



# Inspection Report

## Sample Name

**Property Address:**  
55432 E Sample Dr  
Scottsdale AZ 85205



South facing

## Valley Home Inspections

**Cody Stone AZ 67589  
44531 W Redrock Rd  
Maricopa, AZ 85139  
520-424-7311**

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**Safety / Defective Summary****Valley Home Inspections**

**44531 W Redrock Rd  
Maricopa, AZ 85139  
520-424-7311**

**Customer**  
Sample Name

**Address**  
55432 E Sample Dr  
Scottsdale AZ 85205

**1. Roofing****1.0 Roof Coverings**

**Inspected, Repair or Replace**

(2) Wear and damage was noted at the foam roof area. The elastomeric covering was noted deteriorated at a few areas. This is a potential leak condition. Recommend further evaluation and repair by a qualified professional.

**1.3 Roof Drainage Systems**

**Inspected, Repair or Replace**

(1) Openings were noted at the roof scuppers. This is a potential leak issue into the walls. Recommend further evaluation and repair by a qualified professional.

**2. Exterior****2.0 Wall Cladding Flashing and Trim**

**Inspected, Repair or Replace**

- (1) Openings and moisture damage was noted at the scuppers down flow against the tile and stucco. Recommend repair and extending the scupper to not drain down the side of the wall by a qualified professional.
- (2) Cracks and openings were noted at the roofs parapet walls. The openings can lead to moisture intrusion into the walls. Recommend further evaluation and repair by a qualified professional.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)****Inspected, Repair or Replace**

- (1) An uneven walkway was noted at the front elevation. This is a potential trip hazard. Recommend further evaluation and repair by a qualified professional.

**3. Garage****3.3 Garage Door(s)****Inspected, Repair or Replace**

- (1) The garage side door was noted installed backwards and also has moisture damage at the frame. Recommend further evaluation and repair by a qualified professional.
- (2) The garage car door was noted not being properly balanced. and wouldn't close by its self using normal controls. Recommend further evaluation and repair by a qualified professional.

**3.4 Occupant Door (From garage to inside of home)****Inspected, Repair or Replace**

- The garage door to the interior was not fully self-closing and latching as required for fire safety. Recommend repair by a qualified professional.

**5. Structural Components****5.5 Roof Structure and Attic****Inspected, Repair or Replace**

- (1) Moisture stains and evidence of prior leak conditions were noted at the attic exterior wall framing. The stains are due to prior leaks. Recommend further evaluation and repair by a qualified professional.
- (2) A engineered truss was noted damaged at the attic. Repairs need to be certified by a certified engineer with documentation post at the repair. Recommend further evaluation and repair by a qualified professional.

**6. Plumbing System****6.0 Plumbing Water Supply, Distribution System and Fixtures****Inspected, Repair or Replace**

- (1) Leaks were noted at both hose faucets during operation preventing from measuring the house water pressure. Recommend repair or replacement by a qualified professional.

**6.1 Hot Water Systems, Controls, Chimneys, Flues and Vents****Inspected, Repair or Replace**

- (2) An improper, flexible drain pipe was noted at the water heater TPR valve. This is a potential safety hazard. Recommend further evaluation and repair by a qualified professional.

**6.2 Showers, Sinks, Toilets and Tubs****Inspected, Repair or Replace**

- (2) The owners water system and fixtures were not tested due to the handle and pop up stop being seized. Recommend further evaluation and repair by a qualified professional.

## 7. Electrical System

- 7.0 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

(1) A exterior electrical outlet was noted not having proper weather protectors installed at the patio. Recommend replacing by a qualified professional.

- 7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Inspected, Repair or Replace**

(1) Electrical service panels require a minimum clearance for work space in front of the panel of at least 48 inches for electrical safety. Recommend cutting back or removing the vegetation in front of the panel.

(2) The HVAC is noted being over fused at the disconnect and main breaker. Recommend further evaluation and repair by a qualified professional.

- 7.6 Smoke Detectors**

**Inspected, Repair or Replace**

Only one smoke detector was noted installed in the house. Smoke detectors are required for fire safety. Recommend the installation of smoke detectors to present day codes in all rooms.

- 7.7 Carbon Monoxide detectors**

**Not Present**

Carbon Monoxide detectors are not installed. Recommend the installation of a carbon monoxide detector for safety within 10 feet of each bedroom.

## 9. Insulation and Ventilation

- 9.2 Venting Systems (Kitchens, Baths and Laundry)**

**Inspected, Repair or Replace**

(1) The laundry room fan was not operation at time of inspection. Recommend repair or replace by a qualified professional.

(3) A dryer vent pipe appears to have accumulated lint and is leaking into the attic. Trapped lint can rapidly turn into a fire hazard. Because the visibility of the interior of the vent pipe is limited, recommend having the vent cleaned prior to initial use by a qualified professional.

## 10. Built-In Kitchen Appliances

- 10.1 Ranges / Ovens / Cooktops**

**Inspected, Repair or Replace**

(1) The anti tilt guard was not installed at the stove. This is a potential safety hazard for small children as the stove can fall forward if climbed on. Recommend repair, installation of a tilt guard by a qualified professional.

## 11. Irrigation System

- 11.0 Irrigation Operation**

**Inspected, Repair or Replace**

(1) A leak was observed at the irrigation at the rear elevation. Recommend further evaluation and corrective action as required by a qualified professional.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Cody Stone*

**Moderate / Maintenance Summary****Valley Home Inspections**

**44531 W Redrock Rd  
Maricopa, AZ 85139  
520-424-7311**

**Customer**  
Sample Name

**Address**  
55432 E Sample Dr  
Scottsdale AZ 85205

**1. Roofing****1.0 Roof Coverings****Inspected, Repair or Replace**

(4) Three cracked tiles were noted at the main roof. This can be a potential leak condition. Recommend further evaluation and replacement by a qualified professional.

