



**INTEGRATED  
INSPECTIONS**

# **Inspection Report**

## **Home Buyer**

**Property Address:**  
1234 W Paradise Lane  
Chandler AZ 11111



**Integrated Inspections**

**John Owens InterNACHI Certified Master Inspector, AZ License #62984**  
4939 W Ray Rd Ste 4  
PO Box #362

**Chandler, AZ 85226  
480-797-1719**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page .....4](#)

[1 STRUCTURAL COMPONENTS .....5](#)

[2 EXTERIOR.....10](#)

[3 ROOFING .....21](#)

[4 PLUMBING SYSTEM .....32](#)

[5 ELECTRICAL SYSTEMS.....39](#)

[6 HEATING .....44](#)

[7 CENTRAL AIR CONDITIONING.....47](#)

[8 INTERIORS .....49](#)

[9 INSULATION AND VENTILATION .....51](#)

[10 BUILT-IN KITCHEN APPLIANCES.....54](#)

[11 SWIMMING POOLS AND EQUIPMENT .....56](#)

[General Summary.....61](#)

[Invoice.....93](#)

[Agreement .....94](#)

<b>Date:</b> 7/21/2020	<b>Time:</b> 08:00 AM	<b>Report ID:</b>
<b>Property:</b> 1234 W Paradise Lane Chandler AZ 11111	<b>Customer:</b> Home Buyer	<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.

**TERMITE INSPECTIONS ARE SCHEDULED AS A COURTESY TO OUR CUSTOMERS TO HELP PROVIDE INFORMATION NEEDED TO MAKE AN INFORMED BUYING DECISION. WE USE BUDGET BROTHERS TERMITE AND PEST ELIMINATION. 623.582.5505. THE TERMITE INSPECTION IS SENT TO THE BUYER'S AGENT. IF YOU WOULD LIKE A COPY OF THE TERMITE INSPECTION REPORT PLEASE CALL BUDGET BROTHERS. THEY WILL SEND A COPY TO YOU. WE ARE HAPPY TO ORDER TERMITE INSPECTIONS FOR OUR CUSTOMERS BUT WE DO NOT ASSUME RESPONSIBILITY FOR DELIVERY OF THE REPORT OR ANY MISCOMMUNICATIONS THAT MAY OCCUR.**

**Style of Home:**

SINGLE FAMILY DETACHED

**Year Built:**

2015

**Building Faces:**

North

**Client Is Present:**

No

**Weather:**

Clear

**Temperature:**

Over 100

**Rain in last 3 days:**

No

1. 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, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; 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; 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: 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

<b>FOUNDATION TYPE (6):</b> POST TENSION MONOLITHIC CONCRETE SLAB	<b>FLOOR SYSTEM TYPE (7):</b> CONCRETE SLAB ON GRADE	<b>WALL TYPE (8):</b> WOOD FRAMED
<b>ROOF/CEILING TYPE (10):</b> ENGINEERED TRUSS ORIENTED STRAND BOARD DECKING. (OSB)	<b>COLUMNS TYPE AND LOCATION (9):</b> FRONT PORCH WOOD FRAMED WITH DECORATIVE STONE	

Items

1.0 FOUNDATION CONDITION (6)

**Comments:** Repair or Replace

There is evidence of water penetration into the foundation on the left side of the house. This is likely due to too much irrigation water in the adjacent planter beds. The excess water wicks into the concrete and through hydrostatic pressure pushes to the surface. As the water evaporates it pushes the paint off the concrete and leaves a mineral residue which will eventually de-grade the concrete. You can remedy this condition by reducing the irrigation to the adjacent planter beds, let the concrete dry, scrape off the loose material and re-paint.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)





1.0 Item 4(Picture)

**1.1 FLOOR CONDITION (7)**

**Comments:** Repair or Replace

There is evidence of movement in the left rear of the garage. I recommend sealing of the crack by a licensed contractor and monitoring it for further movement with further repair as necessary.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

**1.2 WALL CONDITION (8)**

**Comments:** Inspected

The visible portions of the exterior structural walls are in satisfactory condition.

**1.3 COLUMNS CONDITION (9)**

**Comments:** Inspected

The visible portions of the posts/columns are in satisfactory condition.

**1.4 ROOF/CEILING CONDITION (10)**

**Comments:** Inspected

The visible portions of the roof and ceiling structure are in satisfactory condition.



1.4 Item 1(Picture)



1.4 Item 2(Picture)





1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)

### 1.5 OBSERVATION METHOD FOR ATTIC AND CRAWL SPACE (12)

**Comments:** Inspected

The attic was viewed from the attic access opening in the laundry room and garage. Some areas of the attic are not visible from the attic access openings. There is no crawl space.

### 1.6 UNDERFLOOR CRAWL SPACE CONDITION (11)

**Comments:** Not Present

None present, slab on grade.

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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.

## 2. EXTERIOR

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; 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; 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

#### SIDING MATERIAL TYPE (13):

STUCCO TYPE FINISH

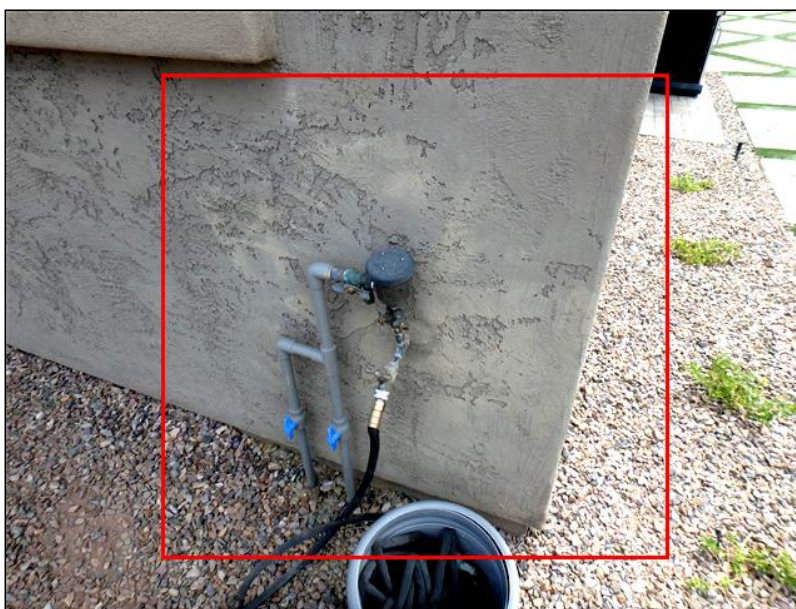
DECORATIVE STONE

### Items

#### 2.0 WALL CLADDING CONDITION (13)

**Comments:** Inspected

(1) The exterior paint is beginning to fade on the rear, budget for exterior re-paint in the future.



2.0 Item 1(Picture)

(2) The stucco is unfinished at the left and right side of the dining room roof. I recommend professional sealing to prevent pest intrusion.



2.0 Item 2(Picture)



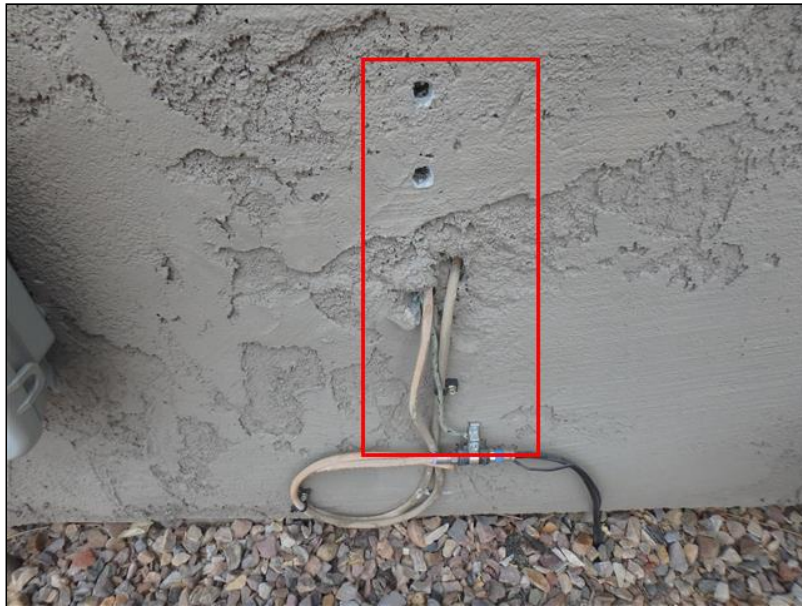
2.0 Item 3(Picture)



2.0 Item 4(Picture)



(3) Seal all exterior penetrations to prevent water and pest intrusion.



2.0 Item 5(Picture) Front right garage wall





2.0 Item 6(Picture) Left side condenser disconnect



2.0 Item 7(Picture) Front garage



2.0 Item 8(Picture) Reference

**2.1 FLASHING AND TRIM CONDITION (14)**

**Comments:** Inspected

- (1) Overall, the visible portions of the flashing and trim are in satisfactory condition.
- (2) The tops of the faux beams are exposed, Consider the installation of full width cap flashing to prevent weathering.



2.1 Item 1(Picture)

**2.2 ENTRYWAY DOORS CONDITION AND OPERATION (15)**

**Comments:** Inspected

The exterior doors are in satisfactory condition and operational.

**2.3 WINDOWS CONDITION AND OPERATION (16/75)**

**Comments:** Inspected

- (1) A representative number of windows were operated and found to be in satisfactory condition and operational.
- (2) Several of the windows are difficult to operated, remedy as needed.

**2.4 GARAGE DOOR OPENER CONDITION AND OPERATION (17)**

**Comments:** Repair or Replace

(1) The garage door and opener are in satisfactory condition but do not reverse when met with reasonable resistance. I recommend service and adjustment as necessary to reverse properly.

(2) The lower panel of the garage door is damaged, I recommend professional repair/replacement as necessary.

**2.5 DECKS, BALCONIES and STEPS CONDITION (18)**

**Comments:** Not Present

None present.

**2.6 PORCH, AREAWAY, RAILINGS CONDITION (19)**

**Comments:** Not Present

None present.

**2.7 EAVES, SOFFITS AND FASCIA CONDITION (20)**

**Comments:** Inspected

The visible portions of the eaves, soffits and fascia are in satisfactory condition.

**2.8 VEGETATION, ADVERSE IMPACT ON STRUCTURE (21)**

**Comments:** Repair or Replace

Tree limbs/vegetation in contact with the exterior and roof can cause damage and provide access for rodents. Trim as needed to prevent damage.



