



**APEX
HOME
Inspections**

INSPECTION REPORT

INSPECTED BY
Jaime Kiefer
Apex Home
Inspections

INSPECTION DATE

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General Summary

Plumbing

Heating & Cooling

Electrical

Roof

☰ GENERAL INFO

Property Address

Date of Inspection

Report ID

Customer(s)

Time of Inspection

Real Estate Agent

🔍 INSPECTION DETAILS

Standards of Practice:

Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Contemporary

Approximate age of building:

3 years

Home Faces:

North

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

🔑 COMMENT KEY & DEFINITIONS

Comment Key, Definitions & General Exclusions

The following definitions of comment descriptions represent this inspection report. Photographs in the report are used to illustrate the concern with an inspection item or component. Only a representative number of photographs are used. There may be more components of concern found during the inspection than documented with a photographed. **Items in "Red" are items that are a major defect, safety or structural concern or do not function as designed and should be considered for immediate evaluation, service, repair or replacement by a qualified person.** Items in "Brown" are considered general maintenance or informational items that should be evaluated and serviced or monitored by the appropriate persons or may require maintenance on a regular basis. Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects and are representative of conditions at the time of inspection only. Inspections are performed to current standards and some comments made reflect the current building code standard and are recommended to improve the safety or operation of the home for the occupants. These comments may not apply to your home based on when it was constructed and are merely a suggestion. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to service, repair or replace suggests a second opinion or further inspection or evaluation by a qualified person or licensed contractor. The term "service(d)" conveys the the need for additional examination and analysis by an "Appropriate person" (consisting of a qualified professional, tradesman, or service technician beyond that provided by the home inspector) to address any deficiencies or problems in a manner consistent with accepted building and safety practices compliant with all building and residential codes that may apply dependent on the severity of the situation. "Qualified Person" is someone that possesses the required skill sets to service an item or situation in a manner consistent with accepted building and safety

practices compliant with all building and residential codes that may apply. "Licensed Contractor" refers to a state licensed professional that will perform service to one or more of the items addressed by the report in a manner consistent with accepted building and safety practices compliant with all building and residential codes that may apply. All costs associated with further inspection fees, evaluation(s) repair or replacement of item(s), component(s) or unit(s) should be considered before you purchase the property.

It is also highly recommended that you access and review the Buyers Advisory Guide issued by the Arizona Association of Realtors (<https://www.aaronline.com/wp-content/uploads/2018/10/23/Buyer-Advisory-Revised-10-18.pdf>) prior to completing the purchase of your home. It contains valuable information on many items not contained in this report that should be considered prior to real estate purchase.

General limitations: Inspections done in accordance with the Arizona Standards of Professional Practice (<https://btr.az.gov/sites/default/files/Standards%20of%20Professional%20Practice%208-25-15.pdf>) are visual, not technically exhaustive and will not identify concealed conditions or latent defects and are representative of conditions at the time of inspection only. These Standards are applicable to buildings with four or less dwelling units and their garages or carports. *General exclusions:* Inspectors are NOT required to report on: life expectancy of any component or system; the causes of the need for a major repair; the methods, materials and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with applicable regulatory requirements; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system which was not observed; the presence or absence of pests such as wood damaging organisms; rodents, or insects; cosmetic items, underground items, or items not permanently installed. Inspectors are NOT required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons; operate any system or component which is shut down or otherwise inoperable; operate any system or component which does not respond to normal operating controls; disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility; determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future conditions, including but not limited to failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component.

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.

Monitor (M) = This item has a defect that is common with the material used, a repair has been made and should be monitored, the item will require regular maintenance or should be considered for further evaluation and service.

Repair or Replace (RR) = The item, component, unit or structure is unsafe, not functioning as intended or needs further evaluation by a appropriate person(s). Items, components or units that can be repaired to satisfactory condition may not need replacement and should be serviced by a qualified person or contractor.

RESULTS AT A GLANCE

116

ITEMS INSPECTED
Total number in report.

22

SUMMARY COMMENTS
Total number in report.

71

PHOTOS
Total number in report.

1. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; sump pumps. *The home inspector shall describe:* Water supply and distribution piping materials; drain, waste, and vent piping materials; Water heating equipment; operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house (these will not be tested 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 (*under sink valves will not be operated*), 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.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:
Public

Plumbing Water Supply (into
home):
Not visible

Pressure Regulator:
No

Plumbing Water Distribution
(inside home):
PEX (polyethylene)

Waste Plumbing Visible:
Underground plumbing not
visible

Water Filters:
None

Visible Pipe Supports:
Adequate/Not Required

ITEMS: PLUMBING SYSTEM

1.0 WATER METER

INSPECTED

The water meter is located at the street. The water to the home can be shut-off from this location. The meter is checked with all fixtures in the off position to assure the supply line to the house is not leaking.



1.0 Item 1 (Picture)
water meter



1.0 Item 2 (Picture)

1.1 MAIN WATER SHUT-OFF DEVICE

☑ INSPECTED

The main water shut off is the handle located at the left side (facing front) of the home. This valve should be tested annually to insure it can be turned off in the event of a water emergency.



1.1 Item 1 (Picture)
left side

1.2 WATER PRESSURE

☑ INSPECTED

Water pressure is in the preferred operating range (40–80 PSI) according to national plumbing standards. The maximum water pressure limit is 80 PSI. Water pressure that exceeds 80 PSI is a major cause of water leaks, pipe damage, and wasted water. It is recommended your pressure be tested on a semi annual basis and serviced as necessary.

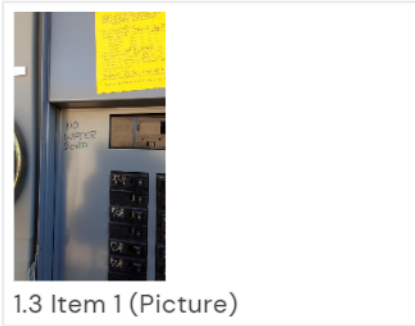


1.2 Item 1 (Picture)
60 psi

1.3 PLUMBING (WATER SUPPLY/DISTRIBUTION/SUPPORTS/INSULATION/SYSTEM)

☑ INSPECTED

Based on the date of construction and markings in the electric panel indicating no water bond is present, it is assumed the home has polyethylene plumbing. I could not find a location to verify this visually.

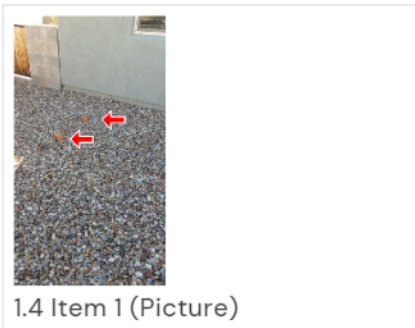


1.4 PLUMBING(WASTE DRAIN/VENT/SUPPORTS/SYSTEM)

INSPECTED

The waste drain clean-out(s) at the front of the home.