(5) Cracked mortar caps were noted at the main roof. This can be a potential leak condition. Recommend further evaluation and repair by a qualified professional.

**1.2 Skylights, Chimneys and Roof Penetrations****Inspected, Repair or Replace**

A few decor tiles were notes missing at the exterior chimney. this in just a cosmetic issue. Repair as needed.

**1.3 Roof Drainage Systems****Inspected, Repair or Replace**

(2) Vegetation and debris were noted at the tile roof valleys. This condition can be conducive to leaks due to poor drainage from the debris. Recommend further evaluation and cleaning of the roof and flashings.

## 2. Exterior

### 2.1 Doors (Exterior)

#### Inspected, Repair or Replace

Two screen doors were noted difficult to operate at the porch. Recommend further evaluation and repair by a qualified professional.

### 2.2 Windows

#### Inspected, Repair or Replace

(2) Exposed wood trim was noted at the roof top window. Recommend painting and sealing.

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Inspected, Repair or Replace

(1) The patio wood counter top was noted weather worn. Recommend repair as needed.

(2) Cracks were noted at the drywall at the porch covered ceiling. Recommend further evaluation and repair.

### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace

(2) Vegetation was noted in contact with the wall at the south elevation. Recommend cutting back all vegetation to prevent pest intrusion and damage to the wall.

## 3. Garage

### 3.0 Garage Ceilings

#### Inspected, Repair or Replace

Minor cracks were noted at the wall and ceiling at the garage. The cracks are due to settlement or the attic space is being used as storage. Recommend further evaluation and sealing / repairing the cracks as needed.

### 3.2 Garage Floor

#### Inspected, Repair or Replace

Minor cracks were noted at the garage concrete flooring. The cracks appear to be due to settlement of the flooring. Recommend sealing the openings to prevent moisture intrusion.

## 4. Interiors

### 4.1 Walls

#### Inspected, Repair or Replace

Openings and minor damage were noted at the interior walls at various elevations. Recommend sealing and repair.

### 4.4 Counters and Cabinets (Representative number)

#### Inspected, Repair or Replace

(1) A cabinet door was noted not staying closed at the owners bathroom. Recommend repair as needed.

(2) Moisture stains were noted under multiple sink cabinets. The stains appear to be due to a prior leak condition. Recommend repair by a qualified professional.

(3) Openings were noted at the bathrooms counter tops, this could allowing moisture intrusion into the cabinets below. Recommend repair.

(4) Openings were noted at the kitchen sink counter. Recommend sealing.



**4.5 Doors (Representative number)****Inspected, Repair or Replace**

A interior door was noted self closing at the hallway. Recommend repair.

**5. Structural Components****5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components).****Inspected, Repair or Replace**

The foundation was not visible at various elevation due to high soil, which is supposed to have a min of 4 in exposure from weep screen to soil. Recommend further evaluation and repair by a qualified professional.

**5.2 Columns or Piers****Inspected, Repair or Replace**

Spalling was noted at a exterior columns footers. Cracks and spalling are typically due to inadequate or poor drainage. Recommend repair to the spalling by a qualified professional

**6. Plumbing System****6.0 Plumbing Water Supply, Distribution System and Fixtures****Inspected, Repair or Replace**

(3) Poor spray pattern was noted at the wet bar sink. Recommend repair.

**6.1 Hot Water Systems, Controls, Chimneys, Flues and Vents****Inspected, Repair or Replace**

(3) The interior installed water heater tank does not have a drip pan or routed exterior drain pipe attached. Recommend the installation of a drip/overflow pan and exterior drain pipe by a qualified professional.

**6.2 Showers, Sinks, Toilets and Tubs****Inspected, Repair or Replace**

(1) Minor cracks and openings were noted at the owners shower tub, A wall panel was noted loose at the wall. Recommend further evaluation and repair.

(3) The guest bathroom shower / tub was noted with cracks and openings and a pop up stop not installed. Recommend further evaluation and repair.

**6.3 Plumbing Drain, Waste and Vent Systems****Inspected, Repair or Replace**

Corrosion was noted at multiple sink drain pipes at various elevations. No active leaks were noted but this condition can result in leaks. Recommend further evaluation and repair by a qualified professional.

**7. Electrical System****7.0 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)****Inspected, Repair or Replace**

(2) Multiple electrical outlets were noted loose at the wall throughout the home. Recommend further evaluation and repair by a qualified professional.

(3) A fan was noted having a slight wobble in the guest bedroom. Recommend further evaluation and repair by a qualified professional.

**7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Inspected, Repair or Replace**

(3) The hasp for the main panel was noted cut by inspector with the owners permission. Recommend repair.

**8. Heating / Central Air Conditioning****8.0 Heating Equipment****Inspected, Repair or Replace**

Goodman A/C heat pump model # GSH130361AD, 3 ton cooling, is 14 years old and was tested mechanically operational but not considered to be efficient. Recommend further evaluation and repair by a qualified professional.

**8.5 Chimneys, Flues and Vents (For fireplaces, gas water heaters or heat systems)****Inspected, Repair or Replace**

The flue for the fireplace was noted with a built up of soot and not completely visible for inspection. Recommend further evaluation and an annual cleaning by a qualified professional.

**9. Insulation and Ventilation****9.2 Venting Systems (Kitchens, Baths and Laundry)****Inspected, Repair or Replace**

(2) The stove top ventilation was noted with air leaks at the cabinet. Recommend repair.