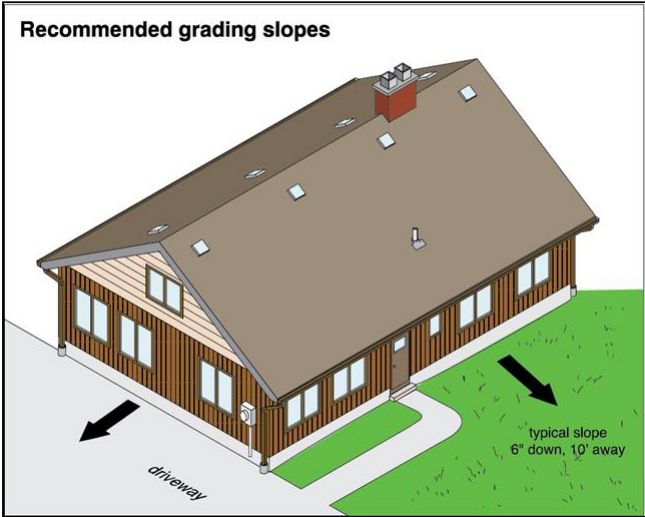
2.8 Item 1(Picture)

**2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)**

**Comments:** Repair or Replace



(1) The grade is sloped toward the house on the right rear. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

(2) There is excessive moisture in the soil on the left side. This is condition is conducive to water damage and encourages termite activity. Reduce the irrigation to the affected areas and adjust the grade as needed to direct water away from the foundation to prevent water damage.



2.9 Item 3(Picture)

(3) I recommend extending the gutter downspouts so that they drain away from the foundation.



2.9 Item 4(Picture)



2.9 Item 5(Picture)



(4) Planters hold moisture in the soil adjacent to the foundation. This condition is conducive to water damage to the foundation concrete and encourages termite activity. Keep the planters as dry as possible, provide drainage, or remove them to prevent water damage.



2.9 Item 6(Picture)

#### 2.10 PATIOS, WALKS AND DRIVEWAYS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (23)

**Comments:** Inspected

The patios, walks and driveway are in satisfactory condition and have no adverse impact on the structure.

#### 2.11 RETAINING WALLS, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (24)

**Comments:** Not Present

None present.

#### 2.12 GENERAL

**Comments:** Repair or Replace

(1) I recommend moving the fountain to a more suitable location to prevent water from splashing on the stucco and foundation.



2.12 Item 1(Picture)

(2) There is an exposed ABS pipe on the right side of the garage, I recommend further evaluation to identify if this is part of the french drain system or a drain line hook up for an RV. I recommend capping the line to prevent water and pest intrusion.



2.12 Item 2(Picture)

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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. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and 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 TYPE (25):

- CONCRETE TILE
- REAR PORCH ROOF-MINERAL SURFACED/BUILT-UP

Items

3.0 ROOF COVERINGS CONDITION (25)

Comments: Inspected

(1) Overall, the visible portions of the roof coverings are in satisfactory condition.



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)



3.0 Item 9(Picture)



3.0 Item 10(Picture)





3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)



3.0 Item 15(Picture)



3.0 Item 16(Picture)



(2) Routine maintenance required to repair cracked tiles, secure slipped tiles, and repair cracked mudballs.



3.0 Item 17(Picture)



3.0 Item 18(Picture)



3.0 Item 19(Picture)

**3.1 DRAINAGE SYSTEMS CONDITION (26)**

**Comments:** Inspected

(1) Overall, the roof drainage system is in satisfactory condition.

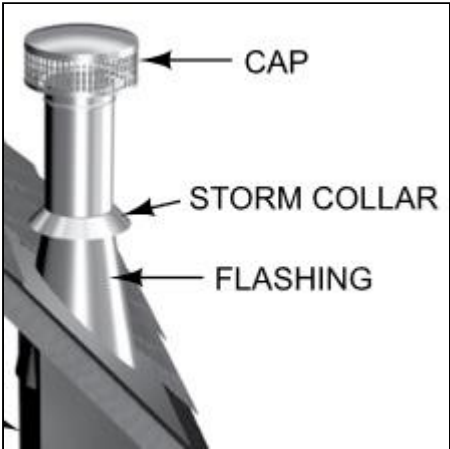
(2) There is evidence of ponding water on the rear patio roof, adjust as needed to prevent damage to the finish and leakage.



3.1 Item 1(Picture)

3.2 FLASHINGS AT ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS CONDITION (27)

**Comments:** Inspected  
Add a storm collar to the two piece water heater and dryer vents to prevent leakage between the vent and primary flashing.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

**3.3 EVIDENCE OF LEAKING (28)**

**Comments:** Repair or Replace

There are signs of leakage (water stains) at the eaves on all sides and minor water damage at the left rear eave over the condensers (Item 1). I recommend professional evaluation and repair as necessary.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

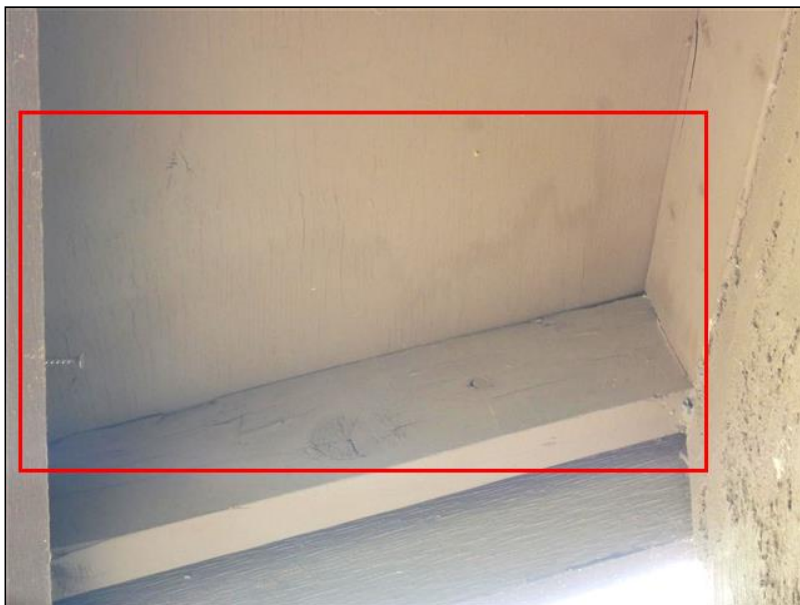




3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)



3.3 Item 7(Picture)



3.3 Item 8(Picture)



3.3 Item 9(Picture)

**3.4 METHOD USED TO OBSERVE ROOF (29)**

**Comments:** Inspected  
Walked roof.

**3.5 General**

**Comments:** Repair or Replace

I recommend further professional evaluation of the roof by a licensed roofer with repair as necessary.

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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 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.

4. 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, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and 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.

Styles & Materials

INTERIOR SUPPLY/DISTRIBUTION PIPING TYPE	WASTE AND VENT PIPING SYSTEM TYPE	WATER HEATER TYPE
(30):	(36):	(39):
VISIBLE PORTIONS ARE AQUAPEX	VISIBLE PORTIONS ARE ABS	NATURAL GAS

Items

4.0 INTERIOR SUPPLY/DISTRIBUTION PIPING CONDITION (30)

**Comments:** Inspected  
The visible portions of the interior supply and distribution system are in satisfactory condition.

4.1 FIRE SPRINKLER SUPPLY/DISTRIBUTION MATERIAL

**Comments:** Not Present  
None present.

4.2 SUPPORTS AND INSULATION CONDITION (31)

**Comments:** Inspected  
The visible supports and insulation, where required, are in satisfactory condition.

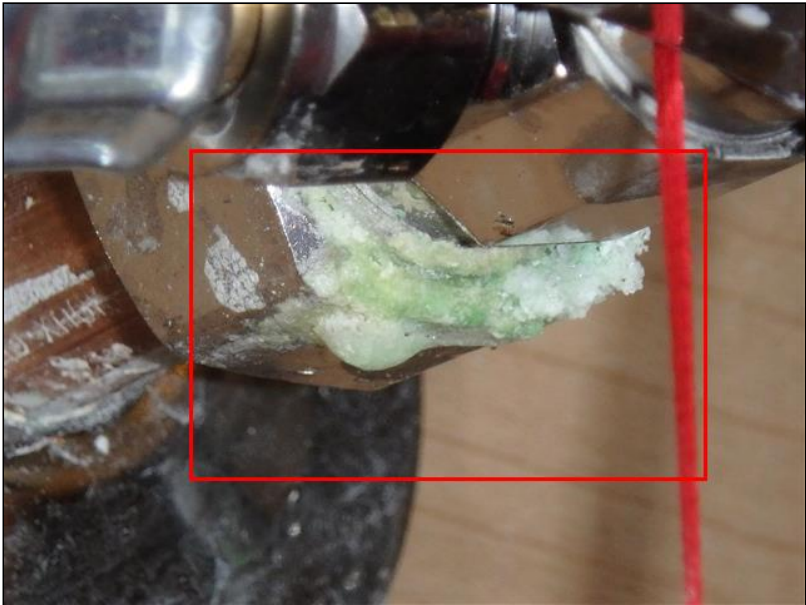
4.3 FIXTURES AND FAUCETS CONDITION (32)

**Comments:** Inspected  
(1) Overall, the fixtures and faucets are in satisfactory condition and operational.  
(2) There is evidence of leakage at the front left guest suite and master bathroom sink supply valves. I recommend professional repair/replacement to prevent further leakage.



4.3 Item 1(Picture)





4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(Picture)

(3) The front left guest suite bathroom sink stop is inoperable. Repair or replace as needed.

#### 4.4 FUNCTIONAL FLOW (33)

**Comments:** Inspected

Functional flow is defined as a reasonable flow at the highest fixture in a dwelling when another fixture in the home is operated simultaneously. The supply system provides functional flow.

#### 4.5 WATER SUPPLY LEAKS (34)

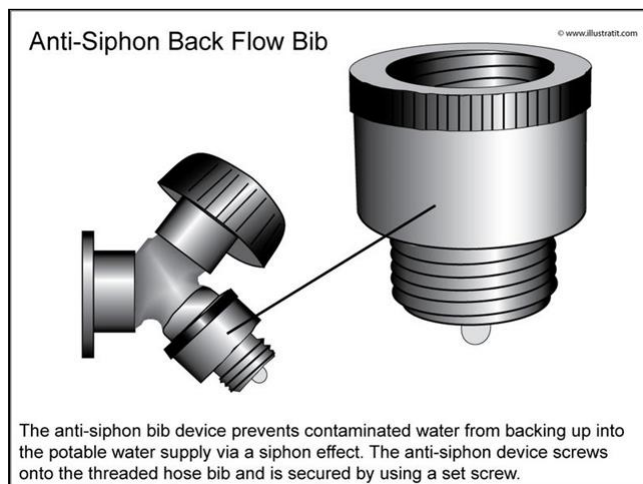
**Comments:** Inspected

There is no evidence of supply side leaks.