I recommend having the sewer line on the residence video inspected. Sewer lines can deteriorate, become clogged or closed off by root systems and homeowner debris and are susceptible to breakage, collapse or settling and are expensive to repair. The amount of water used in our testing does not replicate normal usage where bathing, laundry or flushing of solids are taking place or give an accurate portrayal of flow and subterranean system performance during heavy use. Video inspections help determine that latent defects do not exist.



1.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

NOT PRESENT

There is no natural gas service for this property.

1.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (PIPING/VENTING/SUPPORTS/LEAKS/BONDING)

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.

🏠 2. ELECTRICAL SYSTEM

☰ DESCRIPTION

The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current 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. *The home inspector shall describe:* Service amperage and voltage; service entry conductor materials; service type as being overhead or underground; location of main and distribution panels; report any observed aluminum branch circuit wiring. Although not required, the home inspector may report on the presence or absence or condition of smoke and carbon monoxide detectors, and operate their test function, if accessible, except when detectors are part of a central monitoring 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; observe: low voltage systems; security system devices, heat detectors, smoke 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.

✂ STYLES & MATERIALS: ELECTRICAL SYSTEM

Panel Location: Right side of home	Electric Panel Manufacturer: SQUARE D	Electrical Service Conductors: Below ground
Conductor Type: Metal bars from meter to buss bar	Service Voltage: 240 Volts 120 Volts	Panel Capacity: 200 AMP
Panel Type: CIRCUIT BREAKERS GFCI BREAKERS	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex/Non Metallic Sheathed
Sub-Panel Location: None		

👁 ITEMS: ELECTRICAL SYSTEM

2.0 ENTRANCE PANEL/DISCONNECT

☑ INSPECTED

Views of the electrical panel / disconnect.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

2.1 SERVICE ENTRANCE CONDUCTORS

INSPECTED

2.2 SERVICE GROUND (UFER/GROUNDING RODS)

NOT INSPECTED

Since no external grounding wire is visible, it is most likely the grounding system of the home is known as a Ufer system which means the grounding wire for the home is built into the home's foundation. Since this is a built-in system, we are unable to verify this visually. Your ground was tested and is functioning as designed. This is for your information.

2.3 WIRING METHODS

INSPECTED

2.4 BRANCH CIRCUIT WIRING, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

2.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

2.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

NOT PRESENT

Arc Fault Circuit Interrupters (AFCI) protection systems are required in all bedrooms (NEC 1999, IRC 2006), family rooms, dining rooms, living rooms etc. (NEC 2008, IRC 2009). This was not the standard when your home was built, however since 2011 NEC requires all bedrooms in existing dwellings to have AFCI. We recommend that this requirement be considered for the safety of the occupants. AFCI systems can be in the main panel as a breaker or in the rooms as an AFCI outlet similar in design and installation to GFCI outlets.

2.7 SUB PANELS

☑ NOT PRESENT

2.8 SOLAR SYSTEM

📁 NOT INSPECTED

The house is serviced by a solar array and I do not have the expertise to evaluate if the unit is functioning as designed. Maintenance and repair responsibilities vary greatly depending on whether the system is leased or owned and the proper solar contractor should be contacted if additional information or service is required on the system.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)



2.8 Item 3 (Picture)



2.8 Item 4 (Picture)

2.9 GENERATOR

☑ NOT PRESENT

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.

🏠 3. ROOFING

☰ DESCRIPTION

The home inspector shall observe: Roof coverings; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; signs of leaks or abnormal condensation on building components. *The home inspector shall:* Describe the type of roof covering materials; report the methods used to observe the roofing (second story roofing may not be accessed). *The home inspector is not required to:* Walk on the roofing; observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Since the roof is such a vital component of a structure and we are not specialists in this field, it is recommended that a licensed roofing contractor also inspect the property (This service is normally free of charge). They are more qualified to determine the life expectancy of a roof, any repairs that may be required and the cost of those repairs.

✂ STYLES & MATERIALS: ROOFING

Roof Covering:
Elastomeric Coating
Concrete Tile

Viewed roof covering from:
Ground
Ladder
Walked roof

Ventilation:
None found

Sky Light(s):
None

Chimney (exterior):
N/A

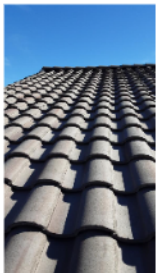
👁 ITEMS: ROOFING

3.0 ROOF COVERINGS/PARAPET WALLS

📄 REPAIR OR REPLACE

(1) I do not walk on concrete tile or Clay tile roofs, as these tiles can break easy. I may not climb up onto a second story roof for safety reasons. I do visually inspect these roofs from the ground or with binoculars or from a ladder. I recommend calling a licensed roofing company.

(2) Overall pictures of the roof



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



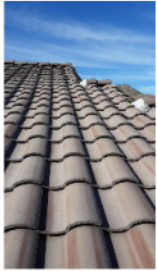
3.0 Item 3 (Picture)



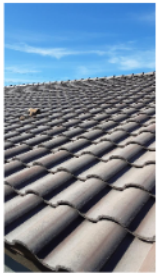
3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)

(3) There are some bottom corners of the roof tiles that have chips in them which in most cases manufacturers allow for coverage but you can refer to a professional license roofer if you would like. FYI



3.0 Item 9 (Picture)



3.0 Item 10 (Picture)



3.0 Item 11 (Picture)

(4) The concrete caps have started to crack, degrade and separate from the tiles. These should be evaluated and serviced as necessary.



3.0 Item 12 (Picture)
front



3.0 Item 13 (Picture)
front



3.0 Item 14 (Picture)
rear

(5) The roof requires normal maintenance such as cleaning, seam sealing, setting of lifted nail heads, adhering of lifted edges, and repair of cracked drip edge seams in addition to re-coating. The elastomeric coating thins from sun and weather exposure and should be evaluated on a regular basis for debris buildup, ponding, cracking, bubbling and exposure damage and serviced as required.



3.0 Item 15 (Picture)
back patio



3.0 Item 16 (Picture)



3.0 Item 17 (Picture)



3.0 Item 18 (Picture)

3.1 SKYLIGHTS/CHIMNEYS/PENETRATIONS/VENTS/COVERS

☑ INSPECTED

3.2 ROOF DRAINAGE SYSTEMS

☑ NOT PRESENT

3.3 PLUMBING (WATER/GAS)

☑ NOT PRESENT

3.4 ELECTRICAL

☑ NOT PRESENT

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 in acceptable condition during inspection and normal weather conditions and leak when raining. Our inspection makes an attempt to find a leak or conditions conducive to leaking 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..