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Cody Stone

<b>Date:</b> 1/15/2022	<b>Time:</b> 08:30 AM	<b>Report ID:</b>
<b>Property:</b> 55432 E Sample Dr Scottsdale AZ 85205	<b>Customer:</b> Sample Name	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

<b>Inspection conducted in accordance with:</b> Arizona Standards of Professional Practice	<b>In attendance during review:</b> Customer and their agent	<b>Structure approximate age:</b> 36 to 40 years old
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<b>Temperature:</b> 61 - 70 °F	<b>Weather:</b> Clear, Cloudy	<b>Ground / Soil surface condition:</b> Dry
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<b>Rain in last 3 days:</b> No	<b>Structure Square Footage:</b> 801 to 1500 Sq. Ft.	<b>Vacant:</b> No
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**Property Water Pressure:**  
Not able to test.

**1. Roofing**

The home inspector shall observe: roof covering, roof drainage systems, flashings, skylights, chimneys, roof penetrations, and signs of leaks, or abnormal condensation on building components. The home inspector shall: describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to: walk on the roofing or observe attached accessories including, but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**

- Tile
- Foam

**Viewed roof covering from:**

Walked roof

**Chimney (Exterior):**

- Stucco
- Metal Flue Pipe

**Sky Light(s):**

One

**Items**

**1.0 Roof Coverings**

**Comments:** Inspected, Repair or Replace

(1) Evidence of repairs were noted at the flat roof. Refer to the seller regarding the repairs and all known prior leak conditions.



(2) Wear and damage was noted at the foam roof area. The elastomeric covering was noted deteriorated at a few areas. This is a potential leak condition. Recommend further evaluation and repair by a qualified professional.



(3) Tile roof underlayment has a typical life expectancy of 20 to 30 years and can often break down even sooner. The full condition of the underlayment felt is not visible per our inspection requirements. No leaks or moisture stains were noted at the tile roof portions. We recommend that the underlayment be further evaluated by a qualified specialist. We also recommend that you refer to the seller regarding all prior repairs or leak conditions.



(4) Three cracked tiles were noted at the main roof. This can be a potential leak condition. Recommend further evaluation and replacement by a qualified professional.



(5) Cracked mortar caps were noted at the main roof. This can be a potential leak condition. Recommend further evaluation and repair by a qualified professional.



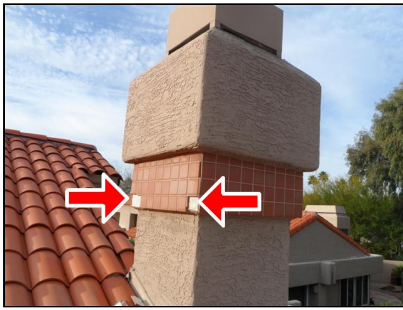
### 1.1 Flashings

Comments: Inspected

### 1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

A few decor tiles were notes missing at the exterior chimney. this in just a cosmetic issue. Repair as needed.



### 1.3 Roof Drainage Systems

**Comments:** Inspected, Repair or Replace

(1) Openings were noted at the roof scuppers. This is a potential leak issue into the walls. Recommend further evaluation and repair by a qualified professional.



(2) Vegetation and debris were noted at the tile roof valleys. This condition can be conducive to leaks due to poor drainage from the debris. Recommend further evaluation and cleaning of the roof and flashings.



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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and in weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: wall cladding, flashings, and trim, entryway doors, a representative number of windows, decks, balconies, stoops, steps, areaways, porches and applicable railings, eaves, soffits, fascias, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: describe wall cladding materials, operate all entryway doors, and probe exterior wood components where deterioration is suspected (unless probing would damage any finished surface). The home inspector is not required to observe: storm windows, storm doors, screenings, shutters, awnings, and similar seasonal accessories, fences, the presence of safety glazing in doors and windows, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), outbuildings other than garages and carports, or presence and condition of buried fuel storage tanks. The home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Style:**

Cement stucco

**Siding Material:**

Stucco

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Patio

**Driveway:**

Concrete

**Walkway:**

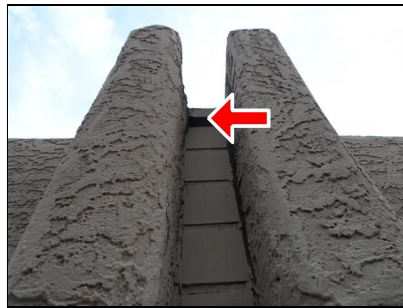
Concrete

**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Inspected, Repair or Replace

(1) Openings and moisture damage was noted at the scuppers down flow against the tile and stucco. Recommend repair and extending the scupper to not drain down the side of the wall by a qualified professional.



(2) Cracks and openings were noted at the roofs parapet walls. The openings can lead to moisture intrusion into the walls. Recommend further evaluation and repair by a qualified professional.



**2.1 Doors (Exterior)**

**Comments:** Inspected, Repair or Replace

Two screen doors were noted difficult to operate at the porch. Recommend further evaluation and repair by a qualified professional.

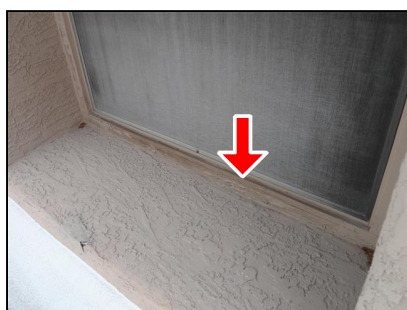
**2.2 Windows**

**Comments:** Inspected, Repair or Replace

(1) Sun screens were noted installed at the windows. As a result, the screens prevent visibility to possible damage. Recommend buyer conduct a thorough inspection prior to close.



(2) Exposed wood trim was noted at the roof top window. Recommend painting and sealing.



Roof top

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Inspected, Repair or Replace



(1) The patio wood counter top was noted weather worn. Recommend repair as needed.



(2) Cracks were noted at the drywall at the porch covered ceiling. Recommend further evaluation and repair.



(3) Evidence of prior repairs and/or paint were noted at the patio ceiling. This may be due to a prior leak and/or repair. Refer to the seller regarding any roof and ceiling repairs.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

Comments: Inspected, Repair or Replace

(1) An uneven walkway was noted at the front elevation. This is a potential trip hazard. Recommend further evaluation and repair by a qualified professional.