#### 4.6 CROSS CONNECTIONS. (35)

**Comments:** Repair or Replace

Exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

**4.7 WASTE AND VENT PIPING SYSTEM CONDITION (36)**

**Comments:** Inspected

- (1) Overall, the visible portions of the waste and vent system are in satisfactory condition.
- (2) The left rear hall bathroom sink drain is obstructed (slow drain), remedy as needed.

**4.8 DRAIN LEAKS (37)**

**Comments:** Inspected

There is no evidence of leakage in the waste system piping.

**4.9 FUNCTIONAL DRAINAGE (38)**

**Comments:** Inspected

A drain is considered functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. The waste system provides functional drainage.

**4.10 WATER HEATER CONDITION (39)**

**Comments:** Inspected

- (1) Overall, the water heater is in satisfactory condition and operational.



4.10 Item 1(Picture) 2015 model 50 gal

(2) There are leaks in the cold water supply valve body. I recommend replacement with a ball valve by a licensed plumber.



4.10 Item 2(Picture)

#### 4.11 AUTOMATIC SAFETY CONTROLS (40)

**Comments:** Inspected

A TPR valve and thermocouple/limit switch are present in each water heater, the visible portions are in satisfactory condition.

#### 4.12 FLUES AND COMBUSTION AIR VENTS (41)

**Comments:** Inspected

The flue/s is/are in satisfactory condition.

The combustion air vents are present and in satisfactory condition.



4.12 Item 1(Picture)



4.12 Item 2(Picture)

#### 4.13 FUEL DISTRIBUTION SYSTEM AND SUPPORTS (42)

**Comments:** Inspected

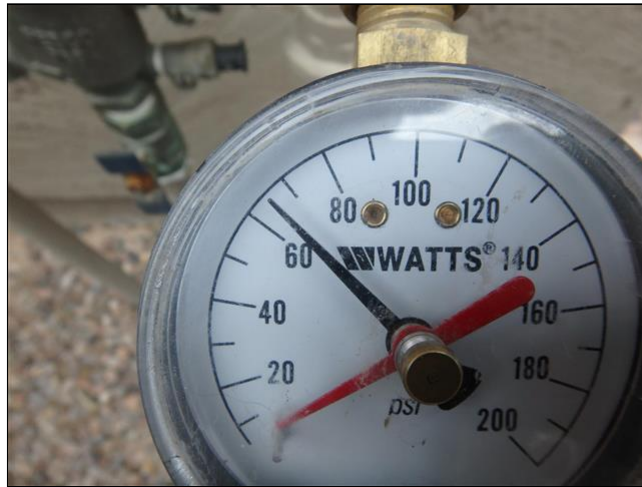
The visible portions of all fuel distribution piping and supports are in satisfactory condition.

#### 4.14 WATER PRESSURE BETWEEN 40 AND 80 PSI

**Comments:** Inspected



Water pressure is between 40-80psi.



4.14 Item 1(Picture)

**4.15 MAIN WATER SHUT OFF VALVE LOCATION.** If the main valve is a gate valve we recommend replacement with a ball valve.

**Comments:** Inspected

The main water shut off valve is located on the left side of the house.

**4.16 SUMP PUMP**

**Comments:** Not Present

None present.

**4.17 GAS SUPPLY**

**Comments:** Inspected

Located on the right side of the house.



4.17 Item 1(Picture)

**4.18 GAS APPLIANCE VALVES LOCATED.**

**Comments:** Inspected

(1) All gas appliance valves were located.

(2) The exterior gas fireplace was not tested (requires open flame). Ask the current owner to demonstrate operation to your satisfaction.



4.18 Item 1(Picture)

#### 4.19 WATER TREATMENT SYSTEM

**Comments:** Inspected

The performance characteristics of the water treatment system were not evaluated. If the performance of this system is a material factor of your purchase, I recommend professional evaluation during your inspection period, with service and repair as needed.



4.19 Item 1(Picture)

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.

5. ELECTRICAL SYSTEMS

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; 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

<b>SERVICE TYPE (43):</b> UNDERGROUND	<b>SERVICE CONDUCTOR TYPE (44):</b> ALUMINUM BARS	<b>OVERCURRENT PROTECTION DEVICES TYPE (46):</b> BREAKERS
<b>SERVICE AMPERAGE/VOLTAGE (48):</b> 120/240 VOLT 200 AMP	<b>BRANCH CIRCUIT CONDUCTORS TYPE 15/20AMP:</b> COPPER	

Items

5.0 MAIN AND DISTRIBUTION PANELS, LOCATIONS AND CONDITION (47)

**Comments:** Inspected  
The main disconnect and distribution panels are located on the right side of the house.

The main and distribution panels are in satisfactory condition.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 SERVICE CONDUCTOR AND MAIN OVERCURRENT PROTECTION DEVICE CONDITION (44)

**Comments:** Inspected



The visible portion of the electric service conductor and main overcurrent protection device are in satisfactory condition.

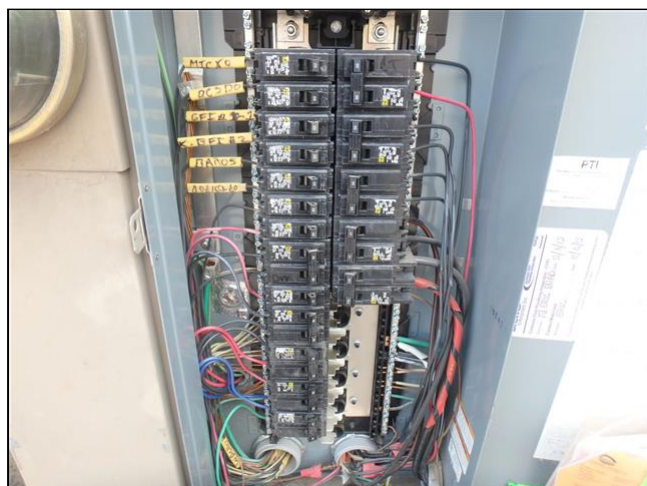


5.1 Item 1(Picture)

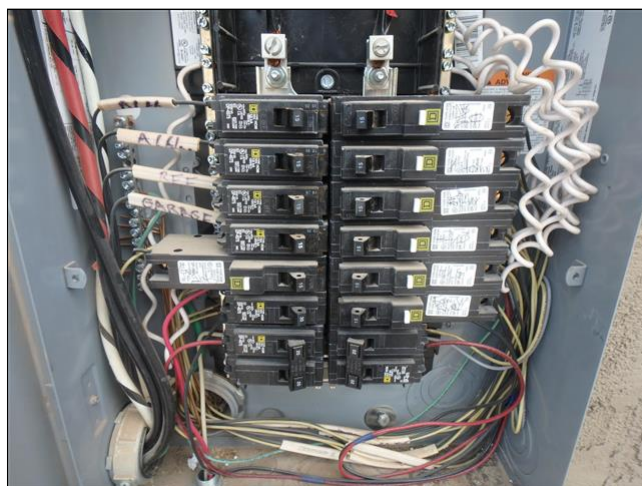
## 5.2 OVERCURRENT PROTECTION DEVICES CONDITION (46) AND BRANCH CIRCUIT CONDUCTORS CONDITION (49)

**Comments:** Inspected

The visible portions of the over current protection devices (breakers/fuses) and branch circuit conductors (wires) are in satisfactory condition.



5.2 Item 1(Picture)

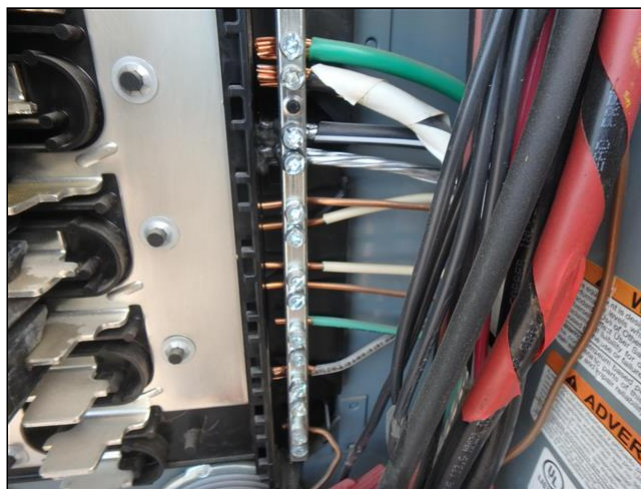


5.2 Item 2(Picture)

## 5.3 PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS (50)

**Comments:** Inspected

There is no aluminum branch circuit wiring visible on the 15/20 AMP circuits.



5.3 Item 1(Picture) Aluminum 15/20 amp branch circuits.

#### 5.4 SERVICE GROUNDING EQUIPMENT CONDITION (45)

**Comments:** Inspected

The visible portions of the grounding equipment are in satisfactory condition.

#### 5.5 COMPATIBILITY (51)

**Comments:** Inspected

The breakers are compatible (not oversized) with the conductor size.

#### 5.6 LIGHTS, SWITCHES CONDITION (52)

**Comments:** Inspected

(1) A representative number of lights/switches were tested and are in satisfactory condition and operational.

(2) Ceiling fans and pendant light fixtures are not allowed within 8 feet above or within 3 feet to the side of tub or shower thresholds. The pendant light over the master tub is within 8 feet of the top and 3 feet of the sides of the tub. I recommend a licensed electrician evaluate and remedy as needed.

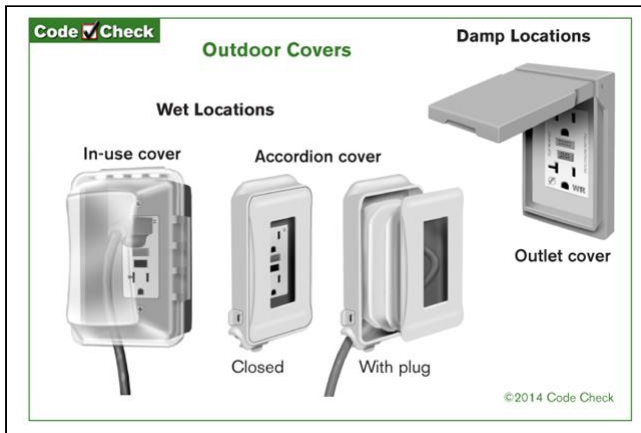


5.6 Item 1(Picture)

#### 5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)

**Comments:** Inspected

- (1) A representative number of receptacles were tested for polarity and ground and found to be operational and in satisfactory condition.
- (2) There is an interior grade outlet behind the fountain. I recommend replacement with an exterior grade covered outlet. I recommend the installation of GFCI protection at this outlet to prevent hazard.



