Smoke and carbon monoxide detector missing during the inspection. Smoke detectors alert occupants to active fires, providing critical time for safe evacuation, while carbon monoxide detectors identify this odorless, colorless toxic gas that can cause serious injury or death. The absence of these devices eliminates early warning protection for life-threatening emergencies. Install UL-listed smoke detectors on each level of the home, particularly near bedrooms and sleeping areas, and place carbon monoxide detectors near fuel-burning appliances and in central hallway locations. Consider interconnected or combination units for enhanced safety coverage. Recommend further evaluation by a qualified and competent licensed electrician.

Recommendation

Contact a qualified electrical contractor.





Various Locations

17.2.1 Possible Microbial Substances Observed

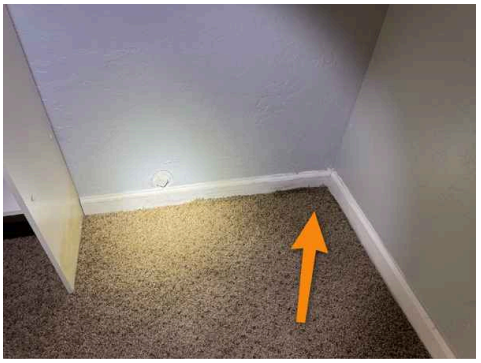
POSSIBLE MICROBIAL SUBSTANCES OBSERVED

Possible microbial substances were observed. Recommend further evaluation By a qualified and competent Licensed Microbial/Environmentalist Specialist to determine what the possible microbial substances maybe. If results are positive for microbial substances we recommend further evaluation by a qualified and competent remediation company that specializes in this Category/field.

Recommendation

Contact a qualified environmental contractor







Primary Bedroom closet

17.3.1 Possible wood destroying organisms

WDIIR INSPECTION

Evidence of wood destroying organisms. We recommend that a licensed termite company perform a WDIIR inspection on the entire property. We recommend that any areas that have cosmetic and or structural damage be evaluated by licensed Contractor(s) and or structural engineer in areas where trusses/framing may have further damage requiring repair removal specializing in their fields.

Recommendation

Contact a qualified pest control specialist.



Attic

18: POOL/SPA INSPECTION

		SAT	EVA	NI	N/A N/V
18.1	Pool/Spa Type	X			
18.2	Child Safety Barriers & Conditions		X		
18.3	Decking		X		
18.4	Drains and Entrapment Prevention Components	X			
18.5	Interior Finish Materials / Condition		X		
18.6	☑☑ Internal And External Handrails Steps And Ladders		X		X
18.7	Tile & Coping		X		
18.8	Self Fill Leveler	X			
18.9	Skimmer(s)/Gauge(s)		X		
18.10	Electrical/bonding		X		
18.11	Lights & GFCI Protection		X		
18.12	Cleaning System Type & Conditions		X		
18.13	♻♻ Filter(s) & Condition	X			
18.14	● ● Pumps & Condition		X		
18.15	Piping Condition		X		
18.16	Automatic Safety Controls/Devices	X			
18.17	Valve(s) Condition		X		
18.18	Heater's				X
18.19	Diving Board		X		

SAT = Satisfactory where visible EVA = Evaluate Repair or Replace NI = Not Inspected N/A N/V = N/A Not Applicable/ Not Visible

Information

Pool/Spa Type: Type

Inground pool Observed Where Visible.

Pool/Spa observed where visible..

Child Safety Barriers & Conditions: Child safety gates

Not Visible, Gates to yard were locked

Gate self closing mechanisms observed where visible.

Decking: Decking

✳ Observed Where Visible

Decking observed, wear visible.

Interior Finish Materials / Condition: Pool/Spa interior finish observed where visible

Pool surface is a Pebble Tec/Sheen

Interior finished materials/conditions were observed where visible.

☑☑ Internal And External Handrails Steps And Ladders: Handrails

✖ Not Visible

Handrails/hand holds observed where visible.

Tile & Coping: Tile/Coping

✳ Observed Where Visible

Tile coping observed where visible.

Self Fill Leveler: Self leveler

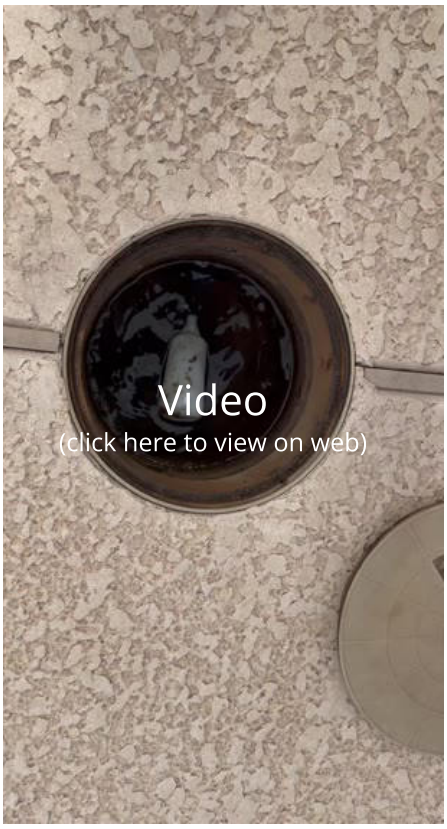
✳ Observed Where Visible

Skimmer(s)/Gauge(s): Skimmer/Gauge(s) observed where visible

Electrical/bonding: Pool/Spa Timer, Conduit, Connectors

Pool/Spa Equipment Area

Self leveler observed where visible.



✳ Observed Where Visible

Skimmer/gauges observed where visible.

Electrical/bonding: **Bonding**

▪Pump/Pumps Where Visible

Lights & GFCI Protection: **Pool/Spa/Water feature light(s) observed where visible**

Pool GFCI Protected Light

Lights/GFCI protection observed Where visible.

Cleaning System Type & Conditions : **Pool vacuum is older. You should consider budgeting for repairs and or replacement.**

Filter(s) & Condition: **Filter(s) is(are) older. We recommend that you budget for repairs/replacement of the filter(s).**

Pumps & Condition: **Pump(s) observed where visible**

Filter pump

Pumps observed where visible.

Piping Condition: **Previous Repairs Noted at the Above Ground PVC Piping. We recommend asking homeowner for any Documentation/ Guarantees/Warranties.**

Automatic Safety Controls/Devices: **Safety controls observed where visible**

Circuit Breakers in the electrical panel box

Automatic Safety controls observed where visible.

Diving Board : **Observed where visible**

Child Safety Barriers & Conditions: **Child Pool/Spa Door Safety**

Not Visible

Observed where visible.
We inspect for pool/spa water safety at the entry doors opening to the pool/spa/water features.
We recommend that you obtain the pool/spa safety requirements from the city/municipality This residence is located in.

Child Safety Barriers & Conditions: **Type of pool/spa child barrier protection**

Property Fence/Wall, Roll away removable mesh screen fence Observed Where Visible.

We observed child pool/spa safety barrier protection at the pool/spa area where Visible.

Drains and Entrapment Prevention Components: Drains

✳ Observed Where Visible

Drain/drain in trapment prevention components were observed where visible.
We inspect the drain covers and identify if they are proper anti-entrapment type.

Cleaning System Type & Conditions : Cleaning type

Vacuum observed

Cleaning systems observed, and identified where visible.
We identify cleaning type and inspect for their function and report the condition at the time of the inspection.

♻♻ Filter(s) & Condition: Pool/Spa filter(s)

Pool cartridge filter, ✳ Filters Obseved Where Visible

Observed where visible.
If this report indicates cartridge filter is present. Cartridge filters are not taken apart, and the filters are not visible for inspection. We recommend asking current property owner for documentation/maintenance records to determine if the filters are ready to be clean or replaced. We recommend that a qualified and competent licensed pool/spa contractor evaluate before close of escrow.

If the report indicates that a DE filter is installed there are grids inside that require maintenance/replacement. We do not take the filters apart. We recommend asking current property owner for maintenance records and or we recommend a qualified and competent licensed pool/spa contractor Inspect the internal components of the DE filters before close of escrow.

If this report indicates that the Filter is a sand filter. We recommend asking the property owner when the last time they change the sand. The Sand only last for a period of time and requires to be changed. We do not take the filters apart. We recommend further evaluation by a qualified and competent, licensed pool/spa contractor Before close of escrow, if you do not have a history on the last date, the sand was added.

Piping Condition: Above Ground Piping

Piping observed where visible

Above ground piping was observed, were visible. We cannot inspect what we cannot see.

Piping Condition: PVC Piping UV Protection

Above-ground PVC piping should be painted or otherwise protected from direct sun exposure to prevent UV degradation. Unprotected PVC can become brittle and prone to cracking over time, potentially leading to leaks and system failure. Applying UV-protective paint or covering is a straightforward maintenance measure to extend the piping's lifespan.

Valve(s) Condition: Valves

Pool/Spa Equipment Area

✳ Valves Observed Where Visible

Valves are observed where visible. Valves are inspected for damage and leakage. The AZ SOPP does not require us to turn valves as a part of an inspection.

Heater's: ✖ ✖ Heater Not Visible

Pool/Spa Equipment Area

The pool or spa heater was not visible during inspection. This may indicate the equipment is located in an area not accessible for inspection, is concealed, or may not be installed.