(2) Vegetation was noted in contact with the wall at the south elevation. Recommend cutting back all vegetation to prevent pest intrusion and damage to the wall.



**2.5 Eaves, Soffits and Fascias**

Comments: Inspected

**2.6 Fencing**

**Comments:** Inspected

**2.7 Front and rear yard elevations**

**Comments:** Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

The home inspector shall observe: separation walls, ceilings, doors between a dwelling unit, and an attached garage or another dwelling unit, garage door operators. The home inspector shall operate: garage doors manually or by using permanently installed controls of any garage door operator. The home inspector shall report: whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, any signs of abnormal or harmful water penetration into the building, or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, floors, carpeting, or draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit. The home inspector is not required to move personal items, furniture, equipment or debris which obstructs access or visibility.

**Styles & Materials**

**Garage Door Material:**

Metal

**Garage Door Type:**

One automatic

**Auto-opener Manufacturer:**

LIFT-MASTER

**Items**

**3.0 Garage Ceilings**

**Comments:** Inspected, Repair or Replace

Minor cracks were noted at the wall and ceiling at the garage. The cracks are due to settlement or the attic space is being used as storage. Recommend further evaluation and sealing / repairing the cracks as needed.



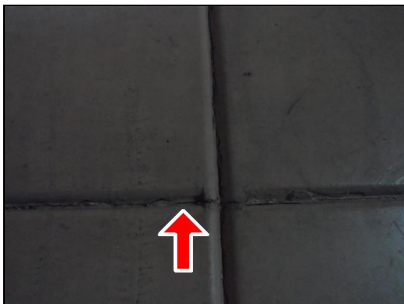
**3.1 Garage Walls (Including firewall separation)**

**Comments:** Inspected

**3.2 Garage Floor**

**Comments:** Inspected, Repair or Replace

Minor cracks were noted at the garage concrete flooring. The cracks appear to be due to settlement of the flooring. Recommend sealing the openings to prevent moisture intrusion.

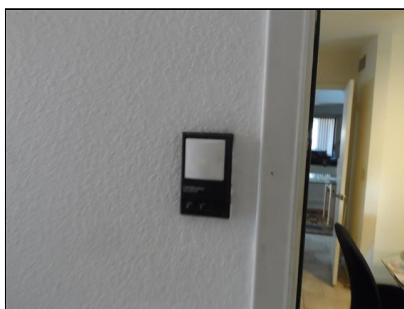
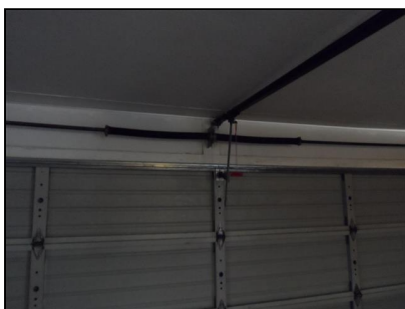


**3.3 Garage Door(s)****Comments:** Inspected, Repair or Replace

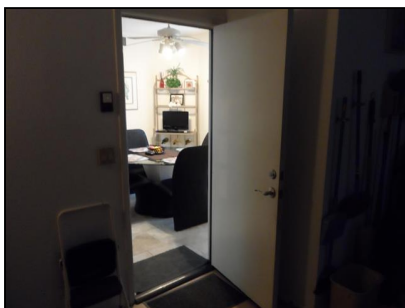
(1) The garage side door was noted installed backwards and also has moisture damage at the frame. Recommend further evaluation and repair by a qualified professional.



(2) The garage car door was noted not being properly balanced. and wouldn't close by its self using normal controls. Recommend further evaluation and repair by a qualified professional.

**3.4 Occupant Door (From garage to inside of home)****Comments:** Inspected, Repair or Replace

The garage door to the interior was not fully self-closing and latching as required for fire safety. Recommend repair by a qualified professional.

**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)****Comments:** Not Inspected

The garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Interiors**

The home inspector shall observe: walls, ceilings, and floors, steps, stairways, balconies, and railings, counters, a representative number of installed cabinets, and a representative number of doors, and windows. The home inspector shall: operate a representative number of windows and interior doors and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, floors, carpeting, draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Tile  
Carpet  
Linoleum

**Interior Doors:**

Hollow core  
Mirror sliders

**Window Types:**

Single pane

**Cabinetry:**

Laminate

**Countertop:**

Tile

**Items**

**4.0 Ceilings**

**Comments:** Inspected

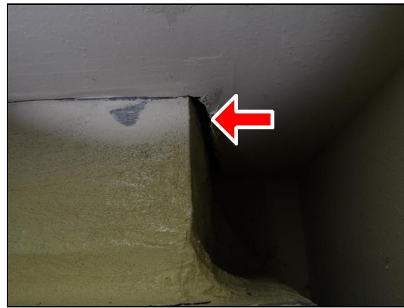
**4.1 Walls**

**Comments:** Inspected, Repair or Replace

Openings and minor damage were noted at the interior walls at various elevations. Recommend sealing and repair.



Air handler closet



Air handler closet



Guest bedroom

**4.2 Floors**

**Comments:** Inspected

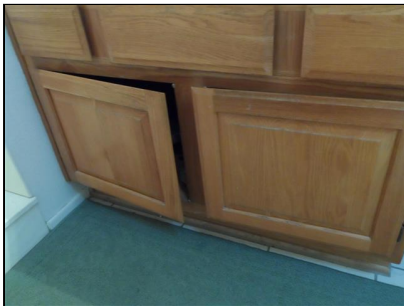
**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Not Present

**4.4 Counters and Cabinets (Representative number)**

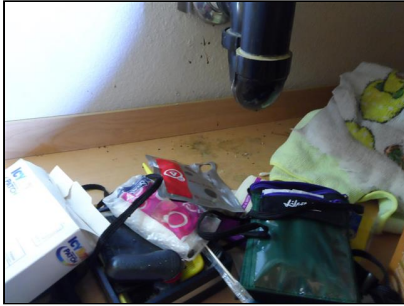
**Comments:** Inspected, Repair or Replace

(1) A cabinet door was noted not staying closed at the owners bathroom. Recommend repair as needed.