5.7 Item 1(Picture)



5.7 Item 2(Picture)

## 5.8 GROUND FAULT CIRCUIT INTERRUPTERS CONDITION (54)

**Comments:** Inspected

- (1) All existing GFCI protected outlets function as intended.
- (2) I recommend the installation of GFCI protection at the rear garage ceiling outlets.



5.8 Item 1(Picture)

## 5.9 SMOKE DETECTORS and CARBON MONOXIDE MONITORS PRESENCE (smoke detectors over ten years old should be replaced)

**Comments:** Inspected

- (1) There are two types of smoke detectors installed in homes today, Ionization and Photoelectric. Ionization type detectors are installed in about 90% of homes and are more sensitive to the flaming stage of a fire. Open



(fast flame) fires account for the majority of house fires and injuries but only 15% of fatalities. Ionization type detectors respond slower to smoldering fires and fail completely 20-25% of the time.

Photoelectric type detectors are more sensitive to the smoldering stages of fires which account for 12% of fires but 50% of fire fatalities and 30% of injuries. The majority of fire related deaths occur during smoldering fires while occupants of the home are sleeping.

We strongly recommend the replacement of all Ionization type smoke detectors with Photoelectric type detectors. All smoke detectors should be replaced after ten years due to loss of sensitivity.

Note - This is not a seller defect. This is our safety recommendation to you, the buyer.

(2) Smoke detectors are present in each bedroom and hallway and are in satisfactory condition.

(3) There are carbon monoxide monitors present.

#### 5.10 GENERAL

**Comments:** Repair or Replace

(1) The sheathing has been removed from the conductor running to the rear garage ceiling outlets, I recommend repair by a licensed electrician.



5.10 Item 1(Picture)

(2) There are homeowner improvements to the electrical system (additional garage circuits/220 volt outlets in garage and underneath electrical panel). I recommend a licensed electrician evaluate the electrical system for safety and suitability.

---

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.

6. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and 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; and 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; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEATING EQUIPMENT TYPE (55): FORCED AIR GAS FURNACE/S	ENERGY SOURCE (56): NATURAL GAS	SOLID FUEL HEATING DEVICES TYPE (60): NONE SWITCH OPERATED GAS FIREPLACE
DISTRIBUTION SYSTEM TYPE (61): MECHANICAL FAN/BLOWER INSULATED DUCTS WITH REGISTERS		

Items

6.0 HEATING EQUIPMENT CONDITION (55)

Comments: Inspected  
The heating equipment is in satisfactory condition and operational.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

**6.1 AUTOMATIC SAFETY CONTROLS CONDITION (58)**

**Comments:** Inspected

The automatic safety controls are present and in good condition.

Automatic safety controls include limit switches/thermocouples on gas furnaces and overcurrent protection on electric systems.

**6.2 CHIMNEYS, FLUES AND VENTS CONDITION (59)**

**Comments:** Inspected

The flues, vents and combustion air vents are present and in good condition.

**6.3 SOLID FUEL HEATING DEVICES (fireplace) CONDITION (60) HEARTH EXTENSION**

**Comments:** Not Present

None present. The switch operated gas fireplace is in satisfactory condition and operational.



6.3 Item 1(Picture)

**6.4 HEAT DISTRIBUTION SYSTEM CONDITION (61)**

**Comments:** Inspected

The visible portions of the heat distribution system is in satisfactory condition.

**6.5 AIR FILTERS CONDITION (62)**

**Comments:** Inspected

The filter/s is/are in replacement condition. Install fresh filter/s as needed.

**6.6 HEAT SOURCE (63)**

**Comments:** Inspected

There is a source of heat in each habitable room.

**6.7 GENERAL**

**Comments:** Inspected

I recommend professional cleaning and service as needed.

---

The heating 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 heat 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.



7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE (64):	ENERGY SOURCE TYPE (65):	DISTRIBUTION SYSTEM TYPE (67):
SPLIT SYSTEM STRAIGHT COOL AIR CONDITIONING	ELECTRICITY	MECHANICAL FAN/BLOWER
		INSULATED DUCTS AND REGISTERS

Items

7.0 COOLING EQUIPMENT CONDITION (64)

**Comments:** Inspected  
The visible portions of the cooling equipment are in satisfactory condition and operational.



7.0 Item 1(Picture) 2015 models, 3 ton each

7.1 TEMPERATURE DIFFERENTIAL (temp.in-temp.out=differential) 18-24 degrees is normal.

**Comments:** Inspected  
The temperature differentials are in the normal range.

7.2 OPERATING CONTROLS (THERMOSTAT) CONDITION (66)

**Comments:** Inspected  
The thermostat is in satisfactory condition.

7.3 DISTRIBUTION SYSTEM CONDITION (67)

**Comments:** Inspected  
The visible portions of the distribution system are in satisfactory condition.

7.4 UNDERGROUND RETURN AIR DUCTS

**Comments:** Not Present  
None present.

7.5 COOLING SOURCE (69)

**Comments:** Inspected

There is a source of cool air in each habitable room.

**7.6 RETURN AIR LOCATION (not allowed from kitchen, bath, garage, closet or mechanical room)**

**Comments:** Inspected

In approved location.

**7.7 EVAPORATIVE COOLING SYSTEM**

**Comments:** Not Present

None present.

**7.8 PRIMARY AND SECONDARY CONDENSATE DRAIN LOCATIONS**

**Comments:** Inspected

The primary and secondary drains are visible.



7.8 Item 1(Picture)

**7.9 PRESENCE OF "P" TRAP AND VENT ON CONDENSATE DRAIN**

**Comments:** Inspected

There are "P" traps and vents on the condensate drains.

**7.10 GENERAL**

**Comments:** Inspected

I recommend professional cleaning and service as needed.

Note: Home Warranty companies will DENY repair claims if THEY determine your air conditioning system/s have/has not been properly maintained. I recommend you have the system/s serviced now and semiannually to obtain maximum performance and service life. Keep your service records as proof of maintenance.

---

The 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 (Heating, Ventilation, and Air Conditioning). 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. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and 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, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Items

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#### 8.0 WALLS,CEILINGS,FLOORS CONDITION (70)

**Comments:** Inspected

The visible portions of the walls, ceilings and floors are in satisfactory condition except for normal wear/age.

#### 8.1 STEPS, STAIRWAYS CONDITION (71)

**Comments:** Not Present

None present.

#### 8.2 BALCONIES, RAILINGS CONDITION (72)

**Comments:** Not Present

None present.

#### 8.3 COUNTERS,CABINETRY CONDITION (73)

**Comments:** Inspected

The visible portions of the counters and cabinetry are in satisfactory condition.

#### 8.4 DOORS CONDITION (74)

**Comments:** Inspected

A representative number of doors were tested and found to be operational and in satisfactory condition.

#### 8.5 FIRE SEPARATION WALLS AND CEILINGS CONDITION (76)

**Comments:** Inspected

The visible portions of the fire separation walls between the dwelling unit and an attached garage or another dwelling unit are in satisfactory condition.

#### 8.6 FIRE SEPARATION DOORS CONDITION (77)

**Comments:** Inspected

The fire separation door between the garage and house is in satisfactory condition and operational.

#### 8.7 GENERAL

**Comments:** Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property, furniture and appliances during the inspection were not inspected and may be damaged or defective.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

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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.



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; and 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

INSULATION TYPE:	VENTILATION TYPE:
BLOWN CELLULOSE	OHAGEN VENTS

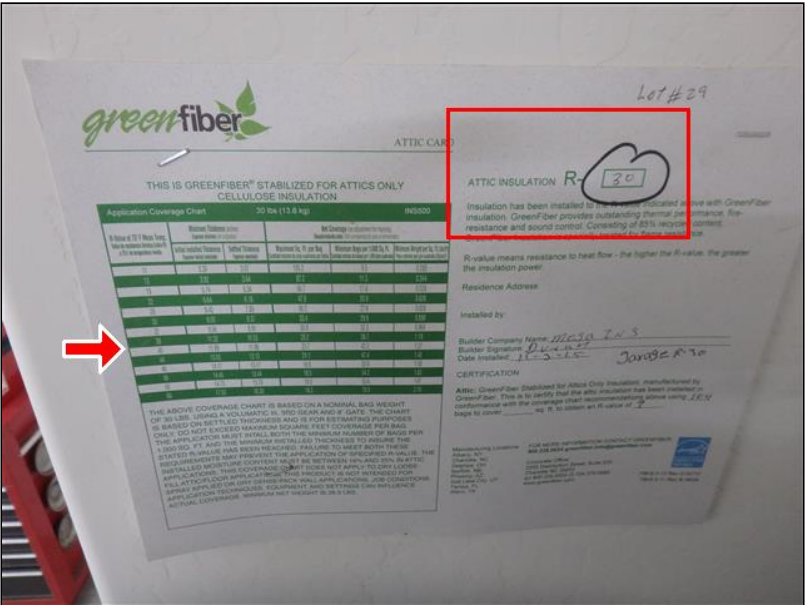
Items

9.0 INSULATION CONDITION (78)

- Comments: Inspected
- (1) Overall, the visible insulation is in satisfactory condition. Attic visibility is limited, portions of the attic are not visible from the attic access.
  - (2) The attic insulation is thin over the guest bedrooms. Consider additional insulation as needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

Valor de resistencia térmica (valor R) a 75 F de temperatura media	Initial Installed Thickness Espesor inicial instalado	Settled Thickness Espesor asentado	Maximum Sq. Cantidad máxima de pies s
11	3.30	3.07	105.2
13	3.92	3.64	87.2
19	5.74	5.34	56.7
22	6.64	6.18	47.9
28	8.42	7.83	36.2
30	9.00	8.37	33.4
32	9.56	8.91	30.9
38	11.32	10.53	25.2
40	11.89	11.06	23.7
44	13.03	12.12	21.1
48	14.17	13.17	18.9
49	14.45	13.44	18.5
50	14.73	13.70	18.0
60	17.53	16.30	14.3

THE ABOVE COVERAGE CHART IS BASED ON A NOMIN

9.0 Item 3(Picture)

9.1 VAPOR RETARDER CONDITION (79)

Comments: Not Present

Vapor retarder is regional requirement for colder climates. Most homes in the Phoenix area do not require vapor retarder.

9.2 ATTIC VENTILATION CONDITION (80)

Comments: Inspected

The visible portions of the attic ventilation are in satisfactory condition.



9.2 Item 1(Picture) Ohagen vents.

### 9.3 UNDER FLOOR CRAWL SPACE VENTILATION CONDITION (81)

**Comments:** Not Present

None present, slab on grade.

### 9.4 KITCHEN VENTILATION CONDITION (82)

**Comments:** Inspected

The stove vent is in satisfactory condition.