🏠 4. EXTERIOR

☰ DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door operators; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and 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 a representative number of windows; [operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing(See Garage section #12)]; and probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; [garage door operator remote control transmitters(see Garage Section #12)]; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or 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: EXTERIOR

Siding Style:

Stucco

Siding Material:

Cement/Fiber

Fascia Material:

Wood

Exterior Entry Doors:

Steel

Wood W/Glass Insert

Metal W/Glass Insert

Appurtenance:

Covered Patio

Covered Entry

Driveway:

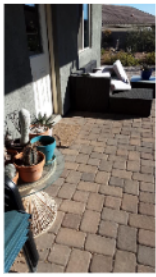
Concrete

👁 ITEMS: EXTERIOR

4.0 WALL CLADDING AND TRIM

📄 MONITOR

(1) There are some walls of the exterior home that I cannot see behind. I do not move personal property recommend during final walk through, making sure there is nothing of concern where the property was located at. FYI



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

(2) There are typical cracks and/or damage to the stucco cladding which you should view for yourself. All cracks result from movement produced by settling and thermal expansion and are structural in that respect, but the vast majority of them have only a cosmetic significance. Generally accepted industry standards do not consider cracking excessive until there are 3 or more cracks exceeding 1/32" in a 10 square foot area. Those same standards recommend remediation of all cracking or damage larger than 1/16" especially on surfaces that are horizontal or will allow water to enter the wall material. Patching cracks with a rigid material will normally result in their reappearance and I recommend filling cracks with a quality caulking material with elastomeric properties (Polyurethane based) and the patching of damaged areas and voids as required to prevent water, air or insect intrusion.



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

4.1 FASCIA/SOFFITS/EAVES/FLASHING/GUTTERS

REPAIR OR REPLACE

Sections of the eaves/fascia/trim need maintenance type service, which may include repair, preparation and paint. Any water damaged areas should be evaluated for cause and steps taken to minimize water deterioration. Filling and sealing any wood cracking will also extend the life of the fascia and minimize the chance of water intrusion and wood damage.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

4.2 ELECTRICAL (GFCI RECEPTACLES/LIGHTS/CEILING FANS)

🗑️ REPAIR OR REPLACE

(1) The GFCI under the main panel will not reset there is no power to the exterior outlets recommend further evaluation and service as needed



4.2 Item 1 (Picture)
main panel



4.2 Item 2 (Picture)

(2) The front light garage does not work to be a simple as a burnt out light bulb recommend further evaluation and service has needed



4.2 Item 3 (Picture)

4.3 PLUMBING (GAS/WATER/HOSE BIBS/ANIT-SIPHON/CROSS CONNECTION/CONTAMINATION)

☑ INSPECTED

4.4 DOORS/FRONT/PATIO (EXTERIOR)

☑ INSPECTED

4.5 WINDOWS (FRAMES/CAULKING/SEALS/SCREENS)

☑ INSPECTED

4.6 PATIO/COVER, COLUMNS, BALCONIES, DECKS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

☑ INSPECTED

4.7 PATIOS, WALKS, DRIVEWAY

☑ INSPECTED

4.8 WALLS, FENCES, GATES

☑ INSPECTED

4.9 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ MONITOR

Vegetation such as bushes and shrubs should be trimmed 12 inches away from the home to prevent damage to the home's exterior surface. Trees and large bushes should not be planted close enough to the home to cause damage to the home or its foundation.



4.9 Item 1 (Picture)

4.10 MECHANICAL CLOSET

☑ NOT PRESENT

4.11 FOUNTAINS, BIRD BATHS, ETC.

☑ NOT PRESENT

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.

🏠 5. STRUCTURAL COMPONENTS

☰ DESCRIPTION

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, roof structure. *The home inspector shall.* Probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface; enter under floor crawl spaces, basements, 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; 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. Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Post Tension Slab
Floor System Insulation: None Visible	Wall Structure: Wood	Columns or Piers: Wood Posts
Ceiling Structure: Not visible	Roof-Type: Gable	Roof Structure: Not visible
Attic info: Attic Hatch	Method used to observe attic: Inaccessible	Attic Insulation: Unknown/Not Visible
Vapor retarder: Not Accessible		

🕒 ITEMS: 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

The visible portions of the foundation are in satisfactory condition.

The home has a post tension slab. A post tension slab has a cable system built into the concrete slab which is under tension or pressure from the cables running through the floor. Do not cut into the slab without consulting an expert. This is for your information.



5.0 Item 1 (Picture)

5.1 VENTILATION IN BASEMENT OR CRAWLSPACE

☑ NOT PRESENT

5.2 FLOORS (STRUCTURAL/INSULATION/VAPOR BARRIER)

☑ NOT INSPECTED

There is no crawlspace access under the home. I cannot verify the structure, insulation or vapor barrier. During the time, the home was built having insulation or vapor barriers under the floor was not a common building practice.

5.3 WALLS (STRUCTURAL)

☑ INSPECTED

The visible portion of the wall structure appeared to be plumb with no visible abnormalities or defects. Walls were in satisfactory condition.

5.4 COLUMNS OR PIERS

☑ INSPECTED

Satisfactory-inspection limited.

5.5 CEILINGS (STRUCTURAL)

☑ INSPECTED

Ceiling Structure was not visible for inspection.

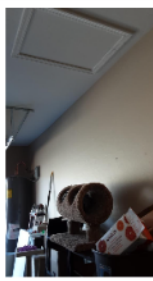
5.6 ROOF STRUCTURE AND ATTIC (FRAMING/SHEATHING/INSULATION/VENTILATION/VAPOR BARRIER)

☑ NOT INSPECTED

I am unable to access the attic access in the garage as there is personal property and vehicles in the way, You may wish to have this moved to gain access and re-inspect. FYI



5.6 Item 1 (Picture)



5.6 Item 2 (Picture)



5.6 Item 3 (Picture)

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. INTERIORS

☰ DESCRIPTION

The inspector shall observe: walls, ceiling and floors; steps, stairways, balconies and railings; counters and a representative number of cabinets; a representative number of doors and windows; separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit; sumps; *The inspector shall* operate a representative number of primary windows and interior doors; report signs of water penetration into the building or signs of abnormal or harmful condensation on building components; *The inspector is NOT required to observe:* paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors; carpeting; draperies, blinds or other window treatments; household appliances; recreational facilities or another dwelling unit.