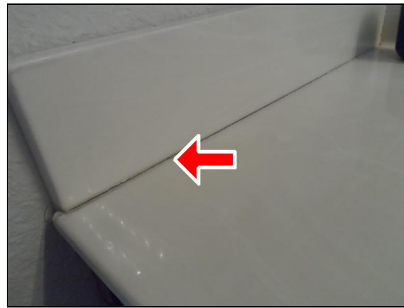


Owners bathroom

(2) Moisture stains were noted under multiple sink cabinets. The stains appear to be due to a prior leak condition. Recommend repair by a qualified professional.



(3) Openings were noted at the bathrooms counter tops, this could allowing moisture intrusion into the cabinets below. Recommend repair.



Owners bathroom

(4) Openings were noted at the kitchen sink counter. Recommend sealing.



**4.5 Doors (Representative number)**

**Comments:** Inspected, Repair or Replace

A interior door was noted self closing at the hallway. Recommend repair.



**4.6 Windows (Representative number)**

**Comments:** Inspected

**4.7 Fireplace**

**Comments:** Inspected

Wood burning fire place was noted installed.



**4.8 Vacant or Occupied Inspected**

**Comments:** Inspected, Not Inspected

The walls, cabinets, closets and floors were not completely visible due to the tenants furnishings. Recommend a thorough examination of these areas to include the drain pipes and cabinets during your final walk through.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Structural Components**

The home inspector shall observe: structural components including foundations, floors, walls, columns or piers, ceilings, and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The home inspector shall: probe structural components where deterioration is suspected (unless probing would damage any finished surface), enter under-floor crawl spaces, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected, report the methods used to observe under floor crawl spaces and attics, and report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

**Styles & Materials**

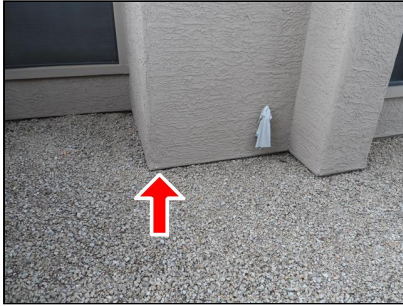
<p><b>Foundation Type:</b> Poured Concrete Slab on Grade</p>	<p><b>Floor Structure:</b> Slab</p>	<p><b>Wall Structure:</b> Wood</p>
<p><b>Columns or Piers:</b> Stucco</p>	<p><b>Ceiling Structure:</b> 2X4</p>	<p><b>Roof Structure:</b> Engineered wood trusses</p>
<p><b>Roof-Type:</b> Flat</p>	<p><b>Method used to observe attic:</b> From entry</p>	<p><b>Attic Info:</b> Attic access</p>
<p><b>Method used to observe crawlspace:</b> No crawlspace</p>		

**Items**

**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components).**

**Comments:** Inspected, Repair or Replace

The foundation was not visible at various elevation due to high soil, which is supposed to have a min of 4 in exposure from weep screen to soil. Recommend further evaluation and repair by a qualified professional.



### 5.1 Walls (Structural)

**Comments:** Inspected

### 5.2 Columns or Piers

**Comments:** Inspected, Repair or Replace

Spalling was noted at a exterior columns footers. Cracks and spalling are typically due to inadequate or poor drainage. Recommend repair to the spalling by a qualified professional



North elevation

### 5.3 Floors (Structural)

**Comments:** Inspected

### 5.4 Ceilings (Structural)

**Comments:** Inspected

### 5.5 Roof Structure and Attic

**Comments:** Inspected, Repair or Replace

(1) Moisture stains and evidence of prior leak conditions were noted at the attic exterior wall framing. The stains are due to prior leaks. Recommend further evaluation and repair by a qualified professional.



(2) A engineered truss was noted damaged at the attic. Repairs need to be certified by a certified engineer with documentation post at the repair. Recommend further evaluation and repair by a qualified professional.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Plumbing System**

The home inspector shall observe: interior water supply and distribution system, including: piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections; interior drain, waste, and vent system including: traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage; hot water systems including: water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, supports, leaks, and sump pumps. The home inspector shall describe: water supply and distribution piping materials, drain, waste, vent piping materials, water heating equipment and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage; swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use of proper materials. DAMAGED AND ROTTED SEALS ARE A RESULT OF VACANT HOMES. DAMAGED SEALS CAN RESULT IN LEAKS AT THE FAUCETS AND FIXTURES. WE CANNOT ASSURE THAT THESE SEALS WILL LAST MORE THAN A FEW TIMES.

**Styles & Materials**

<b>Water Source:</b> Public	<b>Installed Water Systems:</b> None	<b>Washer Drain Size:</b> 2" Diameter
<b>Plumbing Water Supply (Into home):</b> Copper	<b>Plumbing Water Distribution (Inside home):</b> Copper	<b>Water Heater Manufacturer:</b> RHEEM
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Location:</b> Garage	<b>Water Heater Capacity:</b> 50 Gallon
<b>Water Heater Age:</b> 6 years old	<b>Water Heater Pump:</b> None	<b>Functional flow of drains:</b> inspected and found serviceable
<b>Plumbing Waste:</b> ABS		

**Items**

**6.0 Plumbing Water Supply, Distribution System and Fixtures**

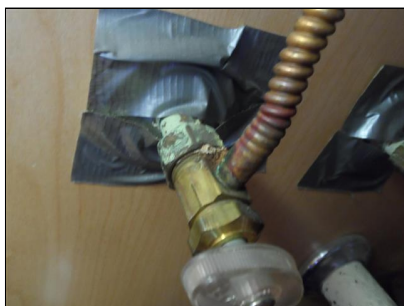
**Comments:** Inspected, Repair or Replace



(1) Leaks were noted at both hose faucets during operation preventing from measuring the house water pressure. Recommend repair or replacement by a qualified professional.