### 9.5 BATHROOM VENTILATION CONDITION (83)

**Comments:** Inspected

The bathroom ventilation fans/windows are operational and in satisfactory condition.

### 9.6 LAUNDRY VENTILATION, DRYER VENT CONDITION (84)

**Comments:** Inspected

(1) The visible sections from the clothes dryer to the exterior of the building are in satisfactory condition.

(2) I recommend professional cleaning before use.

### 9.7 LAUNDRY VENTILATION, ROOM VENT CONDITION (84)

**Comments:** Inspected

The visible portions of the laundry room ventilation fan or operable window are in satisfactory condition.

---

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 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; and Permanently installed microwave oven. The home inspector is not required to observe: 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; or Any appliance that is shut down or otherwise inoperable.

### Items

#### 10.0 DISHWASHER

**Comments:** Inspected

The dishwasher is in satisfactory condition and operational.

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

The range, ovens and cooktops are in satisfactory condition and operational.

#### 10.2 FOOD WASTE DISPOSAL

**Comments:** Inspected

The disposal is in satisfactory condition and operational.

#### 10.3 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

The microwave oven is in satisfactory condition and operational.

#### 10.4 TRASH COMPACTOR

**Comments:** Not Present

None present.

#### 10.5 BUILT IN REFRIGERATOR

**Comments:** Inspected

The built in refrigerator and freezer are satisfactory condition and operational.



10.5 Item 1(Picture)



10.5 Item 2(Picture)

#### 10.6 INSTANT HOT/COLD WATER SYSTEM

**Comments:** Not Present

Not present.

#### 10.7 WARMING DRAWER

**Comments:** Not Present

Not present.



**10.8 GENERAL**

**Comments:** Inspected

The reverse osmosis system is operational.

Reverse osmosis systems are prone to leakage and cause water damage to sink base cabinets. Monitor for leakage and repair as necessary.



10.8 Item 1(Picture)

---

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. SWIMMING POOLS AND EQUIPMENT

### Items

#### 11.0 Type of Pool and/or Spa.

**Comments:** Inspected

In ground.



11.0 Item 1(Picture)

#### 11.1 Interior Finish Materials. Type and condition.

**Comments:** Inspected

Epoxied Stone.

The interior finish is in satisfactory condition.

#### 11.2 Deck, coping and steps. Condition of the pool and/or spa deck, internal steps and seats, external stairs and ladders, coping, perimeter tile trim, grout seam between the coping and pool structure.

**Comments:** Inspected

The deck, coping and steps are in satisfactory condition.

#### 11.3 Filters. Type and condition.

**Comments:** Inspected

(1) Cartridge.

Overall, the filter is in satisfactory condition.



11.3 Item 1(Picture)

(2) The filter pressure gauge is not visible, I recommend professional replacement.



11.3 Item 2(Picture)

#### 11.4 Cross connections.

**Comments:** Inspected

There is a vacuum breaker or anti-siphon device installed on the self levelling automatic filling water supply.

#### 11.5 Equipment. Condition of pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves.

**Comments:** Inspected

(1) Overall, the pool equipment is in satisfactory condition.



11.5 Item 1(Picture)

(2) The water level is low, I recommend professional adjustment of the auto fill valve so that the water line is halfway up the perimeter tiles.



11.5 Item 2(Picture)

**11.6 Electrical Components.** Condition of underwater lighting, GFCIs, conduit, components and timer assemblies. Presence and condition of external bonding of pump motors, blowers and heaters. Deck mounted controls are not tested. If the pool or spa is equipped with deck mounted controls I recommend professional evaluation and service/repair.

**Comments:** Inspected



The electrical components are in satisfactory condition.

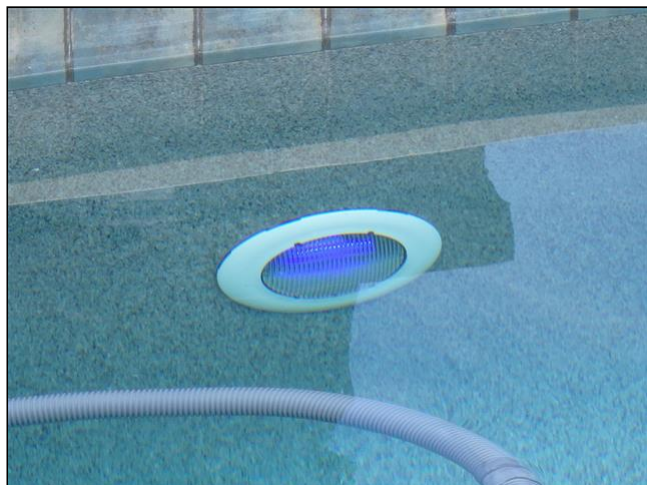
The pool light is operational.

The GFCI is present and operational.

The electrical conduit is in satisfactory condition.

The timer assembly is in satisfactory condition.

The external bonding conductor for the pump motors, blowers and heater is present and in satisfactory condition.



11.6 Item 1(Picture)



11.6 Item 2(Picture)



11.6 Item 3(Picture)



11.6 Item 4(Picture)

## 11.7 Heater. Type and condition.

**Comments:** Not Present

None present.

## 11.8 Automatic Safety Controls. Pool and Spa Heaters. Presence and condition of TPR valves, limit switches, thermocouples, and disconnects.

**Comments:** Not Present

None present.

## 11.9 Cleaning systems. Type only. No representation is made regarding the operation or effectiveness of cleaning systems.

**Comments:** Inspected

Suction head type.

### 11.10 Handrails and Ladders. Condition.

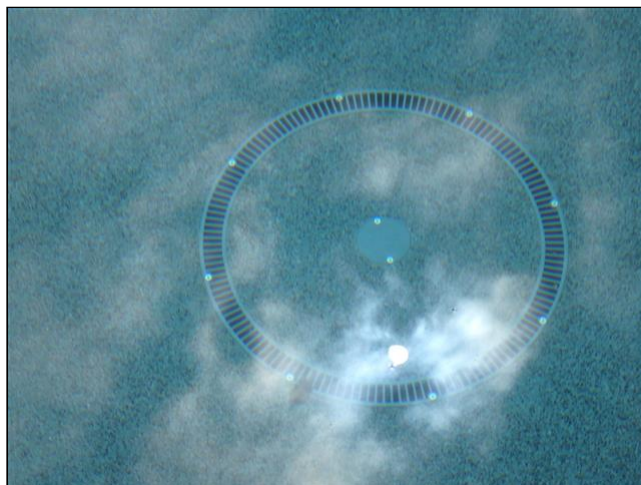
**Comments:** Not Present  
None present.

### 11.11 Child Safety Barriers. Type and condition.

**Comments:** Repair or Replace  
I recommend the installation of child protective barriers.

### 11.12 Entrapment Prevention Components.

**Comments:** Inspected  
There is an anti-vortex cover on the main drain.



11.12 Item 1(Picture)

### 11.13 Salt system/Ozone generator.

**Comments:** Inspected  
Satisfactory condition.



11.13 Item 1(Picture)

## General Summary



### Integrated Inspections

**4939 W Ray Rd Ste 4  
PO Box #362  
Chandler, AZ 85226  
480-797-1719**

**Customer**  
Home Buyer

**Address**  
1234 W Paradise Lane  
Chandler AZ 11111

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 appear to warrant 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, efficiency, or safety 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.

## 1. STRUCTURAL COMPONENTS

### 1.0 FOUNDATION CONDITION (6)

#### Repair or Replace

There is evidence of water penetration into the foundation on the left side of the house. This is likely due to too much irrigation water in the adjacent planter beds. The excess water wicks into the concrete and through hydrostatic pressure pushes to the surface. As the water evaporates it pushes the paint off the concrete and leaves a mineral residue which will eventually de-grade the concrete. You can remedy this condition by reducing the irrigation to the adjacent planter beds, let the concrete dry, scrape off the loose material and re-paint.



1.0 Item 1(Picture)





1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

**1.1 FLOOR CONDITION (7)****Repair or Replace**

There is evidence of movement in the left rear of the garage. I recommend sealing of the crack by a licensed contractor and monitoring it for further movement with further repair as necessary.



1.1 Item 1(Picture)



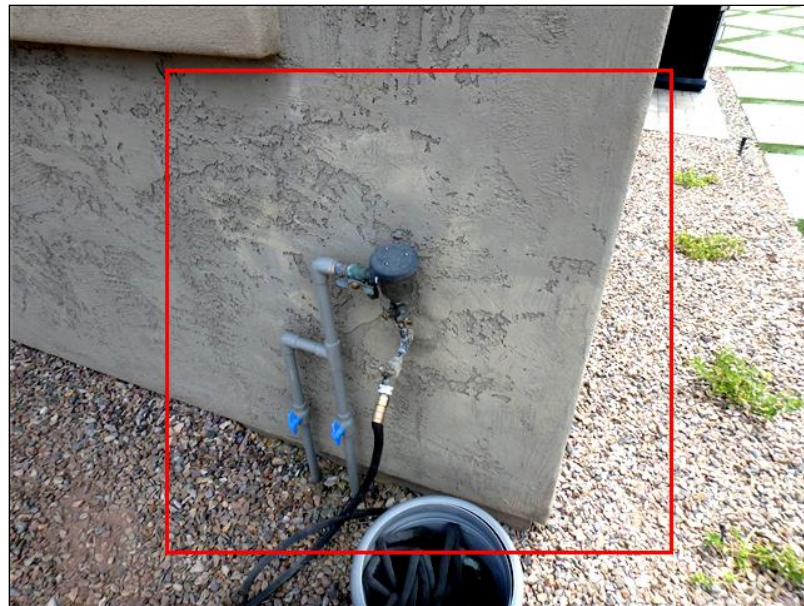
1.1 Item 2(Picture)

## 2. EXTERIOR

### 2.0 WALL CLADDING CONDITION (13)

#### Inspected

(1) The exterior paint is beginning to fade on the rear, budget for exterior re-paint in the future.



2.0 Item 1(Picture)

(2) The stucco is unfinished at the left and right side of the dining room roof. I recommend professional sealing to prevent pest intrusion.