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials:
Gypsum Board/Plaster

Wall Material:
Gypsum Board/Plaster

Floor Covering(s):
Carpet/Tile

Interior Doors:
Hollow core

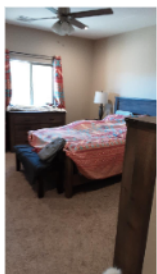
Window Types:
Thermal/Insulated
Sliders

🕸 ITEMS: INTERIORS

6.0 ROOMS (FLOORS/WALLS/CEILINGS)

☑ INSPECTED

The house was inspected to the degree that I was reasonably capable of doing. We do not move furniture or property to inspect all areas. The visible areas were in satisfactory condition.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

6.1 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

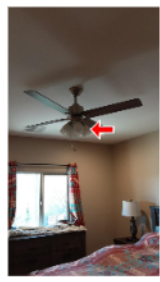
6.2 WINDOWS/SKYLIGHTS (REPRESENTATIVE NUMBER)

☑ INSPECTED

6.3 ELECTRICAL (RECEPTACLES, SWITCHES, CEILING FANS)

📁 REPAIR OR REPLACE

I was unable to get the ceiling fan light and fan to work in the primary bedroom. I tried pulling the pull chains and it could also be on a remote I did not find a remote sitting out so I could not test recommend testing before closing.



6.3 Item 1 (Picture)
primary bedroom

6.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑ INSPECTED

6.5 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

6.6 SMOKE DETECTORS

☑ INSPECTED

Your house is compliant with the Arizona Fire Marshall mandate (<http://www.dfbls.az.gov/ofm.aspx>) that smoke alarms shall be placed in every sleeping area and in every room in the path of the means of egress from the sleeping area to the door leading from the sleeping area and in each story within the sleeping areas. In addition, the life expectancy of smoke detectors has been determined by industry experts to be approximately 10 years. Smoke detectors older than 10 years should be consider for replacement. Recommend repair, replace or installation as needed.

6.7 CARBON MONOXIDE DETECTORS

☑ INSPECTED

While not mandated by law, carbon monoxide detectors should be installed in any home where fossil fuels are burned. Proper placement of a carbon monoxide (CO) detector is important. If you're installing only one carbon monoxide detector, the Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping area, where it can waken you if you're asleep. Installing additional detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning. Do not install CO detectors directly above or beside fuel-burning appliances, as such appliances may emit a small amount of carbon monoxide during their start-up phase, causing false alarms. A CO detector should also not be placed within 15 feet of heating or cooking appliances, or in or near very humid areas, such as bathrooms.

When considering where to place each carbon monoxide detector, keep in mind that although carbon monoxide is roughly the same weight as air, CO is nevertheless slightly lighter than air and when CO is generated, it's often contained within warm air coming from combustion appliances, such as home heating equipment. Since this is the case, carbon monoxide will rise along with the warmer air and the best way to detect CO at an early stage is with a detector mounted on or near the ceiling.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors "shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms", and each detector "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit."

There is one located in the hallway.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, closets and includes the testing of all accessible windows and doors, switches, lights and outlets and will comment on any condition we believe deviates from normal standards or warrants service. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are not structural deficiencies but a consequence of movement such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection does not involve moving appliances or other items in the room. 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. KITCHEN

☰ DESCRIPTION

The home inspector will 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. We test kitchen appliances for their functionality, and cannot evaluate them for their performance, calibration, nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: Appliances in use; any appliance that is shut down or otherwise inoperable. free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

✂ STYLES & MATERIALS: KITCHEN

Sink Type: Stainless Steel	Counter: Granite	Cabinet: Wood/Composite
Disposal Brand: BADGER	Dishwasher Brand: GENERAL ELECTRIC	Built in Microwave: GENERAL ELECTRIC
Exhaust/Range hood: Microwave Vented	Range/Oven/Cooktop: GENERAL ELECTRIC	Cooking Power Source(s): Electricity
Refrigerator: GENERAL ELECTRIC	Trash Compactors: NONE	

🕒 ITEMS: KITCHEN

7.0 PLUMBING (SUPPLY/FAUCETS/FIXTURES/WASTE DRAIN)

☑ INSPECTED

7.1 ELECTRICAL/GFCI RECEPTACLES

☑ INSPECTED

7.2 SINKS

☑ INSPECTED

7.3 COUNTERS/CABINETS

☑ INSPECTED

7.4 DISHWASHER

☑ INSPECTED

7.5 RANGES/OVENS/COOKTOPS

☑ INSPECTED

7.6 FOOD WASTE DISPOSAL

☑ INSPECTED

7.7 MICROWAVE/EXHAUST HOOD

☑ INSPECTED

7.8 REFRIGERATOR (STAYS WITH SALE OF HOME OR BUILT-IN)

☑ INSPECTED

Refrigerators are not considered a built in appliance and are checked as a courtesy and are only checked for cooling and freezing functions. I do not move them away from the wall and water connections, icemaker and water dispensing functions are not inspected.

7.9 KITCHEN (FLOORS/WALLS/CEILING/DOORS)

☑ INSPECTED

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.

🏠 8(A) . PRIMARY BATHROOM

☰ DESCRIPTION

The bathroom components checked during our inspection (when present) include but are not limited to: Doors, windows and exhaust fans (to assure the removal of moisture from the room), walls, ceilings and cabinets' electrical (including GFCI protection to minimize the chance of shock hazard) , lighting and installed heaters. All plumbing fixtures including; faucets, sinks (including overflow evaluation to minimize the chance of water damage), drains, waste and vent systems, connections, toilets, bidets, tub, showers, leaks and functional flow (no under sink or toilet shut off valves will be tested). Any deviations from normal operating parameters or safety concerns will be noted. In accordance with industry standards, we do not; comment on common cosmetic deficiencies; evaluate window treatments, steam showers, jetted spa tubs and saunas or leak-test shower pans.

