



**INTEGRATED  
INSPECTIONS**

## **Inspection Report**

**Home Buyer**

**Property Address:**  
9876 E. Main St.  
San Tan Valley AZ 85143



## **Integrated Inspections**

**Clint Clarkson, AZ License #67523  
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<b>Date:</b> Invalid DateTime	<b>Time:</b> 12:00 PM	<b>Report ID:</b>
<b>Property:</b> 9876 E. Main St. San Tan Valley AZ 85143	<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:**

2019

**Building Faces:**

South

**Client Is Present:**

Yes

**Weather:**

Clear

**Temperature:**

Over 100

**Rain in last 3 days:**

Yes

## 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

#### FOUNDATION TYPE (6):

POST TENSION MONOLITHIC CONCRETE SLAB

#### FLOOR SYSTEM TYPE (7):

CONCRETE SLAB ON GRADE

#### WALL TYPE (8):

WOOD FRAMED

#### ROOF/CEILING TYPE (10):

ENGINEERED TRUSS

#### COLUMNS TYPE AND LOCATION (9):

WOOD FRAMED WITH STUCCO - REAR PORCH

ORIENTED STRAND BOARD DECKING. (OSB)

### Items

#### 1.0 FOUNDATION CONDITION (6)

**Comments:** Inspected

The visible portions of the foundation are in satisfactory condition.

#### 1.1 FLOOR CONDITION (7)

**Comments:** Inspected

The visible portions of the floor at each level of the structure are in satisfactory condition.

#### 1.2 WALL CONDITION (8)

**Comments:** Inspected

(1) Overall, the visible portions of the exterior structural walls are in satisfactory condition.

(2) There is evidence of previous movement on the walls in several areas throughout. Seal as needed, monitor for further movement and repair as necessary.



1.2 Item 1(Picture)



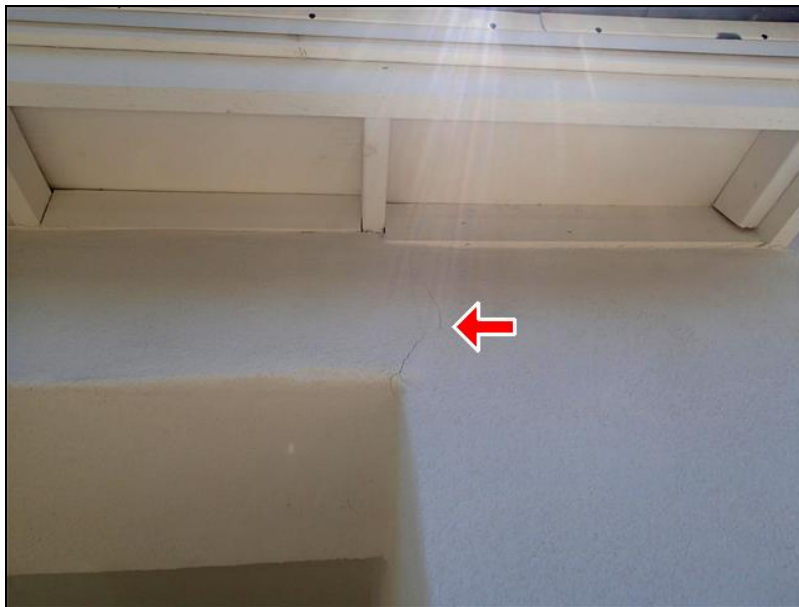
1.2 Item 2(Picture)



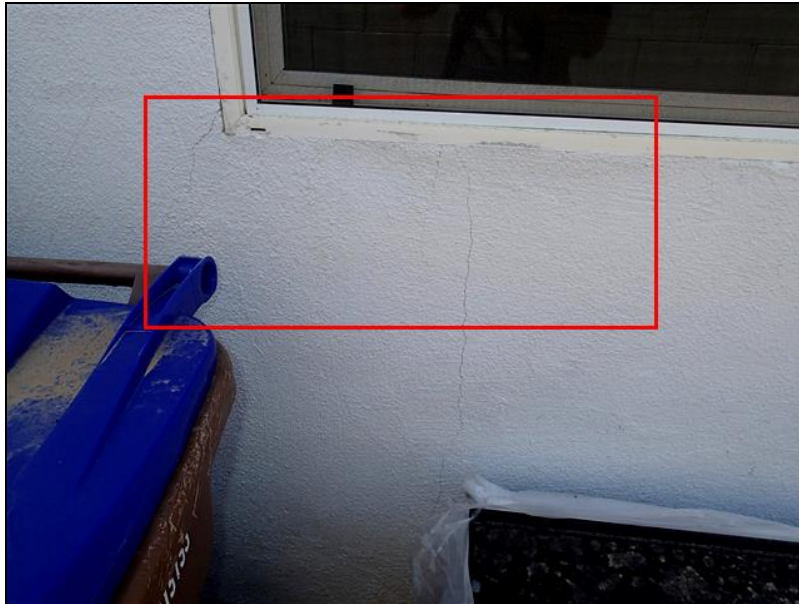
1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

**1.3 COLUMNS CONDITION (9)**

**Comments:** Inspected

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



1.3 Item 1(Picture)

**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)



1.4 Item 6(Picture)

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

**Comments:** Inspected

The attic was viewed from the attic access opening in the hallway. 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:** Repair or Replace

(1) There is excessive cracking in the stucco in several areas throughout. I recommend professional evaluation with repairs as needed.