Conditions

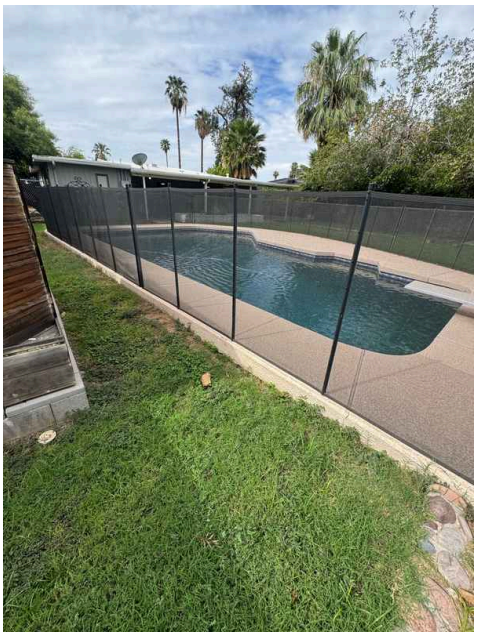
18.2.1 Child Safety Barriers & Conditions

POOL/SPA FENCE IS NOT 5’ OR HIGHER

Pool Barrier fence/gate is not 5’’ or higher. We recommend obtaining further information from the local city/municipality for pool spa fence height barrier requirements.

Recommendation

Contact a qualified fencing contractor





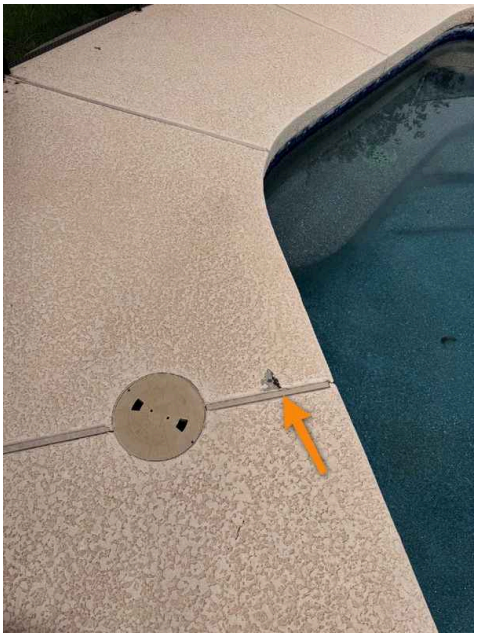
18.3.1 Decking

DAMAGED/DETERIORATED DECKING

The pool or spa decking shows signs of damage and deterioration. Deteriorated decking can create trip hazards and allow water infiltration beneath the surface, potentially compromising the structural integrity of the underlying support system. A qualified pool contractor should evaluate the extent of the damage and recommend appropriate repairs or replacement to restore safety and functionality.

Recommendation

Contact a qualified swimming pool contractor



18.3.2 Decking

SOIL EROSION

Soil erosion Observed at the pool decking. We recommend adding soil/dirt to prevent Cracking/settling at the decking.

Recommendation

Contact a qualified professional.





18.5.1 Interior Finish Materials / Condition

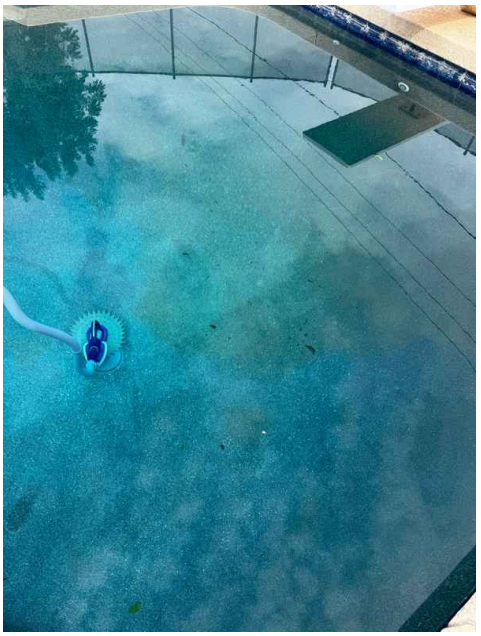
STAINING/DIRT

Staining/dirt was noted on the finish material noted inside the pool/spa. We recommend further evaluation by a qualified and competent licensed pool contractor.

Recommendation

Contact a qualified swimming pool contractor





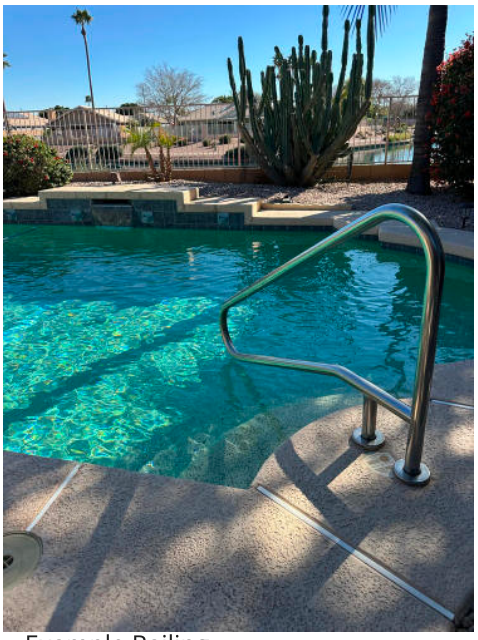
18.6.1 ☑☑ Internal And External Handrails Steps And Ladders

HAND RAILS N/V

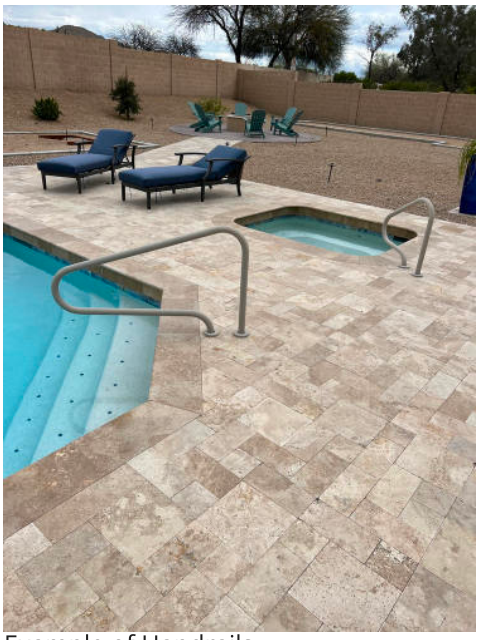
No handrails are provided at the step stair area. We recommend adding Handrails for Safety. We recommend further evaluation by a qualified and competent licensed pool contractor.

Recommendation

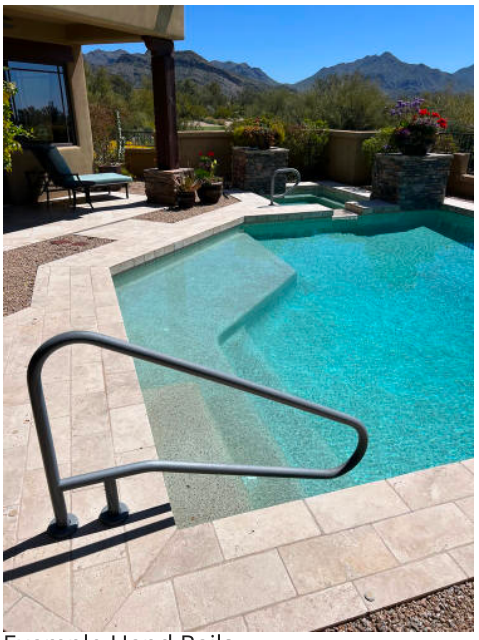
Contact a qualified swimming pool contractor



Example Railing



Example of Handrails



Example Hand Rails

18.7.1 ■□ Tile & Coping

CALCIUM/MINERAL/EFFLORESCENCE

Efflorescence/calcium/minerals was noted on the tile surface above the waterline (Numerous/Various Locations).

Recommend cleaning the calcium as a part of normal maintenance. We recommend further evaluation by a qualified and competent licensed pool contractor.

Recommendation

Contact a qualified swimming pool contractor



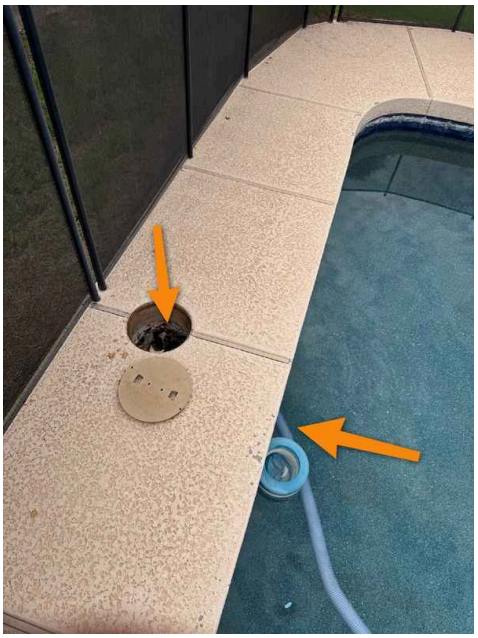
18.9.1 Skimmer(s)/Gauge(s)

VACUUM INSTALLED

Vacuum is installed in the skimmer. This condition affects the ability of the pool to skim Efficiently.

Recommendation

Contact a qualified swimming pool contractor







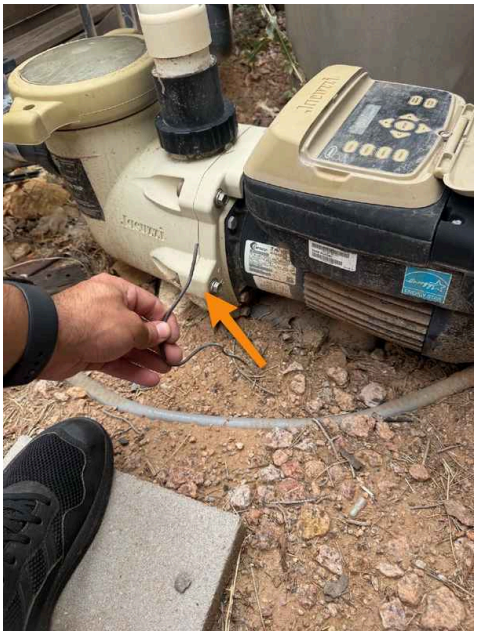
18.10.1 Electrical/bonding

BOND NOT PROPERLY SECURED.