✂ STYLES & MATERIALS: PRIMARY BATHROOM

Counter: Composite/Sink Inclusive	Cabinet: Wood/Composite	Vent Type: Exhaust Fan
Sinks: Double Sinks	Sink Type: Composite	Bathing: Bathtub/Shower Combo

👁 ITEMS: PRIMARY BATHROOM

8.0.A VIEW

☑ INSPECTED

View of Bathroom



8.0.A Item 1 (Picture)

8.1.A BATHROOM (FLOORS/WALLS/CEILINGS/DOORS)

☑ INSPECTED

8.2.A PLUMBING (SUPPLY/FAUCETS/FIXTURES/WASTE DRAIN)

☑ INSPECTED

8.3.A ELECTRICAL (GFCI/LIGHT FIXTURES/SWITCHES)

☑ INSPECTED

8.4.A VENTS

☑ INSPECTED

8.5.A FUNCTIONAL FLOW/DRAINAGE

☑ INSPECTED

8.6.A SINKS,TUBS, SHOWERS,TOILETS

☑ INSPECTED

8.7.A CABINETS & COUNTER TOPS

☑ INSPECTED

🏠 8(B) . HALL BATHROOM

📄 DESCRIPTION

The bathroom components checked during our inspection (when present) include but are not limited to: Doors, windows and exhaust fans (to assure the removal of moisture from the room), walls, ceilings and cabinets' electrical (including GFCI protection to minimize the chance of shock hazard) , lighting and installed heaters. All plumbing fixtures including; faucets, sinks (including overflow evaluation to minimize the chance of water damage), drains, waste and vent systems, connections, toilets, bidets, tub, showers, leaks and functional flow (no under sink or toilet shut off valves will be tested). Any deviations from normal operating parameters or safety concerns will be noted. In accordance with industry standards, we do not; comment on common cosmetic deficiencies; evaluate window treatments, steam showers, jetted spa tubs and saunas or leak-test shower pans.

✂️ STYLES & MATERIALS: HALL BATHROOM

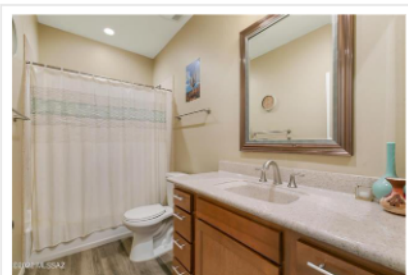
Counter: Composite/Sink Inclusive	Cabinet: Wood/Composite	Vent Type: Exhaust Fan
Sinks: Single Sink	Sink Type: Composite	Bathing: Bathtub/Shower Combo

👁️ ITEMS: HALL BATHROOM

8.0.B VIEW

☑️ INSPECTED

View of Bathroom



8.0.B Item 1 (Picture)

8.1.B BATHROOM (FLOORS/WALLS/CEILINGS/DOORS)

☑️ INSPECTED

8.2.B PLUMBING (SUPPLY/FAUCETS/FIXTURES/WASTE DRAIN)

☑️ INSPECTED

8.3.B ELECTRICAL (GFCI/LIGHT FIXTURES/SWITCHES)

☑️ INSPECTED

8.4.B VENTS

☑️ INSPECTED

8.5.B FUNCTIONAL FLOW/DRAINAGE

☑ INSPECTED

8.6.B SINKS,TUBS, SHOWERS,TOILETS

☑ INSPECTED

8.7.B CABINETS & COUNTER TOPS

☑ INSPECTED

🏠 9. WATER HEATER

☰ DESCRIPTION

The home inspector will observe the condition and operation of the water heater(s) but is limited to readily accessible areas and components of the system. Areas or components concealed from view or access are not part of this home inspection. *The home inspector shall observe:* normal operating controls; automatic safety controls; chimneys, flues and vents. Fuel storage and distribution systems including: Interior fuel storage equipment, supply piping, venting and supports; leaks. *The inspector shall describe:* vent pipe materials; water heating equipment.

The home inspector is NOT required to: operate automatic safety controls including TPR valve; determine heating adequacy or capacity of the heating unit.

✂ STYLES & MATERIALS: WATER HEATER

WH Manufacturer:
RUUD

Water Heater Location:
Garage
Elevated 18" min

Water Heater Power Source:
Electric

Automatic Safety Controls
(Visible):
TPR (Temperature Pressure
Relief Valve)

Water Heater Combustion Air:
N/A

Water Heater Vent Material:
N/A

Water Heater Capacity:
50 Gallon

👁 ITEMS: WATER HEATER

9.0 WATER HEATER (LABELS/LOCATION/CONTROLS)

📁 INSPECTED

The water heater was manufactured in 2019 based on the manufactures label.

The estimated life of water heaters is 8-12 years according to water heater manufactures. It is recommended if your water heater is near or over the estimated life expectancy that you seek an evaluation concerning preemptive replacement of the unit prior to failure.

Water heaters should be maintained at as low a temperature as comfortably practical to reduce risk of scalding, anode rods replaced as needed and flushed on an annual or semi-annual basis to help extend the life of the unit.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)
mfd 2019

9.1 WATER HEATER (FLUE/VENTS/COMBUSTION AIR)

☑ INSPECTED

9.2 WATER HEATER (PLUMBING/DRIP PAN/DRAINAGE)

☑ INSPECTED

9.3 WATER HEATER (GAS/ELECTRICAL)

☑ INSPECTED

9.4 WATER HEATER SAFETY PROVISIONS (TPR VALVE(TEMPERATURE-PRESSURE RELIEF)/LIMIT SWITCHES, THERMOCOUPLE, DISCONNECTS)

☑ INSPECTED

The water heater was inspected with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or fail after the inspection. We recommend that you refer to your units operation manual for minimum and maximum operating temperatures and annual maintenance recommendations. 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. HVAC SYSTEM

☰ DESCRIPTION

Heating The inspector shall observe: permanently installed heating systems including: heating equipment; normal operating controls; automatic safety controls; chimneys, flues and vents; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors; the presence of an installed heat source in each room. The inspector shall: describe: energy source; heating equipment and distribution type; operate the systems using normal operating controls; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The 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. observe: the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms.

Central air condition The inspector shall observe: central air conditioning including: cooling and air handling equipment; normal operating controls. distribution systems including: fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units; the presence of an installed cooling source in each room. The inspector shall: describe: energy sources; cooling equipment type; operate the systems using normal operating controls; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is NOT required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners. observe the uniformity or adequacy of cool-air supply to the various rooms.

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Most units manufactured prior to 2010 use R-22 as a refrigerant. By order of the EPA, this product will cease production in 2018 and no longer be used as of 2020. While replacement coolant products are available, they may require extra steps and/or component replacements to function making maintenance and repairs more costly.

If you are purchasing a home warranty, be aware that some warranty companies now require an independent HVAC evaluation by a qualified technician to use the full limits of the policy for repair and replacement. Please make sure you read the requirements of your policy completely and take the steps necessary to gain the full policy benefit.

✂ STYLES & MATERIALS: HVAC SYSTEM

Location: Ground/Garage	Type of Unit: Combined Unit (Heat Pump)	Heating/Cooling System Brand: RHEEM
Equipment Energy Source: Electricity	Automatic Safety Controls (Visible): None Visible w/o Disassembly	Vent Piping Materials: N/A
Filter Size: 20x20	Combustion Air: Interior Only	Number of Units: One
Filter Type: Disposable	Ductwork: Not visible	Duct Material: Not Visible

🔍 ITEMS: HVAC SYSTEM

10.0 EXTERIOR UNIT

☑ INSPECTED

According to the manufacture's label, the cooling unit was manufacture in 2019 and contains R-410A refrigerant.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)
mfd 2019

10.1 REFRIGERANT LINE (INSULATION/CONDITION)

☑ INSPECTED

10.2 GAS LINE

☑ NOT PRESENT

10.3 ELECTRICAL (DISCONNECT/AMPERAGE)

☑ INSPECTED

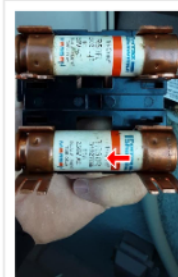
Correct amperage for the HVAC unit according to the manufactures label. This is for your information.