2.0 Item 2(Picture)



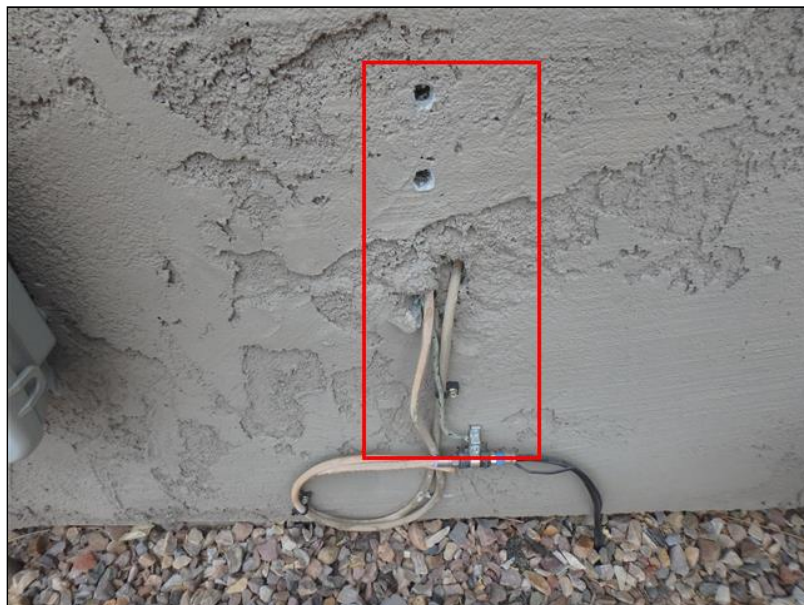


2.0 Item 3(Picture)



2.0 Item 4(Picture)

(3) Seal all exterior penetrations to prevent water and pest intrusion.



2.0 Item 5(Picture) Front right garage wall



2.0 Item 6(Picture) Left side condenser disconnect



2.0 Item 7(Picture) Front garage



2.0 Item 8(Picture) Reference

**2.1 FLASHING AND TRIM CONDITION (14)****Inspected**

(2) The tops of the faux beams are exposed, Consider the installation of full width cap flashing to prevent weathering.



2.1 Item 1(Picture)

**2.3 WINDOWS CONDITION AND OPERATION (16/75)****Inspected**

(2) Several of the windows are difficult to operated, remedy as needed.

**2.4 GARAGE DOOR OPENER CONDITION AND OPERATION (17)****Repair or Replace**

(1) The garage door and opener are in satisfactory condition but do not reverse when met with reasonable resistance. I recommend service and adjustment as necessary to reverse properly.

(2) The lower panel of the garage door is damaged, I recommend professional repair/replacement as necessary.



2.8 VEGETATION, ADVERSE IMPACT ON STRUCTURE (21)

Repair or Replace

Tree limbs/vegetation in contact with the exterior and roof can cause damage and provide access for rodents. Trim as needed to prevent damage.

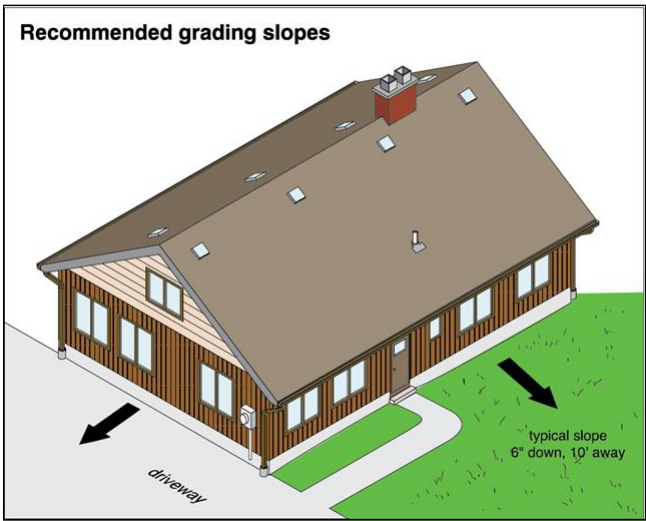


2.8 Item 1(Picture)

2.9 GRADING, DRAINAGE, CONDITION AND ANY ADVERSE IMPACT ON STRUCTURE (22)

Repair or Replace

(1) The grade is sloped toward the house on the right rear. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)



2.9 Item 2(Picture)

(2) There is excessive moisture in the soil on the left side. This is condition is conducive to water damage and encourages termite activity. Reduce the irrigation to the affected areas and adjust the grade as needed to direct water away from the foundation to prevent water damage.



2.9 Item 3(Picture)

(3) I recommend extending the gutter downspouts so that they drain away from the foundation.



2.9 Item 4(Picture)





2.9 Item 5(Picture)

(4) Planters hold moisture in the soil adjacent to the foundation. This condition is conducive to water damage to the foundation concrete and encourages termite activity. Keep the planters as dry as possible, provide drainage, or remove them to prevent water damage.



2.9 Item 6(Picture)

## 2.12 GENERAL

### Repair or Replace

(1) I recommend moving the fountain to a more suitable location to prevent water from splashing on the stucco and foundation.



2.12 Item 1(Picture)

(2) There is an exposed ABS pipe on the right side of the garage, I recommend further evaluation to identify if this is part of the french drain system or a drain line hook up for an RV. I recommend capping the line to prevent water and pest intrusion.



2.12 Item 2(Picture)

### 3. ROOFING

#### 3.0 ROOF COVERINGS CONDITION (25)

##### Inspected

(2) Routine maintenance required to repair cracked tiles, secure slipped tiles, and repair cracked mudballs.





3.0 Item 17(Picture)



3.0 Item 18(Picture)

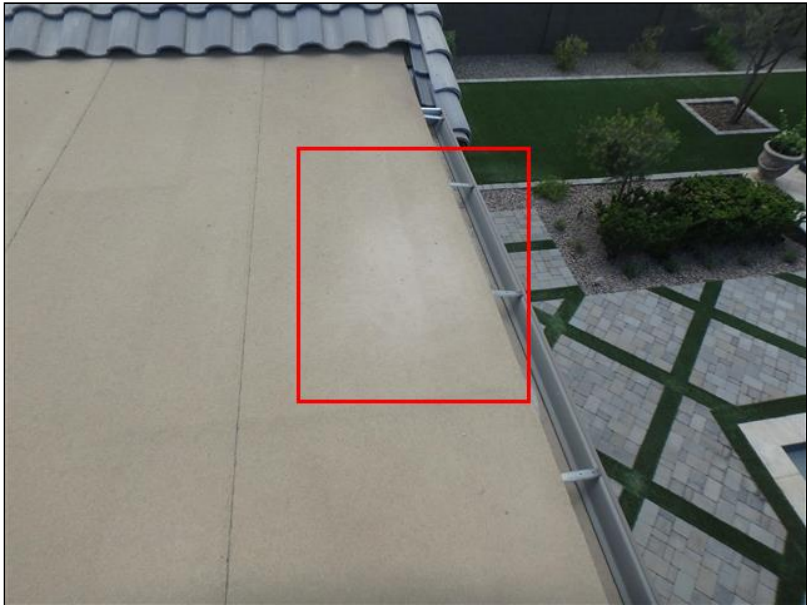


3.0 Item 19(Picture)

### 3.1 DRAINAGE SYSTEMS CONDITION (26)

#### Inspected

(2) There is evidence of ponding water on the rear patio roof, adjust as needed to prevent damage to the finish and leakage.

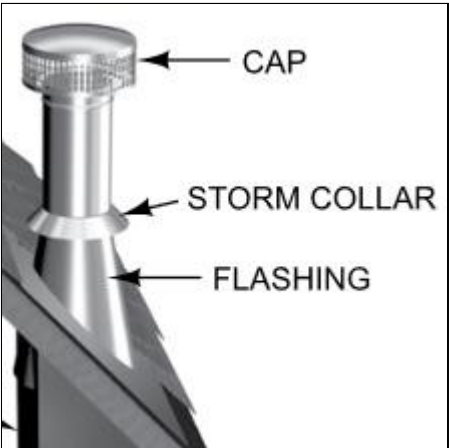


3.1 Item 1(Picture)

3.2 FLASHINGS AT ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS CONDITION (27)

Inspected

Add a storm collar to the two piece water heater and dryer vents to prevent leakage between the vent and primary flashing.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

**3.3 EVIDENCE OF LEAKING (28)****Repair or Replace**

There are signs of leakage (water stains) at the eaves on all sides and minor water damage at the left rear eave over the condensers (Item 1). I recommend professional evaluation and repair as necessary.



3.3 Item 1(Picture)





3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)



3.3 Item 7(Picture)



3.3 Item 8(Picture)



3.3 Item 9(Picture)

**3.5 General****Repair or Replace**

I recommend further professional evaluation of the roof by a licensed roofer with repair as necessary.

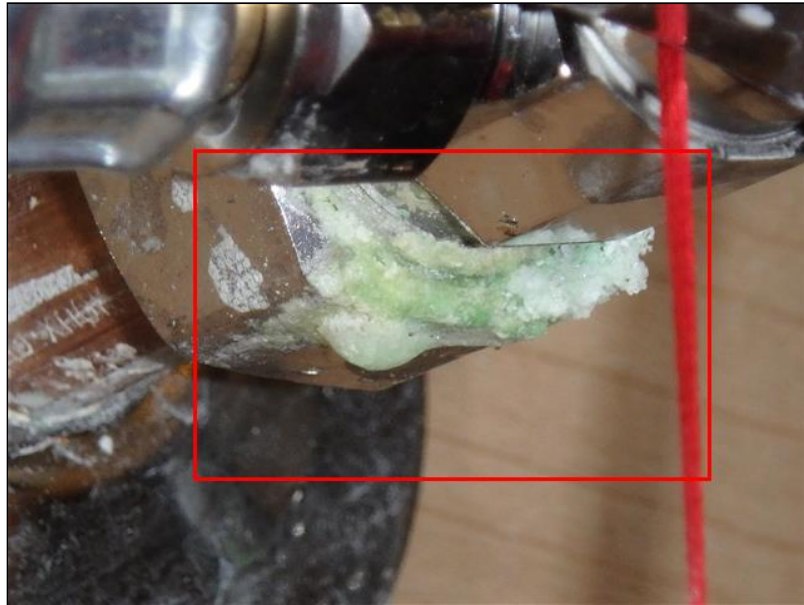
**4. PLUMBING SYSTEM****4.3 FIXTURES AND FAUCETS CONDITION (32)****Inspected**

(2) There is evidence of leakage at the front left guest suite and master bathroom sink supply valves. I recommend professional repair/replacement to prevent further leakage.





4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



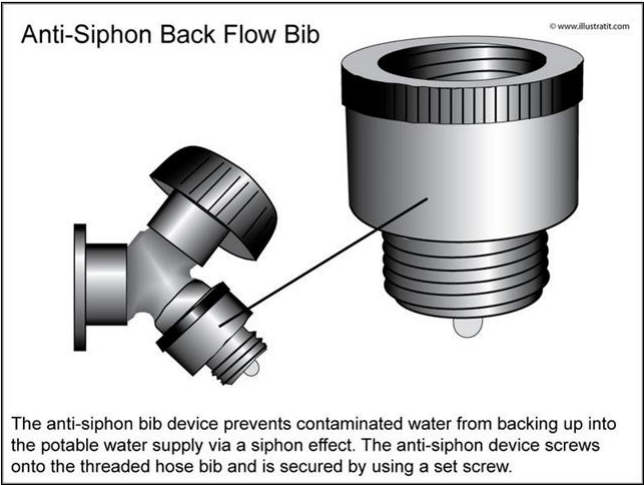
4.3 Item 4(Picture)

(3) The front left guest suite bathroom sink stop is inoperable. Repair or replace as needed.