The bond wire is not properly secured/connected at the pool equipment. We recommend the bond wire Be Secured for Safety. We recommend further evaluation by a qualified and competent licensed pool contractor.

Recommendation

Contact a qualified swimming pool contractor



18.11.1 Lights & GFCI Protection

DID NOT ILLUMINATE

Light did not illuminate. We recommend

Further evaluation by a qualified and competent Electrician/pool contractor.

Recommendation

Contact a qualified swimming pool contractor



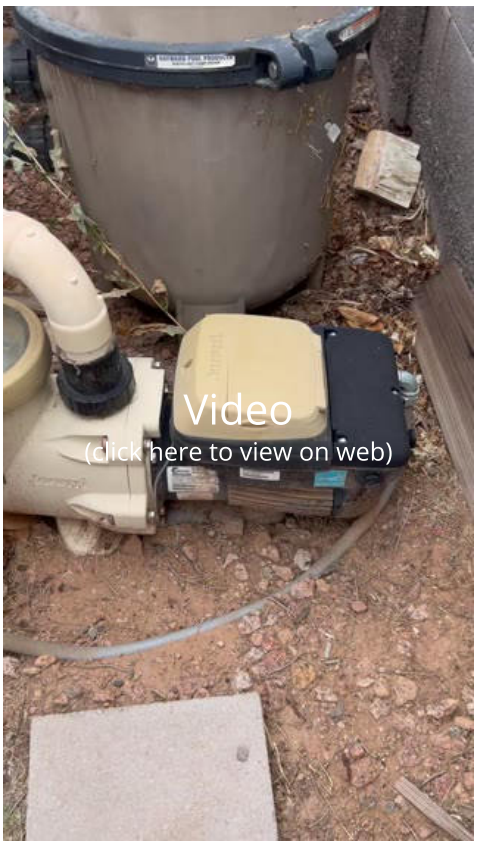
18.14.1 Pumps & Condition

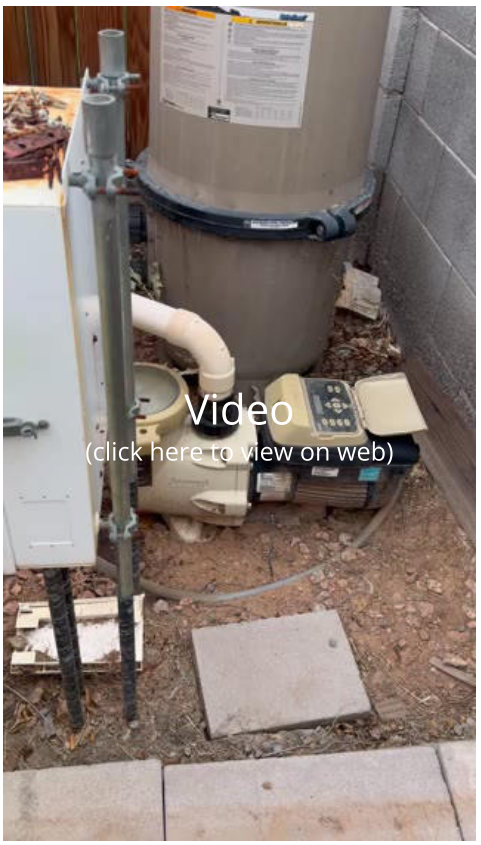
PUMP LOUD/NOISY

Pump is loud/noisy. We recommend further evaluation by a qualified and competent licensed pool company.

Recommendation

Contact a qualified swimming pool contractor





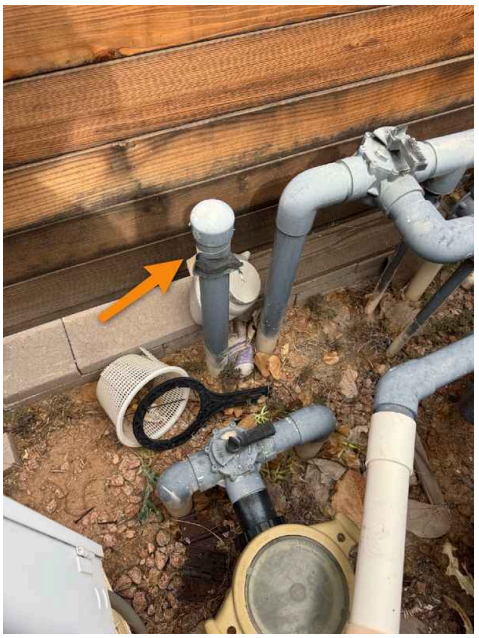
18.15.1 Piping Condition

ABANDONED PIPING OBSERVED

Abandon Piping and Observed. We recommend asking Property owner for further information and or seeking the advice of a qualified and competent license pool contractor.

Recommendation

Contact a qualified swimming pool contractor



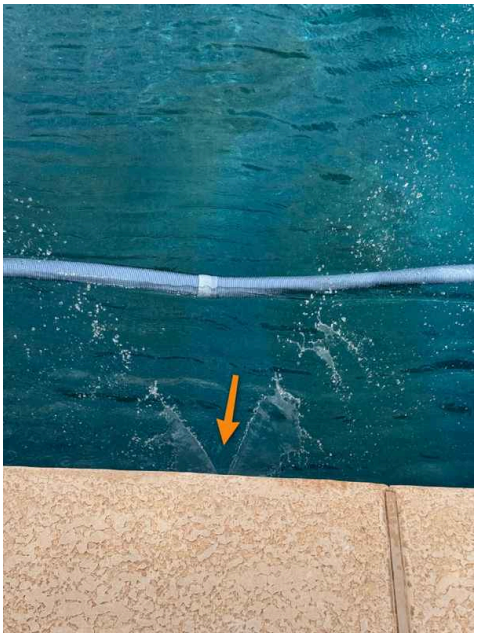
18.17.1 Valve(s) Condition

AERATOR IS OBSTRUCTED

Aerator is blocked obstructed. We recommend cleaning/extending the aerator so that it can spray over the pool to cool the water when needed. We recommend further evaluation by a qualified and competent Licensed pool contractor.

Recommendation

Contact a qualified swimming pool contractor



18.19.1 Diving Board

RUST AT DIVING BOARD

Diving board spring mount is rusted at the pool deck. We recommend further evaluation by a qualified and confident licensed pool contractor.

Recommendation

Contact a qualified swimming pool contractor





STANDARDS OF PRACTICE

Property Info/Introduction
The information contained in this document is confidential and the property of the client who agreed to the terms of our inspection agreement and paid for this report. The information is intended only for the use of the individual/client or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying this document is strictly prohibited. If you have received this document in error, please notify us immediately. ***IF YOU HAVE OBTAINED A COPY OF THIS INSPECTION REPORT BECAUSE THE CLIENT NAMED DID NOT PROCEED WITH THE PURCHASE OF THIS HOME.****WE ARE NOT UNDER CONTRACT WITH YOU**** PLEASE DO NOT CALL, EMAIL OR TEXT OUR OFFICE. WE HAVE A FIDUCIARY RESPONSIBILITY TO THE CLIENT WHOM WE ARE UNDER CONTRACT WITH & WHO PAID FOR THIS INSPECTION/REPORT. WE WILL NOT ANSWER ANY QUESTIONS ABOUT THE REPORT FOR LEGAL REASONS, THANK YOU.***

INTRODUCTION
1.1 These Standards define the practice of Home Inspection in the State of Arizona.
1.2 These Standards of Practice:
A. provide inspection guidelines.
B. make public the services provided by private fee-paid Inspectors.
2. PURPOSE AND SCOPE
2.1 Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.
2.2 Inspectors shall:
A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:
1. the purpose of the inspection.
2. the date of the inspection.
3. the name, business address and certification number of the Inspector.
4. the fee for services.
5. a statement that the inspection is performed in accordance with these Standards.
6. limitations or exclusions of systems or components inspected.
B. observe readily accessible installed systems and components listed in these Standards.
C. submit a written report to the client which shall:
1. describe systems and components identified in sections 4-12 of these Standards.
Adopted by Arizona ASHI October 27, 2023 P a g e | 2
2. state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
3. state the condition of systems and components so inspected with specifically descriptive or defined terminology.
4. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.
2.3 These Standards are not intended to limit Inspectors from:
A. reporting observations and conditions in addition to those required in Section 2.2.
B. excluding systems and components from the inspection if requested by the client.
3. GENERAL LIMITATIONS AND EXCLUSIONS
3.1 General limitations:
A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.
B. These standards are applicable to completed buildings as a single-family dwelling, along with their garages and/or carports, and individual dwelling units in a multi-unit building.
3.2 General exclusions:
A. Inspectors are NOT required to report on:
1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable codes or regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any component or system which was not observed.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently installed.

11. property boundary lines or encroachments.
12. product recalls or conformance with manufacturers' installation instructions.
13. the insurability of the property.
B. Inspectors are NOT required to:
1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure which may damage the property or its components, or be dangerous to the Inspector or other persons.
4. operate any system or component which is shut down or otherwise inoperable.
5. operate any system or component which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
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7. determine the presence or absence of any suspected environmental hazards including but not limited to toxins, fungus, molds, mold spores, mildew, radon, electromagnetic radiation, carcinogens, noise, electromagnetic fields, hazardous waste, contaminants in building components, soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict life expectancy, future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.
12. determine the age of the structure, or component of a building, or differentiate between original construction, and subsequent additions, improvements, replacements or renovations.
13. observe any system, component or any non-primary function that is not included in these Standards.
3.3 Limitations and exclusions specific to individual systems are listed in following sections.