10.3 Item 1 (Picture)



10.3 Item 2 (Picture)



10.3 Item 3 (Picture)

10.4 INTERIOR UNIT

☑ INSPECTED

View of interior unit.



10.4 Item 1 (Picture)



10.4 Item 2 (Picture)

10.5 AUTOMATIC SAFETY CONTROLS (LIMIT SWITCHES, THERMOCOUPLE)

☑ NOT INSPECTED

10.6 FLUES, VENTS, COMBUSTION AIR

☑ INSPECTED

10.7 CONDENSATE SYSTEM (DRAIN LINE, PANS, DEVICES)

☑ INSPECTED

10.8 THERMOSTAT

☑ INSPECTED

10.9 TEMPERATURE SPLIT

☑ INSPECTED

Normally, the desired temperature split between the delivery register and the air return is approximately 20° however this can vary by location in the home and balance of HVAC venting. Your unit meets or exceeds the industry suggested normal operating range of the minimum 16° difference. That being the case, it is always prudent to have the unit more extensively examined by an HVAC technician that may discover latent defects effecting the operation, life and efficiency your unit.



10.9 Item 1 (Picture)
Intake air 74.8°



10.9 Item 2 (Picture)
Heated air 99.9°



10.9 Item 3 (Picture)
Ac air 55.0°

10.10 FILTER

☑ INSPECTED

Picture of filter location and size of filter



10.10 Item 1 (Picture)



10.10 Item 2 (Picture)

10.11 DISTRIBUTION SYSTEM

☑ INSPECTED

10.12 PRESENCE OF HEATED AND COOLED CONDITION AIR IN EACH ROOM

☑ INSPECTED

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern gas fired heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you are purchasing a home warranty, be aware that some warranty companies now require an independent HVAC evaluation by a qualified technician to use the full limits of the policy for repair and replacement. Please make sure you read the requirements of your policy completely and take the steps necessary to gain the full policy benefit.

🏠 11. LAUNDRY

☰ DESCRIPTION

The home inspector will observe the laundry systems; electrical and or gas line; all plumbing supply systems; waste systems; sinks and fixtures; cross contamination; venting systems; electrical outlets and switches; and all interior finishes.

The home inspector is not required to inspect the washer or dryer (*and will not operate them if present*).

✂ STYLES & MATERIALS: LAUNDRY

Location:	Washer Drain Size:	Power Source(s):
Interior	Not visible	120 volt
Closet		240 Electric
Dryer Vent / Material:	Make-up Air:	Exhaust Fans:
Metal	Interior only	Light Only
Vertical Vent (Roof or upper wall)		
Cabinet/Shelf:	Counter:	
Cabinet(s)	None	
Wood/Composit		

👁 ITEMS: LAUNDRY

11.0 LAUNDRY (FLOORS/WALLS/CEILINGS)

☑ INSPECTED

11.1 LAUNDRY ELECTRICAL/NATURAL GAS

☑ INSPECTED

11.2 LAUNDRY PLUMBING (SUPPLY/WASTE DRAIN)

☑ INSPECTED

11.3 LAUNDRY VENTING (DRYER VENT/COMBUSTION AIR)

☑ INSPECTED

(1) Make up air is the air consumed in the heating and exhaust portion of the dryer heating cycle . Current standards require a minimum amount of ventilation for this process depending on the requirements of the appliance. While many new homes have a fresh air intake for this purpose, your residence does not have built in venting to supply the air that is consumed during this process and we recommend that during the utilization of combustion & air use appliances, you take steps to assure adequate exchange air is supplied. (*This can be something as simple as slightly opening a window*).

(2) Faulty dryer vents have been responsible for property damage, thousands of fires, injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected and cleaned on a regular basis to ensure that they do not contain trapped lint or moisture.

11.4 CABINETS/SHELVES/COUNTERS

 INSPECTED

11.5 LAUNDRY SINK (SUPPLY/DRAIN/FIXTURE/CROSS CONTAMINATION)

 NOT PRESENT

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, closets and includes the testing of all accessible windows and doors, switches, lights and outlets and will comment on any condition we believe deviates from normal standards or warrants service. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are not structural deficiencies but a consequence of movement such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection does not involve moving appliances or other items in the room. 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.

🏠 12. GARAGE/CARPORT

☰ DESCRIPTION

Our Inspection of the garage space includes the visually accessible areas of the walls, floors, windows, doors, switches, lights, outlets, firewall presence and will comment on any condition we believe deviates from normal standards or warrants service. The home inspector will observe the condition and operation of both the vehicle and man garage doors. Operate garage doors manually or by using permanently installed controls for any garage door operator (remote transmitter function will not be tested); report whether or not operator will automatically reverse or stop when meeting reasonable resistance during closing; observe the presence of photo sensors and report whether or not operator will automatically reverse when the beam of the photo sensor is broken. Determine that fire separation safeties (wall, ceiling & self-closing doors) are in place and functioning properly.

✂ STYLES & MATERIALS: GARAGE/CARPORT

Garage Type:
Enclosed Garage

Garage Door Type:
One automatic

Garage Door Material:
Metal

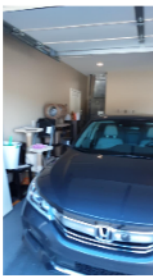
Auto-opener Manufacturer:
LIFT-MASTER

👁 ITEMS: GARAGE/CARPORT

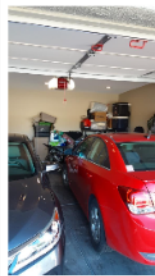
12.0 GARAGE/CARPORT (FLOORS/WALLS/CEILINGS INCLUDING FIRE SEPARATION)

☑ INSPECTED

The garage was inspected to the degree that I was reasonably capable of doing. We do not move furniture or property to inspect all areas. The visible areas were in satisfactory condition.