(2) Corrosion was noted at multiple interior valves at various elevations. No active leak was noted but this condition can result in leaks. Recommend further evaluation and repair by a qualified professional.



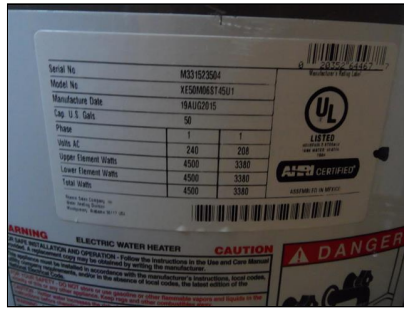
(3) Poor spray pattern was noted at the wet bar sink. Recommend repair.



**6.1 Hot Water Systems, Controls, Chimneys, Flues and Vents**

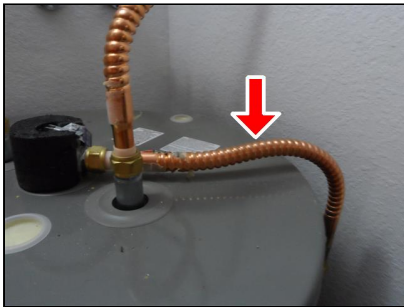
Comments: Inspected, Repair or Replace

(1) The Rheem 50 gallon electric water heater is 6 years old and was tested in operational condition at the time of inspection. Recommend asking the seller to provide any invoices or warranty information on the unit prior to close.



Data tag

(2) An improper, flexible drain pipe was noted at the water heater TPR valve. This is a potential safety hazard. Recommend further evaluation and repair by a qualified professional.



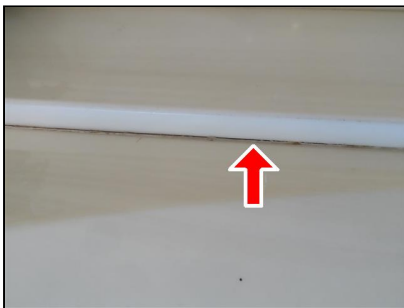
(3) The interior installed water heater tank does not have a drip pan or routed exterior drain pipe attached. Recommend the installation of a drip/overflow pan and exterior drain pipe by a qualified professional.



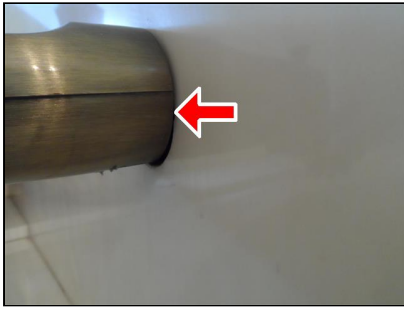
6.2 Showers, Sinks, Toilets and Tubs

Comments: Inspected, Repair or Replace

(1) Minor cracks and openings were noted at the owners shower tub, A wall panel was noted loose at the wall. Recommend further evaluation and repair.



Loose



(2) The owners water system and fixtures were not tested due to the handle and pop up stop being seized. Recommend further evaluation and repair by a qualified professional.



(3) The guest bathroom shower / tub was noted with cracks and openings and a pop up stop not installed. Recommend further evaluation and repair.



### 6.3 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected, Repair or Replace

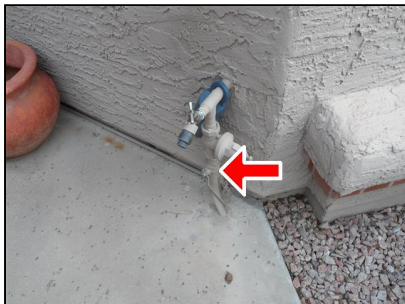
Corrosion was noted at multiple sink drain pipes at various elevations. No active leaks were noted but this condition can result in leaks. Recommend further evaluation and repair by a qualified professional.



**6.4 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

Located at the south exterior elevation.

**6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Not Present

**6.6 Gas Location**

**Comments:** Not Present

**6.7 Clean Out Covers**

**Comments:** Inspected

Located at the south exterior elevation.

**6.8 Laundry Room Drain**

**Comments:** Inspected

**6.9 Fire Sprinkler System**

**Comments:** Not Present

**6.10 Soft Water System**

**Comments:** Not Present

**6.11 Valves and Knobs were not tested**

**Comments:** Not Inspected

We do not test or operate the homes water supply valves, including the laundry room. Doing so can create a leak condition. This is the responsibility of the buyer to inspect these items. Non permanently installed appliances such as

refrigerators, washers and dryers, etc are not a part of the inspection. We may have tested one or more of these items but did so as a courtesy only.

**6.12 Gas Vent openings inspected**

**Comments:** Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Electrical System**

The home inspector shall observe: service entrance conductors, service equipment, grounding equipment, main overcurrent device, main and distribution panels; amperage and voltage ratings of the service, branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters and smoke detectors. The home inspector shall describe: service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or built-in vacuum equipment.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground  
220 volts

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Branch Wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Service Wire type:**

not visible

**Items**

**7.0 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected, Repair or Replace

(1) A exterior electrical outlet was noted not having proper weather protectors installed at the patio. Recommend replacing by a qualified professional.



(2) Multiple electrical outlets were noted loose at the wall throughout the home. Recommend further evaluation and repair by a qualified professional.



(3) A fan was noted having a slight wobble in the guest bedroom. Recommend further evaluation and repair by a qualified professional.