Roofing
The roof inspection includes a visual Inspection of the roof covering material's, flashings, roof penetrations, and water drainage systems. We observe roof tile underlayment covering materials at edges or where openings are present. We do not pull off large sections of tile to inspect the Roof underlayment. If a Tile roof covering has been replaced we cannot verify that the entire roof covering underlayment has been replaced due to the tiles installed over the Roof underlayment . We recommend obtaining Documentation/ Transferable Warrantees/Guarantees . Flat roof coverings should have a maintenance schedule/ program from the day you own the property. We recommended that a licensed roofer inspect your flat roof covering at least once a year For General maintenance reasons.

FYI

Roof surfaces that are not safely accessible with a 17' ladder will be inspected from the ground with binoculars or from other safe and accessible vantage points where possible. Tile or other roof material is prone to damage from foot traffic will be walked on only when, in the opinion of the inspector, it is safe to do so. Proper maintenance of the roof structure, covering, and attic ventilation is essential for all buildings.

The lifespan of a roof can vary greatly. The roofing material used, the type of underlayment installed, the installation/workmanship, the homes placement on the property in terms of direction, vegetation or tree limbs in contact with the building, weather conditions and the general maintenance are all factors. Most roofs require a degree of maintenance schedule. You may consider consulting a roofing contractor for a general maintenance schedule and possibly for common conditions to look for.

Most flat/low slope roof's are not designed or intended to pond water. Ponding can lead to excessive deflection, stress, freeze/thaw cycle damage, and eventual failure of roof coverings and structural members. Therefore, when ponding or evidence of ponding on flat/low slope roof is noted in this report, measures should be taken to reduce or prevent the accumulation or collection of water on the roof surface.

The remaining serviceable life of any roof covering is directly dependent on future weather and climate conditions and on proper, regular maintenance. Any estimates of the remaining life of any roof covering material are specifically excluded in this inspection and report.

Have your roof inspected/cleaned off once a year by a licensed roofer as a part of your normal maintenance.

AZSOP: 6. SYSTEM: ROOFING
6.1 The Inspector shall observe:
A. roof coverings.
B. visible portions of roof drainage systems.
C. flashings.
D. skylights, chimneys and roof penetrations.
E. signs of leaks or abnormal condensation on building components.
6.2 The Inspector shall:
A. describe the type of roof covering materials.
B. report the methods used to inspect roofing.
6.3 The Inspector is NOT required to:
A. walk on the roofing.
B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.
C. observe underground roof drainage systems.

Structural Components
Residential and light commercial building foundation walls and slabs are not typically design or intended to be watertight or to prevent any possibility of moisture seepage or intrusion. We will not place water in Sump pumps to test the pumps. It is recommended that sump pump's be tested on regular basis to verify proper operation.

Proper management of surface moisture will aid in reducing the potential for Foundation Cracking,Deterioration, structural movement and damage. Some measures which will aid in managing surface moisture are the installation of gutters where appropriate and maintenance of guttering and adequately extending downspout systems to collect and divert roof run off. Creating and maintaining a minimum of 10% positive grade to a distance of at least 6 feet around the foundation perimeter, keeping window wells clean and protected, and avoiding any yard drip irrigation or landscape watering or water accumulation within 6 feet of the structure. Pool equipment should be installed away from the structure so that if leaks do occur for long periods of time under ground/not visible leaks, will not cause damage to the structure. If noted in this report/summary that there are low spots or the grade is pitching towards the structure we recommend that this condition be corrected immediately. Moisture against the structure for long periods of time may cause structural foundation conditions that can get very expensive to rectify/cure/remediate.

Some cracking, cold joints, and honeycombing are common in concrete components. Cold joints are joints in concrete, which may occur in the intervals between pours when concrete placement is interrupted.

Honeycombs or voids left in concrete going to failure of the mortar to effectively fill the spaces among the course aggregate materials.

Efflorescence is in encrustation of soluble salts, lime, calcium, minerals commonly white, that leaches through as moisture passes through it. Stucco,Brick, Block/CMU , mortar, or concrete.

Spalling is the flaking or chipping of masonry or concrete surfaces due to excessive moisture or the movement of building structure.

Scaling is the local flaking or peeling away from the surface portion of concrete mortar, typically brought on by excess of moisture.

Floor, Wall and ceiling finish material such as sheet rock, stucco, stone, brick ,floor coverings etc. Prevents an inspectors ability to determine framing type and components.

The floor structure is not visible for inspection. The floor structure typically is covered by finish materials such as carpet, wood flooring, tile Etc. We do not remove finish materials to inspect the house floor structure.

Newer construction homes structural components are covered with fire retardant materials such as drywall. The interior wall structure is typically not visible. If the home is a Block/CMU or Brick home sometimes the block/ Brick is visible and will be noted if visible. Sagging/Cracking/Movement in walls/ceiling's can give us indications of failing structural components.

AZSOP: 4. SYSTEM: STRUCTURAL COMPONENTS
4.1 The Inspector shall observe:
A. structural components including:
1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.
4.2 The Inspector shall:
A. describe the type(s) of:
1. foundation.
2. floor structure.
3. wall structure.
4. ceiling structure.
5. roof structure.
B. enter underfloor crawl spaces and attic spaces except when:
1. access is obstructed;
2. the clearance is less than a nominal sixteen inches by twenty-four inches;
3. when entry could damage the property; or,
4. when dangerous or adverse situations are suspected.
C. report the methods used to inspect underfloor crawl spaces and attics.
D. report signs of water penetration into the building or signs of condensation on building components.

AZSOP: 5 System EXTERIOR
5.1 The Inspector shall observe:
A. wall cladding, flashings and trim.
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B. entryway doors and representative number of windows.
C. garage vehicle doors and door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to any apparent adverse effect on the condition of the building.
5.2 The Inspector shall:
A. describe wall-cladding materials.
B. operate a representative number of windows and all entryway doors, including garage vehicle doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage vehicle door operator will automatically reverse when tested using any available method.
5.3 The Inspector is NOT required to observe:
A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. safety glazing.
D. garage vehicle door remote control transmitters.
E. geological conditions.
F. soil conditions.
G. recreational facilities.
H. outbuildings other than garages and carports.
I. coatings on and the hermetic seals between panes of glass.

Insulation/Ventilation/Attic
This section describes the inspection results for the Attic structure framing, insulation and ventilation. The Attic Structural components are not always accessible/visible because of the structure design, ductwork, fire sprinkler systems, Gas/Water lines,Electrical wiring, Insulation. The newer types sprayed/blown insulation install's prevent visibility to large % of the upper trusses and large % of the sheathing. Example: polyurethane foam sprayed insulation covers a large% of the sheathing/plywood and a large % of the trusses are not visible for inspection. This condition makes it almost impossible to inspect for water staining/roof leaks unless Present/Visible on the insulation materials.

The use of vapor retarder's in insulation is not commonly used in this part of the country. The presence of vapor retarders in the home will be noted in the report and are satisfactory or not required unless noted in the summary. Polyurethane

foam is a vapor retarder material. When identified that polyurethane foam insulation has been used for insulation type it is also the vapor barrier and is Satisfactory unless identified in the summary as further evaluation.

Exterior Wall Insulation inspection is limited to Access panels/Existing openings. We do not damage or disassemble walls to inspect for insulation presence/types. Some homes will not have access panels such as MBR Tub Access Panels/Fire Sprinkler System Panels and Exterior Wall insulation Will Not Be Visible.

Due to the potential for damage to ceiling surfaces and attic insulation, attic spaces will be entered only when, in the opinion of the inspector, it is safe to do so. When inaccessible attic spaces are not entered, they will be inspected from the access opening.

AZSOP: 12. SYSTEM: INSULATION & VENTILATION
12.1 The Inspector shall observe:
A. insulation and vapor retarders in unfinished spaces.
B. ventilation of attics and foundation areas.
C. kitchen, bathroom, and laundry venting systems.
12.2 The Inspector shall describe:
A. presence or absence of insulation and vapor retarders in unfinished spaces.
12.3 The Inspector is NOT required to report on:
A. concealed insulation and vapor retarders.
B. venting equipment which is integral with household appliances.

AZSOP;4. SYSTEM: STRUCTURAL COMPONENTS
4.1 The Inspector shall observe:
A. structural components including:
1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.
4.2 The Inspector shall:
A. describe the type(s) of:
1. foundation.
2. floor structure.
3. wall structure.
4. ceiling structure.
5. roof structure.
B. enter underfloor crawl spaces and attic spaces except when:
1. access is obstructed;
2. the clearance is less than a nominal sixteen inches by twenty-four inches;
3. when entry could damage the property; or,
4. when dangerous or adverse situations are suspected.
C. report the methods used to inspect underfloor crawl spaces and attics.
D. report signs of water penetration into the building or signs of condensation on building components.

Grounds/Site ✳✳
Only the areas of concrete,pavers and asphalt Flat work within 20’ of a dwelling perimeter and which abut or are continuous with the dwelling are inspected for the conditions listed in this section. All other sidewalks, walkways, driveways, exterior retaining structures, public or private easements, and all public common or community areas including but not limited to sidewalks, walkways, streets, alleys, driveways, parking areas, and patios are specifically excluded in this inspection and report.

Any time a negative grading condition Such as but not limited to(Low spots against the structure; Grading towards the structure, Patios/Garage/Sidewalks/Driveways pitching towards the structure, evidence of ponding, plumbing Leaks, sprinkler systems overspray/irrigation leaks or overwatering, no gutters are installed on the home) has been noted in the report/summary we recommend immediate Corrective action to these areas . If these conditions are not Repaired or corrected for periods of time, the structural strength/integrity of the foundation/slab/rebar Or cable/cable ends for post tension slab structures may Cause damage in a short period of time. Water is the greatest solvent and every measures should be taken to run it away from the structure as quickly as possible.