12.0 Item 1 (Picture)



12.0 Item 2 (Picture)



12.0 Item 3 (Picture)

12.1 DOOR (OCCUPANT/SIDE/FIRE SEPERATION)

☑ INSPECTED

12.2 GARAGE DOOR (S)(TRACKS/SPRINGS/HARDWARE)

☑ INSPECTED

12.3 ELECTRICAL

☑ INSPECTED

12.4 AUTOMATIC GARAGE DOOR OPENER

☑ INSPECTED

12.5 GARAGE DOOR SAFETY (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE. REQUIRED FEATURE SINCE 1991)

☑ INSPECTED

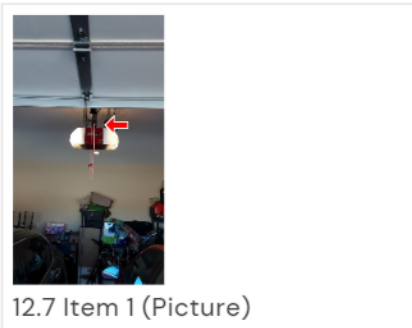
12.6 GARAGE DOOR PHOTO SENSOR BEAM (REPORT WHETHER OR NOT THE DOOR REVERSES WHEN THE BEAM IS BROKEN. REQUIRED FEATURE SINCE 1992)

☑ INSPECTED

12.7 GARAGE DOOR NEUTRAL BALANCE

📄 REPAIR OR REPLACE

The garage door tension system is not adjusted correctly. One of the tests performed on the garage door is to activate the emergency release when the door is in the open position to determine if the door tensioning system will hold the door open. This garage door failed to remain in the open & neutral position. Cause for failure can be as simple as tension adjustment or severe as failed springs or torsion assemblies. This is a safety hazard and should be corrected by a qualified person.



12.8 GARAGE WINDOW (S)

☑ NOT PRESENT

12.9 STORAGE ROOM/CLOSET

☑ NOT PRESENT

The garage was inspected and reported on with the above information. Some areas mentioned in the inspection may not have been adopted under local building code and are not required in your jurisdiction. However, some items in the inspection would be considered a safety hazard and should be considered regardless of local building code requirements. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed or fail after the inspection. 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.

GENERAL SUMMARY



Customer

Address

Apex Home Inspections
9237 E Shonto Ln
Tucson AZ 85749
5204606373

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

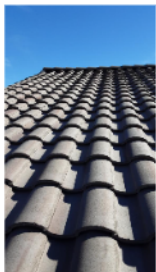
3. ROOFING

3.0 ROOF COVERINGS/PARAPET WALLS

REPAIR OR REPLACE

(1) I do not walk on concrete tile or Clay tile roofs, as these tiles can break easy. I may not climb up onto a second story roof for safety reasons. I do visually inspect these roofs from the ground or with binoculars or from a ladder. I recommend calling a licensed roofing company.

(2) Overall pictures of the roof



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



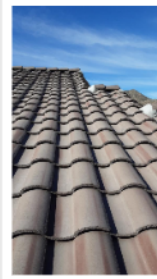
3.0 Item 3 (Picture)



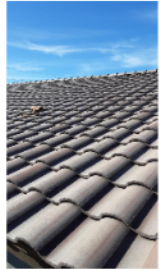
3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)



3.0 Item 8 (Picture)

(3) There are some bottom corners of the roof tiles that have chips in them which in most cases manufacturers allow for coverage but you can refer to a professional license roofer if you would like. FYI



3.0 Item 9 (Picture)



3.0 Item 10 (Picture)



3.0 Item 11 (Picture)

(4) The concrete caps have started to crack, degrade and separate from the tiles. These should be evaluated and serviced as necessary.



3.0 Item 12 (Picture)
front



3.0 Item 13 (Picture)
front



3.0 Item 14 (Picture)
rear

(5) The roof requires normal maintenance such as cleaning, seam sealing, setting of lifted nail heads, adhering of lifted edges, and repair of cracked drip edge seams in addition to re-coating. The elastomeric coating thins from sun and weather exposure and should be evaluated on a regular basis for debris buildup, ponding, cracking, bubbling and exposure damage and serviced as required.



3.0 Item 15 (Picture)
back patio



3.0 Item 16 (Picture)



3.0 Item 17 (Picture)



3.0 Item 18 (Picture)

4. EXTERIOR

4.0 WALL CLADDING AND TRIM

MONITOR

(2) There are typical cracks and/or damage to the stucco cladding which you should view for yourself. All cracks result from movement produced by settling and thermal expansion and are structural in that respect, but the vast majority of them have only a cosmetic significance. Generally accepted industry standards do not consider cracking excessive until there are 3 or more cracks exceeding 1/32" in a 10 square foot area. Those same standards recommend remediation of all cracking or damage larger than 1/16" especially on surfaces that are horizontal or will allow water to enter the wall material. Patching cracks with a rigid material will normally result in their reappearance and I recommend filling cracks with a quality caulking material with elastomeric properties (Polyurethane based) and the patching of damaged areas and voids as required to prevent water, air or insect intrusion.



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

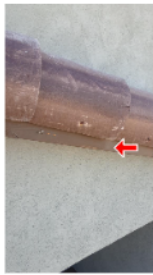
4.1 FASCIA/SOFFITS/EAVES/FLASHING/GUTTERS

REPAIR OR REPLACE

Sections of the eaves/fascia/trim need maintenance type service, which may include repair, preparation and paint. Any water damaged areas should be evaluated for cause and steps taken to minimize water deterioration. Filling and sealing any wood cracking will also extend the life of the fascia and minimize the chance of water intrusion and wood damage.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

4.2 ELECTRICAL (GFCI RECEPTACLES/LIGHTS/CEILING FANS)

REPAIR OR REPLACE

(1) The GFCI under the main panel will not reset there is no power to the exterior outlets recommend further evaluation and service as needed



4.2 Item 1 (Picture)
main panel



4.2 Item 2 (Picture)

(2) The front light garage does not work to be a simple as a burnt out light bulb recommend further evaluation and service has needed



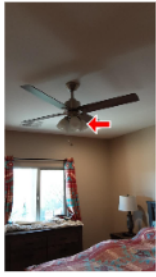
4.2 Item 3 (Picture)

6. INTERIORS

6.3 ELECTRICAL (RECEPTACLES, SWITCHES, CEILING FANS)

REPAIR OR REPLACE

I was unable to get the ceiling fan light and fan to work in the primary bedroom. I tried pulling the pull chains and it could also be on a remote I did not find a remote sitting out so I could not test recommend testing before closing.



6.3 Item 1 (Picture)
primary bedroom

6.6 SMOKE DETECTORS

INSPECTED

Your house is compliant with the Arizona Fire Marshall mandate (<http://www.dfbls.az.gov/ofm.aspx>) that smoke alarms shall be placed in every sleeping area and in every room in the path of the means of egress from the sleeping area to the door leading from the sleeping area and in each story within the sleeping areas. In addition, the life expectancy of smoke detectors has been determined by industry experts to be approximately 10 years. Smoke detectors older than 10 years should be consider for replacement. Recommend repair, replace or installation as needed.