**7.1 Ground Wire installed**

**Comments:** Inspected  
Located at the water heater.



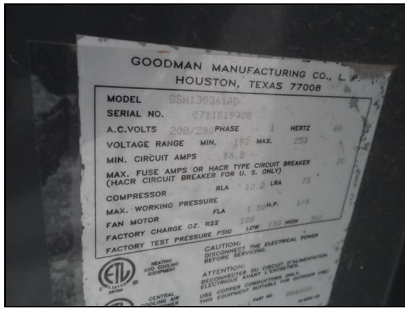
**7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:** Inspected, Repair or Replace

(1) Electrical service panels require a minimum clearance for work space in front of the panel of at least 48 inches for electrical safety. Recommend cutting back or removing the vegetation in front of the panel.



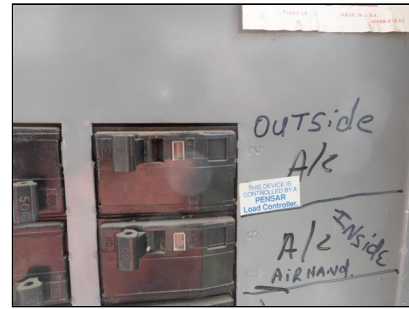
(2) The HVAC is noted being over fused at the disconnect and main breaker. Recommend further evaluation and repair by a qualified professional.



20 Amp max

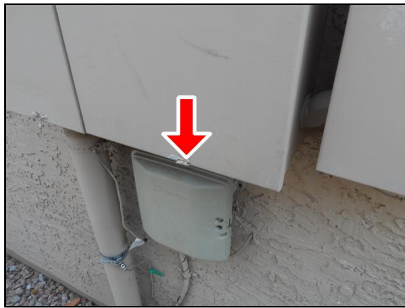


40 Amp fuse



60 amp breaker

(3) The hasp for the main panel was noted cut by inspector with the owners permission. Recommend repair.



**7.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Comments: Inspected

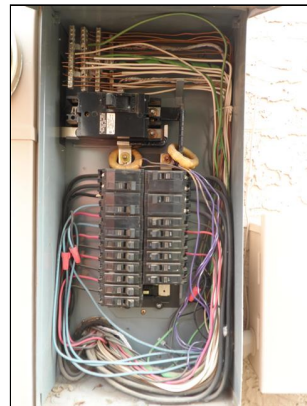
**7.4 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments: Inspected

**7.5 Location of Main and Distribution Panels**

Comments: Inspected

Located at the west exterior elevation.



**7.6 Smoke Detectors**

Comments: Inspected, Repair or Replace

Only one smoke detector was noted installed in the house. Smoke detectors are required for fire safety. Recommend the installation of smoke detectors to present day codes in all rooms.



**7.7 Carbon Monoxide detectors**

**Comments:** Not Present

Carbon Monoxide detectors are not installed. Recommend the installation of a carbon monoxide detector for safety within 10 feet of each bedroom.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: heating equipment, cooling equipment that is central to home, normal operating controls, automatic safety controls, chimneys, flues, vents (where readily visible), solid fuel heating devices, heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors and the presence of an installed heat source in each room. The home inspector shall describe: energy source, heating equipment, and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage, operate automatic safety controls, ignite or extinguish solid fuel fires or observe the interior of flues, the fireplace insert flue connections, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<b>Heat System Brand:</b> GOODMAN	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (Excluding wood):</b> One
<b>Ductwork:</b> Not Visible	<b>Filter Type:</b> Washable	<b>Types of Fireplaces:</b> Solid Fuel
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Central Air Manufacturer:</b> GOODMAN	<b>Number of AC Only Units:</b> One

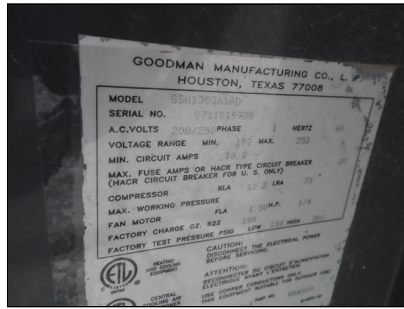
**Items**

**8.0 Heating Equipment**

**Comments:** Inspected, Repair or Replace



Goodman A/C heat pump model # GSH130361AD, 3 ton cooling, is 14 years old and was tested mechanically operational but not considered to be efficient. Recommend further evaluation and repair by a qualified professional.



Data tag



Register



Return

**8.1 Normal Operating Controls**

Comments: Inspected

**8.2 Automatic Safety Controls**

Comments: Inspected

**8.3 Distribution Systems (Including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Comments: Inspected

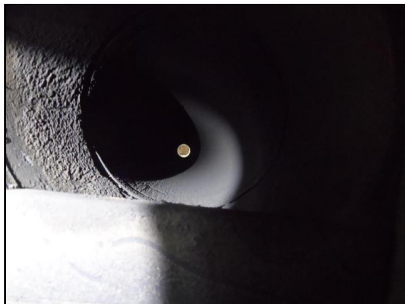
**8.4 Presence of Installed Heat Source in Each Room**

Comments: Inspected

**8.5 Chimneys, Flues and Vents (For fireplaces, gas water heaters or heat systems)**

Comments: Inspected, Repair or Replace

The flue for the fireplace was noted with a built up of soot and not completely visible for inspection. Recommend further evaluation and an annual cleaning by a qualified professional.



**8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

Comments: Inspected

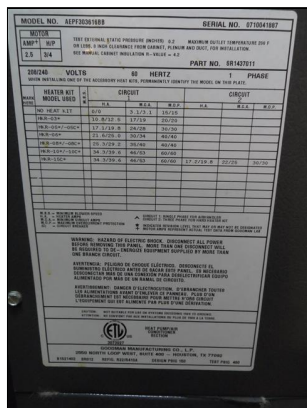
**8.7 Gas / LP Firelogs and Fireplaces**

Comments: Not Present

**8.8 Cooling and Air Handler Equipment**

**Comments:** Inspected, Not Inspected

(1) The air handler was operational at the time of inspection.