Any inspection of drip irrigation, sprinkler, or flood irrigation systems or landscaping watering systems is specifically excluded from this inspection and report.

The determination of the adequacy, condition, or discharge points of any below ground components is specifically excluded in this inspection and report.

Any inspection for any crawling insects, flying insects, rodents, birds or other pest including but not limited to termites, carpenter ants, powder post beetles, cockroaches, mice, and snakes is specifically excluded in this inspection and report.

FYI

To reduce deterioration and movement, cracks in concrete and asphalt flat work should be caulked/sealed as a part of ongoing prudent, periodic building maintenance program.

Evaluation, analysis, or testing of soil's for type, content, expansion potential, or any other soil characteristics is specifically excluded on this inspection and report. A qualified soils engineer should be contacted if such information is desired. Information on expansive or swelling soils provided with this report is intended as an educational aid to customers and is not to be taken as an indication that the presence of expensive or swelling soils has been confirmed by our inspector.

If a landscaping irrigation system is present or the installation of such a system is being considered, it is recommended that all water discharge components be located a minimum of 6' from the structural or foundation components. If a system is present, it is recommended that customers take measures to determine if such systems are functional, obtain actual operational and maintenance information, and verify that they are properly winterized/insulated during cold weather.

Exterior Low-voltage lighting and components are specifically excluded in this inspection.

AZSOP;SYSTEM: EXTERIOR
5.1 The Inspector shall observe:
A. wall cladding, flashings and trim.
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B. entryway doors and representative number of windows.
C. garage vehicle doors and door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to any apparent adverse effect on the condition of the building.
5.2 The Inspector shall:
A. describe wall-cladding materials.
B. operate a representative number of windows and all entryway doors, including garage vehicle doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage vehicle door operator will automatically reverse when tested using any available method.
5.3 The Inspector is NOT required to observe:
A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. safety glazing.
D. garage vehicle door remote control transmitters.
E. geological conditions.
F. soil conditions.
G. recreational facilities.
H. outbuildings other than garages and carports.
I. coatings on and the hermetic seals between panes of glass.

Building Exterior
Some automatic garage door operators are not equipped with automatic reversing capabilities. However a properly operating automatic garage door operator auto-reversing mechanism is an important safety device.

Due to the potential for damage to the garage doors and automatic operator components, testing for the presence of automatic reversing capabilities is purely up to the discretion of the inspector and may be excluded from this inspection and report but will be noted.

Any inspection of railing heights or railing opening dimensions is specifically excluded in this inspection and report. We recommend that customers take measures to asure that railing systems on the exterior of the building provide desired Protection regarding height and opening dimensions.

Any inspection of stair riser openings is specifically excluded in this inspection and report we recommend that customers take measures to protect stair riser openings if open-riser stairs are present on the exterior of the building.

Minimum railing height and maximum allowable dimensions for openings in railing systems very depending on when such systems were installed and applicable jurisdictional requirements. Currently, some building authorities recommend that protective railings, for dwellings be a minimum of 36 inches high in that all openings, in such systems, be designed and constructed so that sphere 4 inches in diameter cannot be passed through the openings. This information is intended only as a guide. Some stairs are design with open risers. Allowable opening dimensions for risers very depending on when such systems were installed and applicable jurisdictional requirements. Currently, some building authorities recommend that all open riser openings be designed and constructed so that a 4’ in diameter cannot be passed through the openings. This information is intended only as a guide.

Emergency escape routes are essential for the safety of the occupants and measures should be taken to ensure appropriate escape routes. Security bars that may be installed should be the breakaway or swing out style. Below grade windows should have approved ladders when required by your local jurisdiction. You can contact your local fire department of the national fire protection Association for Safety Requirements on your home.

Vegetation that grows up against, onto or attaches to the structure may try out moisture or may promote access for insects or pest. Vegetation should be trimmed away from the structure as I’m going, routine maintenance. Talk pointing is the cleaning, preparation, and refilling of deteriorated masonry joint work with appropriate material. Purging is coating of cement mortar on the sides of the foundation and basement walls, and the like.

Exterior Low-voltage lighting and components are specifically excluded in this inspection.

We do not determine conformance with pool/spa safety barrier requirements. Each city has its own safety requirements for pool/spa safety. We recommend that you obtain pool/spa barrier requirements from the city this home is purchased in. Never allow your children near a pool spa without proper supervision.

AZSOP: 5. SYSTEM: EXTERIOR
5.1 The Inspector shall observe:
A. wall cladding, flashings and trim.
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B. entryway doors and representative number of windows.
C. garage vehicle doors and door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to any apparent adverse effect on the condition of the building.
5.2 The Inspector shall:
A. describe wall-cladding materials.
B. operate a representative number of windows and all entryway doors, including garage vehicle doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage vehicle door operator will automatically reverse when tested using any available method.
5.3 The Inspector is NOT required to observe:
A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. safety glazing.
D. garage vehicle door remote control transmitters.
E. geological conditions.
F. soil conditions.
G. recreational facilities.

H. outbuildings other than garages and carports.
I. coatings on and the hermetic seals between panes of glass.

(FYI) Exterior Misc. ▪▪
Exterior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information. These are items that are not required to be inspected/reported on and are not a part of our inspection agreement contract . These items are not required to be inspected by state licensed home inspectors. Anytime that a inspector (FYI) or comments on exterior/ground components that are not in our scope it is a part of courtesy. We recommend that any item brought to your attention Be inspected by a qualified and competent licensed contractor that specializes in that category or field.

AZSOP: System EXTERIOR
5.1 The Inspector shall observe:
A. wall cladding, flashings and trim.
Adopted by Arizona ASHI October 27, 2023 P a g e | 4
B. entryway doors and representative number of windows.
C. garage vehicle doors and door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to any apparent adverse effect on the condition of the building.
5.2 The Inspector shall:
A. describe wall-cladding materials.
B. operate a representative number of windows and all entryway doors, including garage vehicle doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage vehicle door operator will automatically reverse when tested using any available method.
5.3 The Inspector is NOT required to observe:
A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. safety glazing.
D. garage vehicle door remote control transmitters.
E. geological conditions.
F. soil conditions.
G. recreational facilities.
H. outbuildings other than garages and carports.
I. coatings on and the hermetic seals between panes of glass.

Electrical
Main electrical panels or main disconnect devices are generally installed at the building exterior and should be readily accessible. Typically, this is so firemen or other public service officials could access the devices if necessary.

Removal of electrical receptacle outlets, switches, junction boxes, or junction box faceplates or the calculation of electrical capacity loads is specifically excluded in this inspection and report.

The removal from or insertion into the fixture socket of any device including by not limited to lightbulbs and testing instruments is specifically excluded in this inspection and report.

Inspection for damage to electrical fixtures is specifically limited to visible, physical damage to porcelain, plastic pull-chain keyless ceiling and wall light fixtures. Inspection for any other damage to any other light fixture is specifically excluded in this inspection and report.

Ceiling fans and heavy electrical fixtures should be mounted to boxes that provide adequate support for the weight of such components. Because the boxes to which such components are attached are not visible, any inspection for the type or adequacy of support provided by such boxes specifically excluded in this inspection and report.

FYI

The use of aluminum wiring and lighting and outlets circuits was common in the 1960s through about mid 1970s. Today the use of aluminum wiring is limited to certain types of circuits and devices in new electrical systems. It is necessary to examine all aluminum wiring connections and connected devices to determine whether the specific wiring methods required with the use of aluminum wire and have been employed. This is not part of this inspection. A qualified electrical contractor should be retained if additional information regarding existing aluminum wiring is desired. All electrical system modifications should be performed by a qualified individual and in accordance with all appropriate industry standards and governmental codes, ordinances, and regulations.

The service drop is the overhead electrical service conductors from the last utility pole or other aerial support to and including the splices, if any, the connection of the service entrance conductors at the building or other structure.

Open ground indicates that in equipment-grounding conductor is disconnected, not present, or not functioning at an outlet designed to provide equipment grounding protection. All cord connected electrical appliances, equipment, tools, or devices furnished with a three pins or three prong plug end for the purpose of providing the equipment grounding should be adequately and properly grounded.

Reversed polarity indicates the reversing of the neutral (grounded) in phase (hot) wires somewhere in the circuit.

A GFCI (Ground Fault Circuit Interrupter) is a device, which is intended to provide additional protection against electrocution from ground fault conditions. Manufacturers recommend that GFCI devices be tested monthly to confirm proper operation.

Current construction standards recommend GFCI protection in numerous locations. These include all convenience/countertop outlets in the kitchens, all bathrooms, laundry areas, all exterior locations and garage areas. We comment on the absence of GFCI as required during original construction and also comment on the absence of GFCI as a current condition regardless of age. Although many homes were constructed in various eras and possibly prior to the current requirements, the standards of professional practice in Arizona require us to identify the absence of GFCI protection in all of these locations.

And AFCI (Arc Fault Circuit Interrupter) is a device, which is intended to provide additional protection against fires from arcing. These particular types of devices are installed on the bedroom circuits since 2003 should interrupt the power to the entire bedroom including the receptacles, closet lights, ceiling fans and lighting. The manufacturers of these devices recommend that you test them once a month to ensure proper operation. The AFCI is normally located in the main or sub-panels and have small test buttons attached that are colored (blue, yellow or green is the norm).

An over-current protection device is a device such as circuit breakers or fuses, which are intended to interrupt the flow of current at a predetermined value to prevent damage resulting from excessive current.

We observe and report on the condition and compatibility of the circuit breakers or fuses and the wire connections. The sizing or compatibility is satisfactory unless noted in the summary.

Multiple tapping or double tapping is the placing of more than one conductor under the pole of an over current protection device or a lug, which is not designed for or labeled for such an application.