2.0 Item 1(Picture)

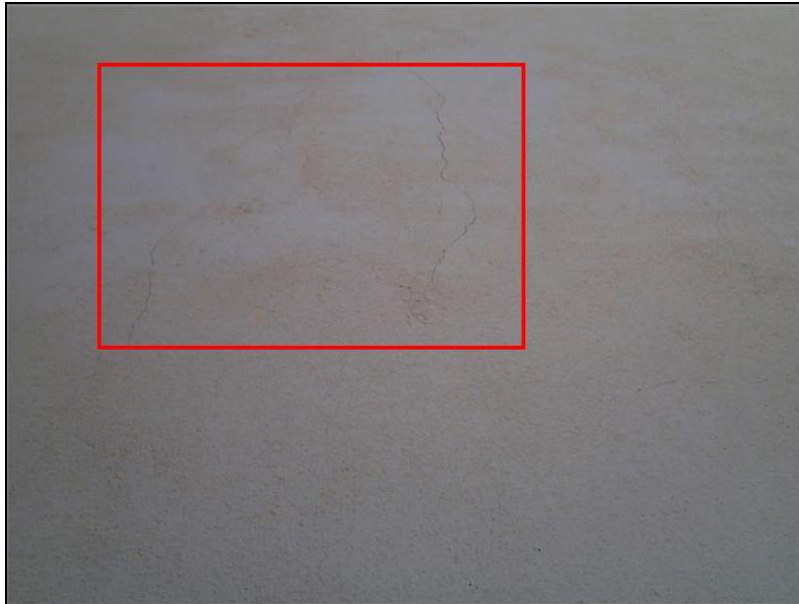


2.0 Item 2(Picture)



2.0 Item 3(Picture)





2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

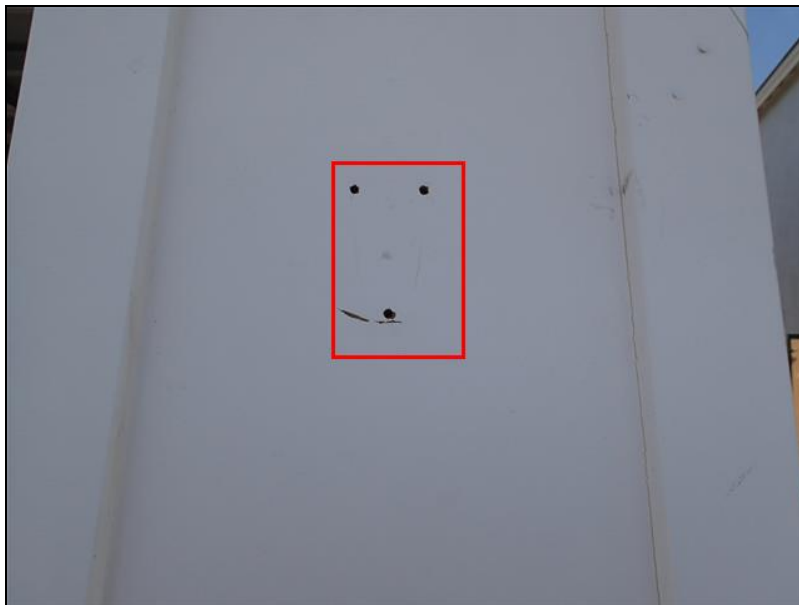


2.0 Item 7(Picture)



2.0 Item 8(Picture)

(2) Seal all exterior penetrations as needed to prevent water intrusion.



2.0 Item 9(Picture)

## 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 exposed beams are exposed, I recommend the installation of full width cap flashing to prevent further 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

A representative number of windows were operated and found to be in satisfactory condition and operational.

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

**Comments:** Repair or Replace

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.

**2.5 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:** Inspected

There is no adverse impact on the structure due to vegetation.

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

**Comments:** Repair or Replace

The grade is sloped toward the house on the right side. 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)

**2.10 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

The rear block fence is leaning. I recommend professional evaluation with repairs as needed.



2.12 Item 1(Picture)

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

#### Items

##### 3.0 ROOF COVERINGS CONDITION (25)

**Comments:** Inspected

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)

### 3.1 DRAINAGE SYSTEMS CONDITION (26)

**Comments:** Inspected

The roof drainage system is in satisfactory condition.

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

**Comments:** Inspected

(1) Overall, the flashings at the roof penetrations, the skylights (if present) and chimney (if present) are in satisfactory condition.

(2) Add a storm collar to the dryer vent to prevent leakage between the vent and primary flashing.