Data tag

(2) The heat pump responded to a request for heat, but was not tested on the cooling cycle. Due to seasonal restrictions for the operations of heat pumps, the reversing valve components allowing the system to operate in the cooling/heating mode could not be tested. While we regret this limitation, operation of the heat pumps in the non seasonal mode could damage the compressor in the condensation unit.

**8.9 Normal Operating Controls**

**Comments:** Not Inspected

**8.10 Presence of Installed Cooling Source in Each Room**

**Comments:** Not Inspected

**8.11 Temperature Split**

**Comments:** Not Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

The home inspector shall observe: insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, and laundry venting systems, the operation of any readily accessible attic ventilation fan and (when temperature permits) the operation of any readily accessible thermostatic control. The home inspector shall describe: insulation in unfinished spaces and absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: move insulation where readily visible evidence indicates the need to do so and move insulation where chimneys penetrate roofs, where plumbing drain / waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: concealed insulation and vapor retarders or venting equipment that is integral with household appliances.

**Styles & Materials**

**Attic Insulation:**

Batt

**Ventilation:**

None found

**Exhaust Fans:**

- Fan only
- Fan with light
- Fan/Heat/Light

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

- Flexible Metal
- Metal

**Floor System Insulation:**

None

**Items**

**9.0 Insulation in Attic**

**Comments:** Inspected

Only inspected in areas that were visible.

### 9.1 Ventilation of Attic and Foundation Areas

**Comments:** Not Present

### 9.2 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected, Repair or Replace

(1) The laundry room fan was not operation at time of inspection. Recommend repair or replace by a qualified professional.

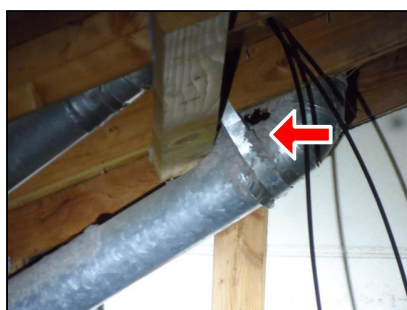


Laundry

(2) The stove top ventilation was noted with air leaks at the cabinet. Recommend repair.



(3) A dryer vent pipe appears to have accumulated lint and is leaking into the attic. Trapped lint can rapidly turn into a fire hazard. Because the visibility of the interior of the vent pipe is limited, recommend having the vent cleaned prior to initial use by a qualified professional.



### 9.3 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Not Present

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind a wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; permanently installed microwave oven. The home inspector is not required to observe: clocks, timers, self-cleaning oven function, thermostats for calibration or automatic operation, non built-in appliances, or refrigeration units. The home inspector is not required to operate: appliances in use or any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

WHIRLPOOL

**Disposer Brand:**

EMERSON

**Exhaust / Range hood:**

VENTED

NONE

**Range / Oven:**

GENERAL ELECTRIC

**Built in Microwave:**

LG

**Trash Compactors:**

NONE

**Refrigerator:**

FRIGIDAIRE

**Washer / Dryer:**

MAYTAG

### Items

#### 10.0 Dishwasher

**Comments:** Inspected

Was operational at the time of inspection.



#### 10.1 Ranges / Ovens / Cooktops

**Comments:** Inspected, Repair or Replace

(1) The anti tilt guard was not installed at the stove. This is a potential safety hazard for small children as the stove can fall forward if climbed on. Recommend repair, installation of a tilt guard by a qualified professional.



(2) Was operational at the time of inspection.

#### 10.2 Range Hood(s)

**Comments:** Not Present

#### 10.3 Food Waste Disposer

**Comments:** Inspected

Was operational at the time of inspection.



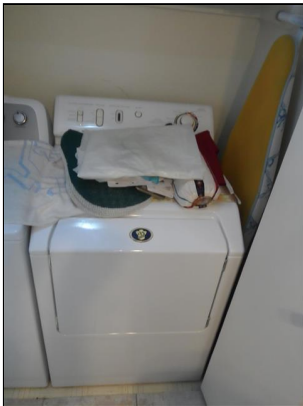
**10.4 Microwave Cooking Equipment**

**Comments:** Inspected  
Was operational at the time of inspection.



**10.5 laundry appliances**

**Comments:** Inspected  
Both were operational at the time of inspection.



**10.6 Refrigerator**

**Comments:** Inspected

Was operational at the time of inspection.



#### 10.7 Barbecue

**Comments:** Not Present

#### 10.8 Built in vacuum

**Comments:** Not Present

#### 10.9 Firepit

**Comments:** Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

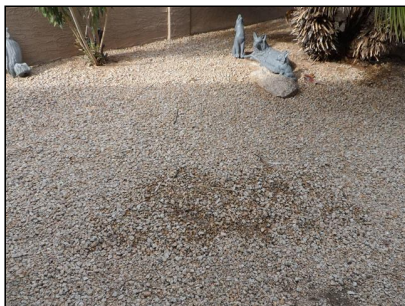
## 11. Irrigation System

### Items

#### 11.0 Irrigation Operation

**Comments:** Inspected, Repair or Replace

(1) A leak was observed at the irrigation at the rear elevation. Recommend further evaluation and corrective action as required by a qualified professional.



(2) Inspections of the irrigation system is outside the scope of the inspection, as stated in the Arizona law. We, as a courtesy, do a visual inspection of the system where we check the presence and installation of a back flow prevention device, connection to the water supply, timer operation and obvious leak conditions. Because much of the system is buried, a complete inspection is not conducted. We recommend that you refer to the seller regarding the proper operation of the system.

#### 11.1 Controllers

**Comments:** Inspected

Was operational at the time of inspection.



**11.2 Rotary Heads**

Comments: Not Present