Never allow hanging, cord-connected, or pendant fixtures or parts of such fixtures in the zone measured 3 feet horizontally and 8 feet vertically from the top of any bathtub rim. This includes the zone directly over the tub as well. Any inspection for the clearances of any fixtures is specifically excluded in this inspection and report.

All fixtures above the shower stalls or enclosure should be of a type specifically marked “suitable for wet locations”. Any inspection for markings described above is specifically excluded in this inspection and report.

Installation of surface-mounted Incandescent lighting fixtures on walls above doors in storage areas or on ceilings of storage areas and locations closer than 12 inches and surface-mounted fluorescent lighting fixtures closer than 6 inches from the nearest point of storage areas was Permitted in the past. However, it is not permitted in new installations therefore, it is recommended that if surface mounted Incandescent or fluorescent lighting fixtures in storage areas do not meet or exceed these clearances, measures can be taken to modify such fixturesTo conform to them. Recessed Incandescent fixtures should not be mounted in a wall or ceiling of any storage area closer than 6 inches from any point of the storage area, and when so mounted, the lamp/bulb must be enclosed protected so that the hot filament falling from the broken lamp/bulb can ignite combustible material below the fixture. Pendant fixtures should never be located in storage areas. Any inspection for fixture types or clearances of clearance is of fixtures in any areas in specifically excluded in this inspection and report.

Low-voltage lighting and components are specifically excluded in this inspection.

Fire, heat, and smoke protection, carbon monoxide, suppression, and detection equipment is not inspected nor is it operated due to possible interconnection or security systems. Requirements regarding fire protection and smoke detection and smoke detection equipment very among jurisdictions. The national fire protection Association in the insurance industry recommend the installation and maintenance of smoke detection devices in homes.

Around 1973 exterior receptacles were installed with ground fault protection (GFCI). Around 1975 bathroom receptacles were installed was ground fault protection (GFCI). Around 1978 garage receptacles were installed with ground fault protection (GFCI). Around 1990 kitchen receptacles within 6 feet of the sink were installed with a ground fault protection (GFCI) and the entire kitchen became protected in about 2000. We observe and report on the operation and condition of existing GFCI devices, including polarity and grounding in all applicable wet areas ie; exteriors,garages, carports, bathrooms, kitchens, garage, laundry etc. Even though houses were not GFCI protected prior to this time it is a good idea to upgrade to current industry standards for added protection at this time. The presence and conditions of GFCI will be satisfactory unless noted in the summary.

We recommend that you test your smoke detectors monthly. We recommend adding combination smoke detector/carbon monoxide detectors for added safety. If the smoke detector/carbon monoxide detector is connected to an alarm system we will not test/press button so the fire department Does not come to the property during the inspection.

AZSOP: 8. SYSTEM: ELECTRICAL
8.1 The Inspector shall observe:
A. service entrance conductors.
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B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
C. amperage and voltage ratings of the service.
D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
E. the operation of a representative number of installed lighting fixtures, switches and polarity and grounding of receptacles located inside the house, garage, and on its exterior walls.
F: the presence or absence of GFCI and AFCI protection.
G: operation of readily accessible GFCI devices.
H: the presence or absence of smoke alarms.
I: the presence or absence of carbon monoxide alarms.
8.2 The Inspector shall:
A. describe:
1. service amperage and voltage.
2. branch circuit conductor materials.
3. service type as being overhead or underground.
4. location of main disconnect(s), main panel and sub panels.
8.3 The Inspector is NOT required to:
A. insert any tool, probe or testing device inside the panels.
B. test or operate any electrical disconnect or overcurrent protection device, including AFCI devices.
C. dismantle any electrical device or control other than to remove covers of the main and sub panels.
D. test smoke or carbon monoxide alarms.
E. observe
1. low voltage electrical components and systems.
2. telephone, security, cable TV, intercom, audio-video, home network, wifi systems, electronic controls or any components that are not a part of the primary electrical distribution system.

3. geothermal, solar, wind, and other renewable energy systems.

HVAC
The cooling/heating system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy.
The capacity or adequacy of cooling/heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

We do not dismantle or take apart the system(s) and recommend that you keep a maintenance program/schedule so your equipment is reliable when you need it the most.

Because we do not dismantle/disassemble, and our inspection is not technically exhaustive we recommend that interior of the fan units/coil boxes/ductwork be inspected by a qualified and competent, licensed HVAC contractor. When the systems are dismantled by a qualified and competent, licensed, HVAC contractor there. may discover excessive debris/dirt/microbial substances that may require further testing before close of escrow.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

A heat pump is simply an air conditioner that can work in reverse to heat the house. It uses the same components for both air conditioning and heating. In cooling mode, it extracts heat from the house and pumps it to the exterior of the house. In heating mode, it extracts heat from exterior and pumps it into the house. We test heat pumps in heating or cooling depending on the season/setting/mode the thermostat is set at the time of the inspection. We test the heat pumps this way so that we do not cause damage to the reversing valve. We recommend licensed HVAC person service heat pumps before the change of seasons and test/verify operation of reversing valve. We do not dismantle or take apart the heat pump systems and recommend that you keep a maintenance program/schedule so your equipment is reliable when you need it the most. Supply and return air temperatures were measured with a handheld digital thermometer to determine air temperature change (Split) across the fan unit at the Return air and at the Supply air. When tested in heating mode we are looking for a 16-25° temperature split. When tested in cooling mode we are looking for a 16-22° temperature split.

The key to having success with any HVAC system(s): Have an automatic maintenance schedule for changing filters and for service techs to come out before the start of each season summer/winter.

HVAC Duct return/supply sizing and location/placement of All Ducting are specifically excluded from this report.

We do not remove supply register HVAC duct covers to prevent from damage to paint/wallpaper/wall coverings etc..

If this home has underground HVAC air returns, we recommend that the underground supply/return ducts be observed/inspected by a licensed HVAC company and or licensed contractor with a camera/scope, to verify any obstructions/damage/debris/evidence of moisture/pest intrusions.

Testing/verifying functionality of Electronic air filters/electronic air filtration systems are specifically excluded from this report.

Testing, verifying functionality of all humidifiers are specifically excluded from this report.

AZSOP: 9. SYSTEM: HEATING
9.1 The Inspector shall observe:
A. permanently installed heating systems including:
1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
5. distribution systems.
6. air filters.
7. the presence or absence of an installed heat source in each habitable space.
B. fuel-burning fireplaces and appliances including, but not limited to:
1. manufactured fireplaces, freestanding stoves, and fireplace inserts.
2. accessories installed in fireplaces.
3. chimneys, flues, dampers, and vents.
Adopted by Arizona ASHI October 27, 2023 P a g e | 7
4. mantles, hearth, floor protection and wall protection.
9.2 The Inspector shall:
A. describe:

1. primary energy source.
2. heating equipment type.
3. distribution type.
B. operate the systems using normal operating controls.
C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
9.3 The Inspector is NOT required to:
A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
B. operate automatic safety controls.
C. ignite or extinguish solid fuel fires, or move fireplace inserts and stoves or firebox contents.
D. observe:
1. the interior of flues.
2. humidifiers.
3. electronic air filters.
4. the uniformity or adequacy of heat supply to the various rooms.
5. the function and efficiency of multi-zone HVAC system dampers and thermostats.
6. seals and gaskets.
7. adequacy of combustion air components.
8. draft characteristics.
9. window or portable heating systems.
10. fireplace insert flue connections.
11. automatic fuel feed devices.
12. heat distribution assists (gravity fed and fan assisted).
13. fuel-burning fireplaces and appliances located outside the inspected structures.
14. glass enclosures and screens.

10. SYSTEM: COOLING
10.1 The Inspector shall observe:
A. permanently installed cooling systems including:
1. cooling equipment.
2. normal operating controls.
3. distribution system.
4. air filters.
5. the presence or absence of an installed cooling source in each habitable space.
10.2 The Inspector shall:
A. describe:
1. energy source.
2. cooling equipment type.
3. distribution type.
B. operate the systems using normal operating controls.
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C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
10.3 The Inspector is NOT required to:
A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
B. observe window or portable air conditioners.
C. observe the uniformity or adequacy of cool-air supply to the various rooms.

Plumbing **
Any inspection of solar water or solar space heating systems is specifically excluded in this inspection and report. It is recommended that customers take measures to determine if such systems are functional, obtain operational and maintenance information, and verify that such systems are properly protected during cold weather.

Any inspection of water conditioning systems, water softener, Water filtration devices, reverse osmosis or equipment is specifically excluded in this inspection and report.

Inspection of irrigation and landscape watering systems is specifically excluded in this inspection and report. Any inspection of fuel storage or underground tanks is specifically excluded in this inspection and report.

Any inspection of the septic systems or well systems specifically excluded in this inspection and report.

We do not verify that the supply water system is connected to a private or public source. We recommend obtaining records from the homeowner and or contacting city/municipal officials.

On days that it is raining, our inspectors are not able to identify any potential leaks at exterior plumbing fixtures including hose bibbs, exterior sinks, showers or any pool above or underground plumbing or piping etc. Our inspectors do not turn non daily use valves for safety and insurance reasons. We will operate the main water supply shut off to verify operation if one is installed at the exterior only. You may wish to consider turning the non-daily use shut off valves at the plumbing fixtures to be sure that they are operational. Gate valves have been known to be problematic and should be replaced with 1/4 turn ball valves.

We will not carry water to or placed water in floor drains to test them for internal blockage or operation. Proper operation of the floor drains is important; therefore, it is recommend did that customers take measures to confirm proper operation of floor drains. Requirements for floor drains very depending on a building's age and location. Manufactures of hot water heaters and water storage tanks recommend that some systems be present to aid in the collection and disposal of water in the event of leakage or discharge (Pans under water heaters with drain lines connected to the exterior).