6.7 CARBON MONOXIDE DETECTORS

INSPECTED

While not mandated by law, carbon monoxide detectors should be installed in any home where fossil fuels are burned. Proper placement of a carbon monoxide (CO) detector is important. If you're installing only one carbon monoxide detector, the Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping area, where it can waken you if you're asleep. Installing additional detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning.

Do not install CO detectors directly above or beside fuel-burning appliances, as such appliances may emit a small amount of carbon monoxide during their start-up phase, causing false alarms. A CO detector should also not be placed within 15 feet of heating or cooking appliances, or in or near very humid areas, such as bathrooms.

When considering where to place each carbon monoxide detector, keep in mind that although carbon monoxide is roughly the same weight as air, CO is nevertheless slightly lighter than air and when CO is generated, it's often contained within warm air coming from combustion appliances, such as home heating equipment. Since this is the case, carbon monoxide will rise along with the warmer air and the best way to detect CO at an early stage is with a detector mounted on or near the ceiling.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors "shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms", and each detector "shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit."

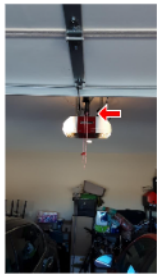
There is one located in the hallway.

12. GARAGE/CARPORT

12.7 GARAGE DOOR NEUTRAL BALANCE

📄 REPAIR OR REPLACE

The garage door tension system is not adjusted correctly. One of the tests performed on the garage door is to activate the emergency release when the door is in the open position to determine if the door tensioning system will hold the door open. This garage door failed to remain in the open & neutral position. Cause for failure can be as simple as tension adjustment or severe as failed springs or torsion assemblies. This is a safety hazard and should be corrected by a qualified person.



12.7 Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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PLUMBING



Customer

Address

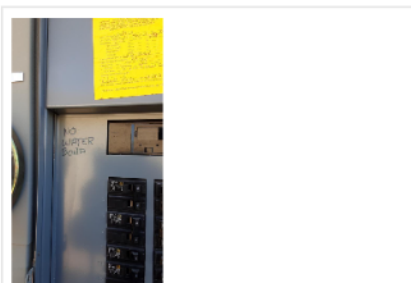
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1. PLUMBING SYSTEM

1.3 PLUMBING (WATER SUPPLY/DISTRIBUTION/SUPPORTS/INSULATION/SYSTEM)

 INSPECTED

Based on the date of construction and markings in the electric panel indicating no water bond is present, it is assumed the home has polyethylene plumbing. I could not find a location to verify this visually.



1.3 Item 1 (Picture)

1.4 PLUMBING(WASTE DRAIN/VENT/SUPPORTS/SYSTEM)

 INSPECTED

The waste drain clean-out(s) at the front of the home.

I recommend having the sewer line on the residence video inspected. Sewer lines can deteriorate, become clogged or closed off by root systems and homeowner debris and are susceptible to breakage, collapse or settling and are expensive to repair. The amount of water used in our testing does not replicate normal usage where bathing, laundry or flushing of solids are taking place or give an accurate portrayal of flow and subterranean system performance during heavy use. Video inspections help determine that latent defects do not exist.



1.4 Item 1 (Picture)

9. WATER HEATER

9.0 WATER HEATER (LABELS/LOCATION/CONTROLS)

📁 INSPECTED

The water heater was manufactured in 2019 based on the manufactures label.

The estimated life of water heaters is 8-12 years according to water heater manufactures. It is recommended if your water heater is near or over the estimated life expectancy that you seek an evaluation concerning preemptive replacement of the unit prior to failure.

Water heaters should be maintained at as low a temperature as comfortably practical to reduce risk of scalding, annode rods replaced as needed and flushed on an annual or semi-annual basis to help extend the life of the unit.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)
mfd 2019

HEATING & COOLING



Customer

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 Tucson AZ 85749
 5204606373

10. HVAC SYSTEM

10.9 TEMPERATURE SPLIT

INSPECTED

Normally, the desired temperature split between the delivery register and the air return is approximately 20° however this can vary by location in the home and balance of HVAC venting. Your unit meets or exceeds the industry suggested normal operating range of the minimum 16° difference. That being the case, it is always prudent to have the unit more extensively examined by an HVAC technician that may discover latent defects effecting the operation, life and efficiency your unit.



10.9 Item 1 (Picture)
Intake air 74.8°



10.9 Item 2 (Picture)
Heated air 99.9°



10.9 Item 3 (Picture)
Ac air 55.0°

11. LAUNDRY

11.3 LAUNDRY VENTING (DRYER VENT/COMBUSTION AIR)

INSPECTED

(1) Make up air is the air consumed in the heating and exhaust portion of the dryer heating cycle . Current standards require a minimum amount of ventilation for this process depending on the requirements of the appliance. While many new homes have a fresh air intake for this purpose, your residence does not have built in venting to supply the air that is consumed during this process and we recommend that during the

utilization of combustion & air use appliances, you take steps to assure adequate exchange air is supplied. (*This can be something as simple as slightly opening a window*).

(2) Faulty dryer vents have been responsible for property damage, thousands of fires, injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected and cleaned on a regular basis to ensure that they do not contain trapped lint or moisture.

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ELECTRICAL



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2. ELECTRICAL SYSTEM

2.8 SOLAR SYSTEM

 NOT INSPECTED

The house is serviced by a solar array and I do not have the expertise to evaluate if the unit is functioning as designed. Maintenance and repair responsibilities vary greatly depending on whether the system is leased or owned and the proper solar contractor should be contacted if additional information or service is required on the system.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)



2.8 Item 3 (Picture)



2.8 Item 4 (Picture)

📄 ROOF



Customer

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3. ROOFING

3.0 ROOF COVERINGS/PARAPET WALLS

📄 REPAIR OR REPLACE

(4) The concrete caps have started to crack, degrade and separate from the tiles. These should be evaluated and serviced as necessary.



3.0 Item 12 (Picture)
front



3.0 Item 13 (Picture)
front



3.0 Item 14 (Picture)
rear

(5) The roof requires normal maintenance such as cleaning, seam sealing, setting of lifted nail heads, adhering of lifted edges, and repair of cracked drip edge seams in addition to re-coating. The elastomeric coating thins from sun and weather exposure and should be evaluated on a regular basis for debris buildup, ponding, cracking, bubbling and exposure damage and serviced as required.



3.0 Item 15 (Picture)
back patio



3.0 Item 16 (Picture)



3.0 Item 17 (Picture)



3.0 Item 18 (Picture)

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