4.6 CROSS CONNECTIONS. (35)

Repair or Replace

Exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

**4.7 WASTE AND VENT PIPING SYSTEM CONDITION (36)****Inspected**

(2) The left rear hall bathroom sink drain is obstructed (slow drain), remedy as needed.

**4.10 WATER HEATER CONDITION (39)****Inspected**

(2) There are leaks in the cold water supply valve body. I recommend replacement with a ball valve by a licensed plumber.



4.10 Item 2(Picture)

**5. ELECTRICAL SYSTEMS****5.6 LIGHTS, SWITCHES CONDITION (52)****Inspected**

(2) Ceiling fans and pendant light fixtures are not allowed within 8 feet above or within 3 feet to the side of tub or shower thresholds. The pendant light over the master tub is within 8 feet of the top and 3 feet of the sides of the tub. I recommend a licensed electrician evaluate and remedy as needed.



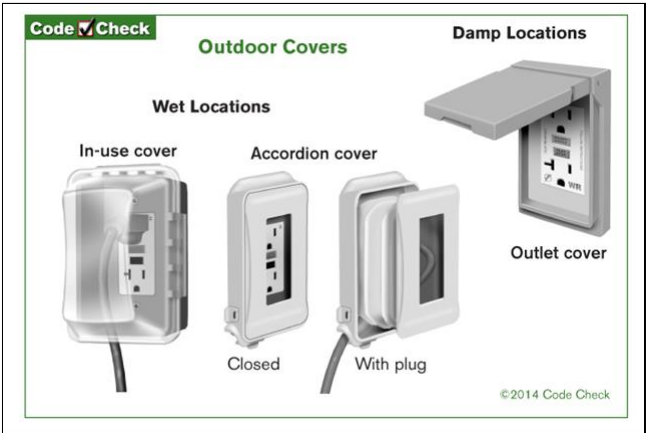


5.6 Item 1(Picture)

5.7 RECEPTACLES, CONDITION, POLARITY, GROUND (53)

Inspected

(2) There is an interior grade outlet behind the fountain. I recommend replacement with an exterior grade covered outlet. I recommend the installation of GFCI protection at this outlet to prevent hazard.



5.7 Item 1(Picture)



5.7 Item 2(Picture)

5.8 GROUND FAULT CIRCUIT INTERRUPTERS CONDITION (54)

Inspected

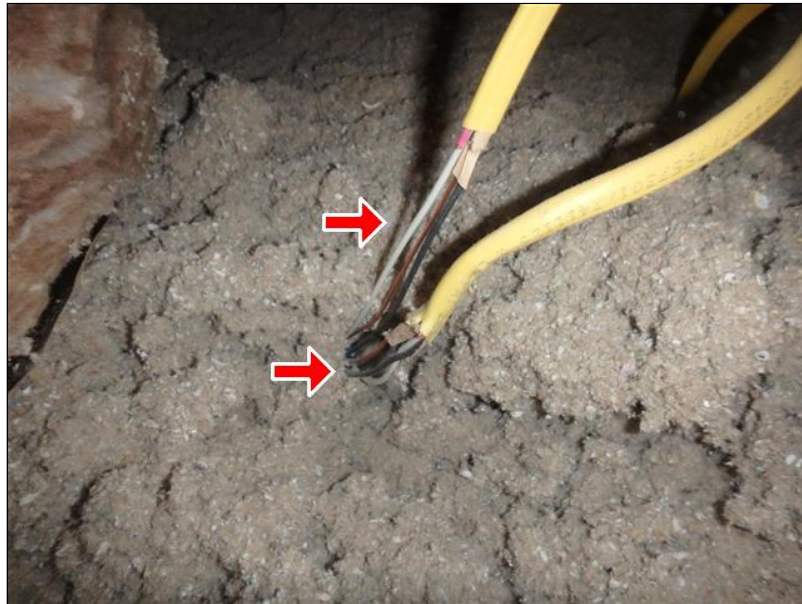
(2) I recommend the installation of GFCI protection at the rear garage ceiling outlets.



5.8 Item 1(Picture)

**5.10 GENERAL****Repair or Replace**

(1) The sheathing has been removed from the conductor running to the rear garage ceiling outlets, I recommend repair by a licensed electrician.



5.10 Item 1(Picture)

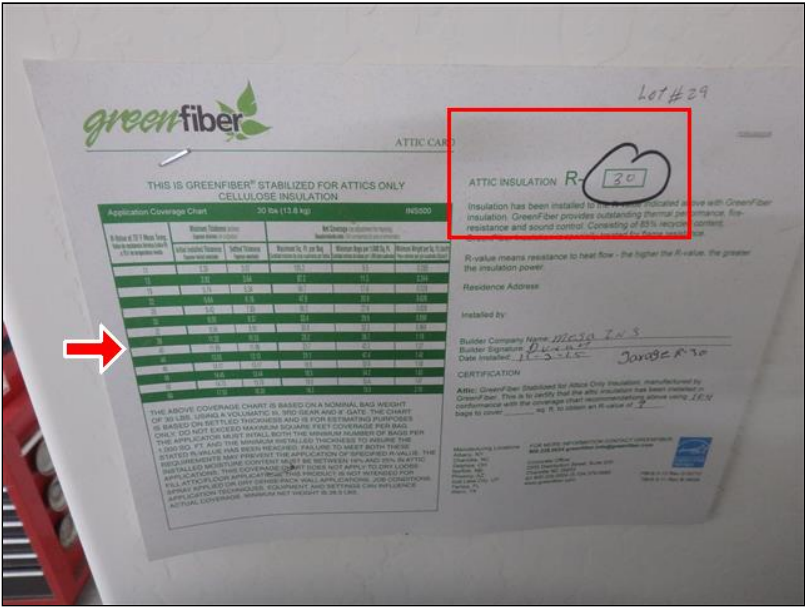
(2) There are homeowner improvements to the electrical system (additional garage circuits/220 volt outlets in garage and underneath electrical panel). I recommend a licensed electrician evaluate the electrical system for safety and suitability.

**9. INSULATION AND VENTILATION****9.0 INSULATION CONDITION (78)****Inspected**

(2) The attic insulation is thin over the guest bedrooms. Consider additional insulation as needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

Valor de resistencia térmica (valor R) a 75 F de temperatura media	Initial Installed Thickness Espesor inicial instalado	Settled Thickness Espesor asentado	Maximum Sq. Cantidad máxima de pies c.
11	3.30	3.07	105.2
13	3.92	3.64	87.2
19	5.74	5.34	56.7
22	6.64	6.18	47.9
28	8.42	7.83	36.2
30	9.00	8.37	33.4
32	9.58	8.91	30.9
38	11.32	10.53	25.2
40	11.89	11.06	23.7
44	13.03	12.12	21.1
48	14.17	13.17	18.9
49	14.45	13.44	18.5
50	14.73	13.70	18.0
60	17.53	16.30	14.3

9.0 Item 3(Picture)

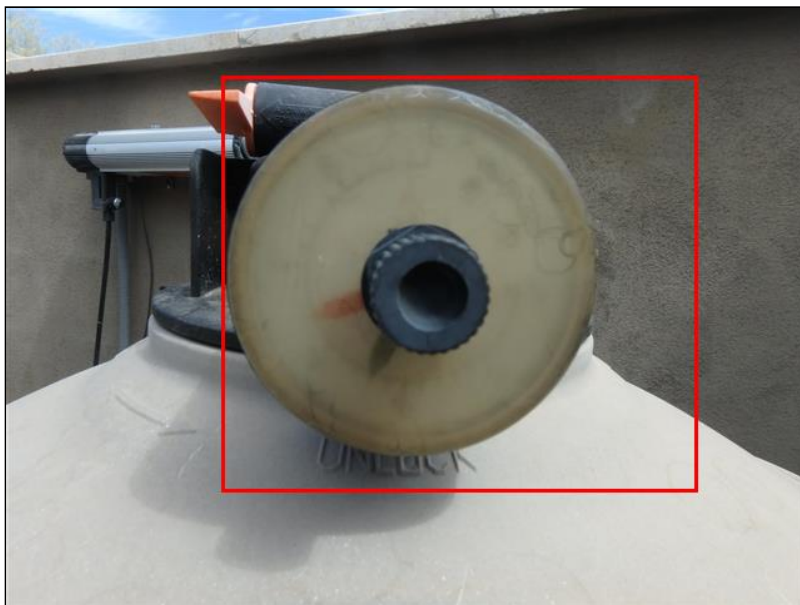
11. SWIMMING POOLS AND EQUIPMENT

11.3 Filters. Type and condition.

Inspected

(2) The filter pressure gauge is not visible, I recommend professional replacement.





11.3 Item 2(Picture)

**11.5 Equipment. Condition of pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves.****Inspected**

(2) The water level is low, I recommend professional adjustment of the auto fill valve so that the water line is halfway up the perimeter tiles.



11.5 Item 2(Picture)

**11.11 Child Safety Barriers. Type and condition.****Repair or Replace**

**I recommend the installation of child protective barriers.**

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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Owens*

**INVOICE**

**Integrated Inspections**  
**4939 W Ray Rd Ste 4**  
**PO Box #362**  
**Chandler, AZ 85226**  
**480-797-1719**  
**Inspected By: John Owens**

**Inspection Date: 7/21/2020**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Home Buyer 1234 W Paradise Lane Phoenix AZ 11111  <b>Customer's Real Estate Professional:</b>	1234 W Paradise Lane Chandler AZ 11111

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
3501-4000 Square Feet	450.00	1	450.00
Termite Inspection 3001-4500 Square Feet	75.00	1	75.00
Pool/Spa	50.00	1	50.00
Credit Card Convenience Fee	0.01	1438	14.38

**Tax \$0.00**

**Total Price \$589.38**

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:** Thank You!