Tankless water heaters are considered to be a newer technology in many areas and may add to potential energy savings. Instantaneous and steady water output is limited by the heating capacity of the unit. The hot water usage varies greatly from one household to the next and therefore, the instantaneous and steady hot water output of tankless water heater is excluded from this report.

Flooding of shower pans and testing of bathtub overflows is specifically excluded in this inspection and report. We test all fixtures that we can access. We observe for water-flow, drainage and other aspects at these fixtures. Home Inspection's are limited and generally take a few hours for a typical sized home, we cannot simulate being in showers or run water at fixtures for a prolonged period of time. We test for water-flow and potential leaks while we are near the fixtures only.

Hidden piping (gas or water) is not inspected and specifically excluded in this inspection and report.

Gas leak tests are not performed and specifically excluded in this inspection and report.

FYI

Upgrading to properly designed and installed metal combination chimney and flu caps will reduce deterioration and maintenance of masonry chimneys and flue's.

Galvanized iron water supply lines are prone to tuberculation (gradual reduction of the interior diameter from rust, corrosion and scale). This can result in reduced water flow over time. Allowable use of different types of plastic water supply lines varies among jurisdictions. Most public health and water quality agencies recommend replacing lead water supply lines with currently approved materials.

Maintenance of seals around valve, faucet, and other penetrations and bathtub and shower walls and the seals at the joint between bathtubs and wall, floors and decks, between shower bases and walls and floors, and around shower frames will reduce the potential for water damage to walls and floors. Before applying ceiling caulk, putty, or grout, all surfaces must be clean to remove soap film or any other materials that may affect adhesion of such sealants and should be performed as a routine maintenance.

We recommend that all interior natural gas lines made of copper and all brass flex extensions be replaced with the approved materials or devices. We recommend that drip legs be added to or before gas water heaters and gas furnaces. No source of ignition which generates a spark, flame, or glow in which is now in a sealed combustion chamber should be placed or located within 18 inches of any garage floor due to the potential for igniting flammable or combustible dust, gases, papers, liquids or other materials. Although not required in many jurisdictions, you could consider installing a drip pan below the water heater with a drain pipe that leads to the exterior.

Never allow children to play near or around water heaters, heating equipment or any fuel gas or fuel storage or distribution components or equipment.

Never place any flammable or combustible materials next two or around gas or oil-fueled equipment. Never store anything that can produce volatile, flammable, or combustion vapors or fumes in any area that contains or directly communicate with any area that has an ignition that generates a spark, flame, or a glow and is not in a sealed combustion chamber. Most water heaters are factory equipped with automatic safety controls such as a TPRV (Temperature Pressure Relief Valve).

The majority of the main service piping and sewer drainage piping is generally buried underground and is not visible for inspection. If City meter box is accessible we attempt to identify the piping at the connection to the meter and where it comes out of the ground before enters the structure. We do not insert cameras into the sewer piping however, you are encouraged to contact a licensed plumber to evaluate the hidden piping up to or including inserting a camera into the drain lines to determine the conditions.

We verify/test functional flow/drainage. When Shower is turned on and (2) other plumbing fixtures (sinks) or (sink and toilet) are turned on at the same time. The functional flow of the water distribution and the water drainage is satisfactory where visible unless noted in the summary.

We observe and report on the condition of all visible supports an insulation. These items will be satisfactory unless noted in the summary.

AZSOP: 7. SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.
7.2 The Inspector shall:
A. describe:
1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

Water Heater
AZSOP:.7 SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.
7.2 The Inspector shall:
A. describe:
1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

Bathrooms
Bathroom inspected Components: Bathroom exhaust fan, Electrical Outlets, Toilet/bidets, Urinals, tub, shower, sinks, countertops/cabinets. Toilet/Sink Shut off valves are Observed for leakage/corrosion. However we do not not turn/operate the valves due to their potential for breaking/leaking/flooding. If this home has the original older type gate shut off valve's, we recommend replacing with newer style quarter turn ball valves. Exhaust fan covers clog from dust that sticks to the moisture on the covers. We recommend periodic maintenance of the exhaust fans.

AZSOP:7. SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.

3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.
7.2 The Inspector shall:
A. describe:
1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

Kitchen ☐☐
The termination of kitchen exhaust fan venting in attic spaces was an acceptable practice in the past, is no longer recommended and is not allowed in new installations therefore, when an improper termination of a kitchen exhaust fan is noted in this report. It is recommended that measures be taken to properly and adequately vent such exhaust fans to the exterior of the building. The requirements for the exhaust hood to vent to the exterior (or the install distance above the cooktop varies by local jurisdiction and the manufacture of the stove, cooktop or vent hood.

FYI Only the appliances that are listed in this report are inspected. Any others are specifically excluded from this inspection and report.

We do not test for accuracy of timers, clocks, thermostats or microwave wattage. All ranges can tip forward and measures have been taken in the newer models to prevent such an event. However, older ranges may not be equipped with anti-tip device and we recommend that one be installed.

Newer dishwashers are installed with High Loops on the back of the dishwashers, however we cannot see behind the dishwasher and will still note if an airgap device or high loop is not present. We recommend Reading the manual.

We do not pull/drag Appliances away from their original position for damage and insurance reasons. We recommend cleaning/Maintaining Evaporative coils of all refrigeration units on a yearly basis.

AZSOP:7. SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.

3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.
7.2 The Inspector shall:
A. describe:
1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

Laundry
Dryer Lint Vents should be cleaned/brushed From the dryer to the dryer vent exit as a part of normal maintenance. We recommend hiring a Dryer Exhaust Lint Vent cleaning company before connecting dryer Or before moving into a home with an existing dryer present. We do not probe 240 outlets with external testing/amp/voltage reading devices. We recommend licensed electrician/appliance company perform Probing inspections before connecting dryers. We do not remove/move washers/dryers/appliances for insurance/liability/damage reasons. We recommend that all areas not visible behind washers/dryers/appliances at the time of the inspection be observed at your final walk through or before close of escrow.

When washing machines are installed on upper floors we recommend that a back up pan/drain be added to Prevent intentional water damage to the area/ Floors underneath or behind the washing machine.

AZSOP:7. SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.

7.2 The Inspector shall:
A. describe:
1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

11. SYSTEM: INTERIORS
11.1 The Inspector shall observe:
A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.
11.2 The Inspector shall:
A. operate a representative number of windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
C. report absence of secondary fire egress from bedrooms.
11.3 The Inspector is NOT required to observe:
A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. recreational facilities or another dwelling unit.
E. non-primary features of any observed appliance.
F. installed and freestanding kitchen and laundry appliances not listed in section 11.1.F

Appliances
This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection. Some Exhaust fan types are not required to be ducted to the exterior. We recommend obtaining installation/height requirements/compliance/filter maintenance instructions for exhaust fan/ventilation systems. We do not remove/move appliances for insurance/liability/damage reasons. We recommend that all areas not visible behind appliances at the time of the inspection be observed at your final walk through or before close of escrow.

We Recommend that you take pictures of all appliances and their serial #s for your records.

AZSOP.11 SYSTEM: INTERIORS
11.1 The Inspector shall observe:
A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary

functions.
11.2 The Inspector shall:
A. operate a representative number of windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
C. report absence of secondary fire egress from bedrooms.
11.3 The Inspector is NOT required to observe:
A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. recreational facilities or another dwelling unit.
E. non-primary features of any observed appliance.
F. installed and freestanding kitchen and laundry appliances not listed in section 11.1.F

Interior
The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Tile floors are prone to cracking. We will not comment on damaged/loose/cracked tiles or deteriorated cracked grout unless it may be of a structural concern. Cosmetic Cracks may be noted for monitoring reasons.

This inspection has been performed to inform the client of structural; functional and safety conditions. This report excludes cosmetic conditions.

AZSOP.11 SYSTEM: INTERIORS
11.1 The Inspector shall observe:
A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.
11.2 The Inspector shall:
A. operate a representative number of windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
C. report absence of secondary fire egress from bedrooms.
11.3 The Inspector is NOT required to observe:
A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. recreational facilities or another dwelling unit.
E. non-primary features of any observed appliance.
F. installed and freestanding kitchen and laundry appliances not listed in section 11.1.F

AZSOP:7. SYSTEM: PLUMBING
7.1 The Inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.

3. functional flow.
4. leaks.
5. cross connections.
B. interior drain, waste and vent system, including:
1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.
C. hot water systems including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting and supports.
E. drainage sump pumps.
F. waste ejector pumps.
7.2 The Inspector shall:
A. describe:

1. visible water supply and distribution piping materials.
2. visible drain, waste and vent piping materials.
3. water heating equipment and energy source.
4. location of the main water and main fuel shutoff valves
B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
C. operate jetted bathtubs.
7.3 The Inspector is NOT required to:
A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal systems are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. operate drainage sump pumps.
F. observe:
1. water conditioning systems.
2. fire and lawn sprinkler systems.
3. on-site water supply quantity and quality.

4. on-site waste disposal systems.
5. foundation irrigation systems.
6. solar water heating systems.

(FYI) Interior Misc. ☑
Interior miscellaneous items maybe commented on as a part of courtesy and (FYI) for your information.

These are items that are not required to be inspected/reported on and are not a part of are inspection agreement contract .

These items are not required to be inspected by state licensed home inspectors and we are not qualified in these components .

Anytime comments are made in this section we recommend that a qualified and competent licensed contractor that specializes in these components be hired to inspect these systems .

11. SYSTEM: INTERIORS
11.1 The Inspector shall observe:
A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.
11.2 The Inspector shall:
A. operate a representative number of windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
C. report absence of secondary fire egress from bedrooms.
11.3 The Inspector is NOT required to observe:
A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. recreational facilities or another dwelling unit.
E. non-primary features of any observed appliance.
F. installed and freestanding kitchen and laundry appliances not listed in section 11.1.F

Pool/Spa Inspection
The pool and/or Spa may have been inspected as an ancillary service. In May 2007 the board of technical registration adopted standards of professional practice for the inspection of swimming pools and spas for Arizona home inspectors. We abide by those standards. We only operate the system from the equipment area controls (panel if one exists). You should consult with a pool specialist regarding pool service procedures or repairs. Pools and spas are inherently dangerous. Diving boards and slides add to potential risk or danger. As many homes in Arizona also have pools, child safety is extremely important. Child restraints at any door, pet access, window or opening leading to the yard or pool area should have safety devices installed or other devices or fences could be installed at the water. We encourage you to check with the local Authorities regarding any requirements for pool safety.

Because underground pipes are not visible for inspection and the condition of the piping cannot be determined, underground piping is specifically excluded in this inspection and report.

The operation of backwash valves attached to the filter are specifically excluded in this inspection and report.

The dismantling of the filter pump and filter housings are specifically excluded in this inspection and report.

To determine the heating capability of the heater attached to the pool and/or spa would require more time than that allotted to this inspection and it's heating ability is specifically excluded in this inspection and report.

Pool Kool decking, flagstone, concrete, tiles and slabs are prone to cracking and we do not consider this to be of concern unless they create a tripping hazard or are of structural concern.

We do not verify the chemicals / PH Level of the water. If the pool is cloudy or turning green We may bring it to your attention.

IF The pool/spa Drain cover does not have an Entrapment prevention cover that can reduce the risk of a person/child becoming trapped against suction drain openings. We recommend contacting a licensed pool contractor. We recommend consulting website about anti-entrapment covers. The consumer product safety commission (CPSC) website is (http://www.cpsc.gov).

We inspect the filter for cracks, leaks/corrosion ,fiberglass exposure. We do not determine if the filter is adequate for the size/amount of gallons of water in the pool. We do not determine how well the pool/spa cleans during the time of a Home Inspection. We do not activate backwash valves & we do you not take disassemble filters.

Plastic valve handles should be painted to prevent sun damage. We put light pressure on valves that are plastic and will only turn completely at inspectors discretion.

If this pool/spa does not have a self leveler ,we recommend adding for maintenance reasons. We inspect/verify the presence of anti-siphon/backflow prevention devices which are typically connected to the House water supply at the house, at the exterior hose bibb's.

AZSOP: . 1. INTRODUCTION
1.1 These Standards define the practice of Swimming Pool & Spa Inspections in the State of Arizona.
1.2 These Standards of Practice
A. provide inspection guidelines.
B. make public the services provided by private fee-paid inspectors.
2. PURPOSE AND SCOPE
2.1 Inspections performed to these Standards shall provide the client with a better understanding of the swimming pool & spa conditions, as observed at the time of the inspection.
A. These Standards apply only to swimming pools and spas installed at a property with a single family residential structure.
B. Swimming pool/spa is defined as a contained body of water that is eighteen inches or more in depth at any point and this is intended for swimming or immersion.
2.2 Inspectors shall:
A. Observe readily accessible installed systems and components listed in these Standards.
B. Submit a written report to the client which shall:
1. Observe and Describe systems and components identified in section 3 of these Standards.
2. State which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
3. State any systems and components so inspected which were found to be in need of immediate

major repair and any recommendations to correct, monitor or further evaluate by appropriate persons.
2.3 These Standards are not intended to limit inspectors from:
A. Reporting observations and conditions in addition to those required in Section 2.2.
B. Excluding systems and components from the inspection if requested by the client.
Page 2 of 6
3. SWIMMING POOL & SPA
3.1 The inspector shall observe:
A. interior finish materials.
B. decks, steps and coping.
C. pumps, motors, blowers, skimmer, filter, drains, heaters, automatic safety controls, gauges, visible piping and valves.
D. water supply systems for cross connections.
E. external bonding of the pump motors, blowers, and heaters.
F. conduit, visible electrical components, and the operation of underwater lighting, ground fault circuit interrupters, and timer assemblies.
G. permanently installed handrails and ladders.
H. for the presence of child safe barrier provisions.
I. for the presence of entrapment prevention components.
3.2 The inspector shall:
A. describe:
1. type of pool or spa.
2. primary interior finish material.
3. type of filter.
4. type of child safe barrier provision.
5. type of cleaning system (if present).
6. energy source for heater (if present).
B. operate the systems using normal operating controls.
C. open readily open able access panels provided by the manufacturer or installer for routine homeowner maintenance.
4. GENERAL LIMITATIONS AND EXCLUSIONS
4.1 General limitations:
A. Inspections performed in accordance with these Standards are visual, are not technically exhaustive and will not identify concealed conditions or latent defects.
4.2 General exclusions:
A. Inspectors are NOT required to report on:
1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the facilities for any specialized use, or the enclosures for systems, components, of equipment.
5. the condition of components that are not visible and/or readily accessible.
6. compliance or non-compliance with applicable regulatory requirements, building codes, or manufacturer instructions, drawings, and specifications.
7. any component or system which was not observed.
8. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
9. external bonding of equipment or components other than pump motors, blowers and heaters.
10. cosmetic items, underground items, or items not permanently installed.
11. the safety of use of any pool or spa component.
12. the adequacy of operation, maintenance, and use of the pool/spa and of any component.
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13. whether any item, material, condition or component is subject to recall, controversy, litigation, product liability or other adverse claim or condition.
14. the structural integrity of any system or component.
15. the adequacy of system and component design, and of filters and heaters.
16. the adequacy of child safe barriers and of entrapment prevention components, nor the conformity of these barriers or components with local codes and ordinances.
17. equipment/component compatibility.
18. flow rates and high or low pressure conditions.
19. leaks in the shell or underground components.
20. geological and soil conditions.
21. the strength, adequacy, efficiency or safety of any system or component.
B. Inspectors are NOT required to:
1. observe component interiors that are not readily accessible.
2. offer warranties or guarantees of any kind.
3. calculate the strength, adequacy, efficiency or safety of any system or component.
4. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
5. operate any system or component which is shut down or otherwise inoperable.
6. operate any system or component which does not respond to normal operating controls.

7. move personal items, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
8. determine the presence or absence of any suspected hazardous substance or irritants, including but not limited to noise, toxins, molds, algae, allergens, organisms, carcinogens, electromagnetic radiation, radioactive substances, combustibles, corrosive or reactive chemicals or contaminants, or the adequacy of their storage facilities.
9. determine the safety of use of any pool or spa component.
10. dismantle any system or component.
11. predict future conditions, including but not limited to failure of components.
12. project operating costs of components.
13. perform any act or service contrary to law or regulation.
14. perform architectural, engineering, or surveying services, or to confirm or evaluate such services performed by others.
15. perform any trade or professional service other than as required in these Standards.
16. operate systems when weather conditions or other circumstances may cause equipment damage.
17. test or operate valves and automatic safety controls.
18. come into contact with pool or spa water to examine the systems, structure, or components.
19. test, operate, or evaluate electric resistance heaters.
20. determine the temperature, temperature fluctuation, rate of temperature rise, or the time needed to obtain hot water, of any pool or spa heater.
21. test, operate, or evaluate water features, fountains, diving and jump boards, slides, and similar play equipment, or evaluate the suitability of the pool or spa for the use of such equipment, or for activities such as diving.
22. test, operate, or evaluate timers, low voltage or electronic controls, stray voltage, thermostats, heating elements, solar and other alternative energy heating systems.
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23. evaluate water chemistry or clarity, or presence or absence of bacteria/algae.
24. operate systems including backwash, aerators, automatic cleaners, automatic water fills, water treatment or chemical dispenser systems.
25. evaluate the interior of components and filters including filter cartridges, and related components and accessories, or back-flow prevention devices.
26. evaluate the condition of manual, or the condition and operation of automatic, pool or spa covers.
27. observe underground items and items not permanently installed.
28. determine the differential between original construction and subsequent additions or modifications, or evaluate out-of-level conditions.
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GLOSSARY
Automatic Safety Controls:
Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.
Child Safe Barrier:
A component, such as a fence or a door or a window alarm, that helps restrict access to a swimming pool/spa.
Client:
A customer who contracts with an inspector for a swimming pool and/or spa inspection.
Component:
A readily accessible and observable part of a system.
Coping:
The top sections around a swimming pool or spa perimeter, capping the structural walls of the pool/spa.
Cosmetic Items:
Defects that are superficial and that do not significantly affect a component's ability to function properly.
Cross Connection:
Any physical connection or arrangement between potable water and any source of contamination.
Dangerous or Adverse Situations:
Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.
Describe:
Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
Dismantle:
To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.
Electronic Controls:
Digital, computerized, low voltage or solid state equipment operation management devices.
Entrapment Prevention Components:
A component, such as a suction cover, installed within the swimming pool/spa water circulation system that helps prevent a person from being held underwater at a suction outlet.
Engineering:
Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences
Evaluate by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician using techniques and/or expertise that are beyond the scope of inspection performed in accordance with these Standards.
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Immediate Major Repair:
A major defect, which if not quickly addressed, will be likely to do any of the following:
1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety
Inspector:
A person certified as a home inspector by the Arizona Board of Technical Registration.
Installed:
Attached or connected such that the installed item requires tools for removal.
Major Defect:
A system or component that is unsafe or not functioning.
Normal Operating Controls:
Devices, such as thermostats and switches, intended to be operated by the homeowner.
Observe:
The act of making a visual examination of a system or component and reporting on its condition.
Readily Accessible
Available for visual inspection without requiring the removal of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.
Readily Open able Access Panel:
A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place.
Shut Down:
A state in which a system or component cannot be operated by normal operating controls.
Structural Component:
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
System:
A combination of interacting or interdependent components, assembled to carry out one or more functions.
Technically Exhaustive:
An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
Unsafe:
A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage,deterioration, or improper installation.