Account #:

Home Inspection Authorization and Agreement

Integrated Inspections  
4939 W Ray Rd Ste 4  
PO Box #362  
Chandler, AZ 85226  
480-797-1719

Customer(s)

Home Buyer

Inspection Site Property

1234 W Paradise Lane, Chandler, AZ 11111

1. The Customer(s) hereby authorizes and contracts for Integrated Inspections to conduct a home inspection on the subject named inspection site property. Legal access to the entire property will be provided to Integrated Inspections for the purposes of conducting a limited visual inspection in accordance with the terms and conditions of this contract.
2. The inspection report and its contents are intended for the exclusive use of, and are the non-transferable property of Integrated Inspections and the Customer(s).
3. The customer's signature below acknowledges that he/she has read, understands, and accepts the terms, conditions, and limitations as outlined in this Integrated Inspections Home Inspection Authorization and Agreement and the Scope, Purpose, Limitations and Exclusions of this inspection. Any acceptance or use of this Inspection Report shall constitute acceptance of all of the terms and conditions as listed below. reserves the right to supplement any report with an addendum within (3) three business days of the inspection date.
4. The Customer(s) agrees to pay Integrated Inspections the fee specified below at the time of the inspection. Integrated Inspections reserves the right to "not" release its Inspection Report without payment in full.

THE TOTAL FEE FOR THIS INSPECTION IS: \$ 589.38

\_\_\_\_\_  
(Home Buyer Signature) (Date)

\_\_\_\_\_  
(Richard Wiederhold Signature) (Date)



### **Scope and Purpose / Limitations and Exclusions**

1. The Scope and Purpose of this inspection is to visually examine the safely and readily accessible portions, as set forth in the State of Arizona Standards of Professional Practice, of the structural, heating, cooling, plumbing, roofing, electrical and permanently attached kitchen appliance systems and components of the subject named inspection property specified in this Home Inspection Authorization and Agreement and the inspection report for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Home Inspection Authorization and Agreement and the inspection report. Only the visible and safely and readily accessible portions of the items and components specified in the inspection report shall be inspected. No other systems, items or appliances, are included in this inspection. The inspection performed by Integrated Inspections is supplemental to any real estate transfer or seller's disclosure statement and shall not be used as a substitute for such disclosure statements.
2. Excluded in any inspection of any systems or items not included in the inspection report including but not limited to the following: any systems that are shut down or inactive, any information pertaining to manufacturers recalls of any component or "class action" litigation or settlements against contractors or manufacturers, detached buildings or equipment, the presence/damage caused by insects or other pests, low-voltage systems, pools, spas, hot tub systems, saunas, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio and video systems, central vacuum systems, fencing, automatic gates, landscaping, irrigation systems, playground equipment, active and passive solar systems, soils, security systems, smoke or fire detection or suppression systems, windows, window and door screening, retaining walls, any detached buildings or structures (other than garage or carport) and any inspection or testing of any toxic or dangerous substances including asbestos, lead or gasses including radon and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in or which is excepted for the inspection report. The inspection will not include any area that has access or clearance less than thirty inches in any direction, or is not safely accessible from a twelve foot ladder. In the event that the Inspection Report supplies information about any of the foregoing, this information shall be deemed to be informational only and supplied as a courtesy to the Customer(s), and shall not be deemed to be an amendment to or waiver of the foregoing exclusions.
3. This inspection is not technically exhaustive. This is not an engineering inspection or analysis and no engineering tests will be made. No examination will be made to determine compliance with any governmental ordinance, regulation, or code (notwithstanding any reference in the inspection report to any code provision). The inspection report is not to be considered an implied or express warranty or insurance on the subject inspected property or its components concerning future use, operability, habitability, or suitability. The sole purpose of the inspection is for the Customer(s) to be informed of as many conditions as possible within the brief period of time allotted for the inspection and the limited access to the subject named property which is made available by the current owner. The Customer(s) has no expectation of being notified of all conditions, and waives any claim to conditions which are not reported. is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and/or otherwise not detectable for any reason during the inspection. If Integrated Inspections refers the Customer(s) to a third party for evaluation of a condition, intends for the Customer(s) to pursue this evaluation **PRIOR TO CLOSING** on the purchase of or taking or other action with respect to the subject named property. This inspection will be performed in accordance with the State of Arizona Standards of Professional Practice unless otherwise noted and where conditions permit.
4. The Customer(s) acknowledges that Integrated Inspections warrants that its inspection services will be performed in accordance with the Scope and Purpose of this Home Inspection Authorization and Agreement and the inspection report only. This is a limited and non-transferable warranty and is the only warranty that is given or made by Integrated Inspections and the Customer(s) receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of Integrated Inspections for damages arising out of or in connection with the performance of the inspection and delivery and use of and reliance on the inspection report. Integrated Inspections does not guarantee that the structure inspected will be free from faults or defects. The Customer(s) waives any claim for consequential, exemplary, or incidental damages, even if the Customer(s) has been advised of the possibility of such damages. The Customer(s) expressly intends for Integrated Inspections to have no obligations or duty except as expressly set forth in this Home Inspection Authorization and Agreement.
5. In the event of a breach or a failure of the foregoing warranty, misrepresentation or negligent inspection by Integrated Inspections (Excluding willful misconduct), the Customer(s) agrees that the liability of Integrated Inspections, and for its agents, employees and Inspectors, for claims or damages, cost of defense and suit, attorney's fees or expenses and payments arising out of or in any way connected with errors or omissions in the inspection or the Inspection report shall be limited to liquidated damages in

an amount equal to all amounts paid for the Inspection to Integrated Inspections by the Customer(s). The Customer(s) acknowledges the liquidated damages are not intended as a penalty but are intended to: (1) reflect the fact that actual damages may be difficult and impractical to ascertain; (2) to allocate risk among Integrated Inspections and the Customer(s); and (3) to enable Integrated Inspections to perform the inspection at the stated inspection fee. In the event of the tender by Integrated Inspections of a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action and Integrated Inspections shall be thereupon generally and fully released.

6. Except as expressly provided herein, The Customer(s) agrees to indemnify and hold Integrated Inspections and its Inspector(s) harmless (Including costs of defense and attorney's fees) from and against all liabilities, claims, causes of action, damages and actions, including Integrated Inspections breach of contract, misrepresentation and negligence, and including costs and attorneys fees related to or arising from the conduct of the inspection or the delivery of the inspection report which are the subject of this Home Inspection Authorization and Agreement (excluding only willful misconduct).

7. The Customer(s) hereby expressly waives and releases any claims and cause of action against the inspector personally, excluding solely willful misconduct, and agrees to look solely at Integrated Inspections for any and all liability related to the inspection including the negligence of the inspector. The Customer(s) hereby agrees to indemnify the inspector personally for any and all causes of action, including costs of defense and attorneys' fees, related to or arising from any claim brought by the Customer(s) against the Inspector(s).

8. It is the responsibility of the customer(s) to make the Subject named property and its components accessible for this inspection. Integrated Inspections are not authorized to turn on gas mains or valves, water mains or valves, activate electrical power or pilot lights, nor move items in order to gain access to an area or component. Except for the removal of electrical service panels (where possible without damage to property), furnace and water heater inspection panels, inspectors will not remove panels, or disassemble any item for access to a component which is contained by fasteners that require tools for entry. Areas containing standing water or mud are considered inaccessible. Decisions relating to safety are as at the inspector's discretion, but they are specifically prohibited from climbing on roofs during high winds, roofs that are slippery or high pitched or entering areas in which potentially dangerous pets are contained. Inspectors are not required or expected to move or remove personal property from or at the subject named property in order to conduct the inspection.

9. Additional trips for re-inspection, or to perform or complete an inspection, for reasons beyond the control of Integrated Inspections, (e.g. inaccessibility of the items normal to the inspection, inactive utilities, or an inability to gain access to the Subject named property), will be performed at an additional fee plus an applicable trip charge.

10. In the event the Customer(s) has a claim of a breach or failure of warranty, misrepresentation or negligent inspection of any component or item in the inspection, the Customer(s) shall provide Integrated Inspections with three (3) working days to re-inspect the component or item before the Customer(s) repairs or replaces the component or item. This right of re-inspection is to protect Integrated Inspections and the Customer(s) from the business practices of some contractors who base their recommendations to repair or replace components of false or misleading information. If the Customer(s) fails to allow Integrated Inspectionsto re-inspect, the Customer(s) waives any claim against Integrated Inspections with respect to the component or item.

11. In the event any dispute, controversy, or claim arises regarding this Authorization and Agreement or the contents of the Inspection Report it is agreed that all parties shall attempt, in good faith, to settle such disputes between themselves. In the event such attempts fail to resolve such disputes, controversy, or claim prior to filing any legal action by the Customer(s), the Customer(s) shall submit to Integrated Inspections written notification of the dispute and the Customer(s) intent to file a legal action, and Integrated Inspections shall have thirty (30) days to submit to binding and final arbitration under the Expedited Arbitration Rules of the American Arbitration Association. The parties submitting the dispute, controversy, or claim shall appoint an arbitrator by mutual agreement arbitrator and this arbitrator should have knowledge of the home inspection profession and industry with at least five years of home inspection experience and who will follow substantive rules of law. Each party further agrees to pay its own arbitration costs. Any decision of the arbitrator appointed there under shall be final and binding and judgment of the award may be entered into any court of competent jurisdiction.

12. No action, whether in contract or tort, shall be brought against Integrated Inspections in arbitration or a court of law beyond the earlier of one year following the date of the Inspection Report or 120 days after discovery by the Customer(s) of the condition that forms the basis of the action.

13. If a claim is made against Integrated Inspections for any alleged error omission or other act arising out of the performance of this inspection, whether in court or in arbitration, and if Customer(s) fails to prove such claim, the Customer(s) agrees to pay all costs and attorney's fees incurred by Integrated Inspections and its employees, agents, inspectors, directors, shareholders, successors and assigns.

14. This Inspection Report is not intended for use by anyone other than the Customer(s). No third party shall have any right arising from this Authorization and Agreement or the Inspection Report. In consideration of the furnishing of the Inspection Report, the Customer(s) agrees to indemnify and hold harmless Integrated Inspections, its agents, employees, inspectors, directors, officers, shareholders, successors and assigns, for all costs, expenses, legal fees, awards, settlements, judgments, and any other payments of any kind whatsoever incurred and arising out of a law suit, cross-complaint, counter suit, arbitration, administrative proceeding, or any other legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. Customer's request that Integrated Inspections release copies of the Inspection Report shall be at the Customer's own risk with respect to the contents of this paragraph.

15. The presence of Customer(s) has been requested during the inspection. If Customer(s) is not present at the time of the inspection or for any other reason is unable to sign this Contract at the time of inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by Customer(s).

16. Integrated Inspections will not return to any property which it has previously inspected for the purpose of re-inspection to verify that any conditions documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed. For this reason, recommends that all repairs, corrective measures, or new work undertaken on any component or system be performed only by qualified and competent individuals, licensed when applicable and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Subsequent to completion, it is recommended that all such work be documented by work orders, invoices or receipts from the individuals or companies which performed the work.