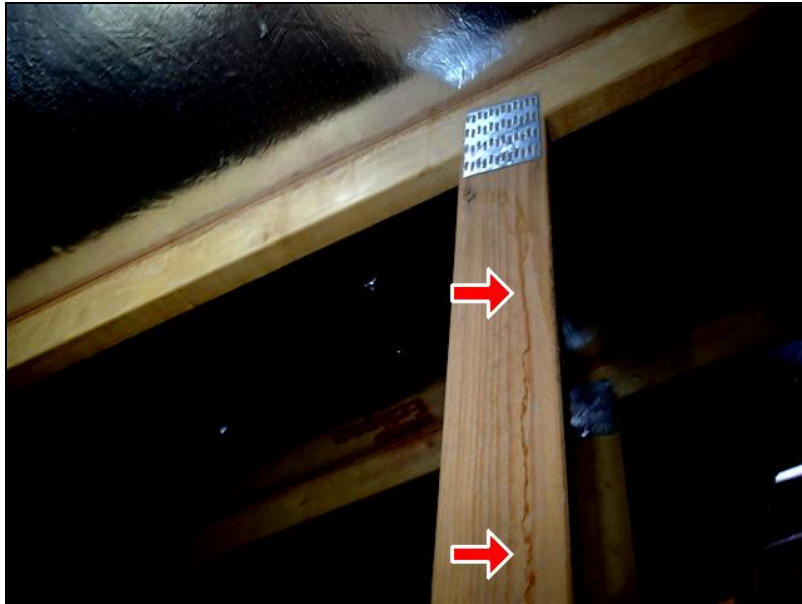


3.2 Item 1(Picture)

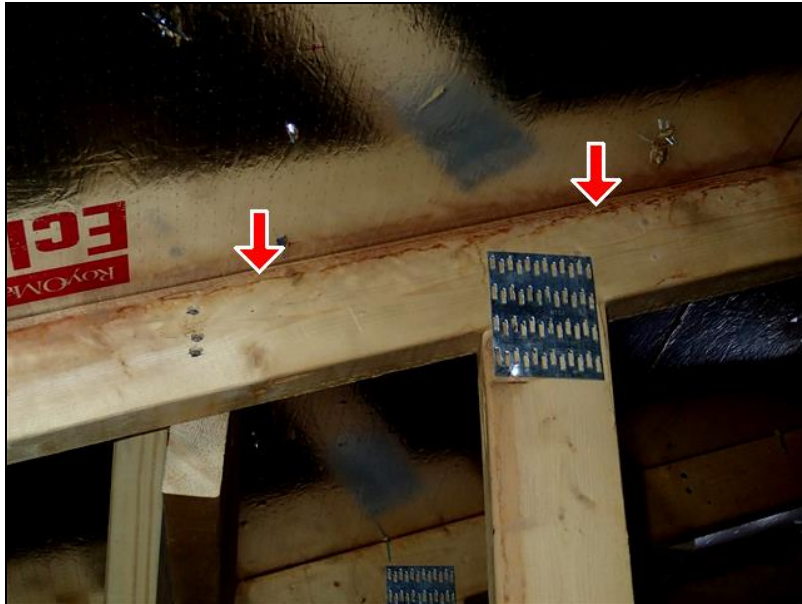
### 3.3 EVIDENCE OF LEAKING (28)

**Comments:** Repair or Replace

There are signs of leakage (water stains) in the attic on the decking and on the trusses. I recommend professional evaluation and repair as necessary.



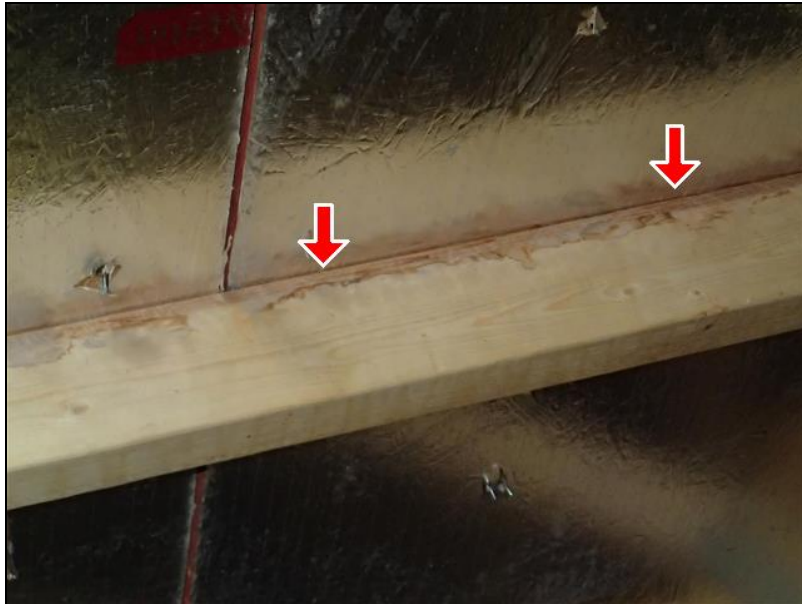
3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)

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

**Comments:** Inspected

Walked roof.

### 3.5 General

**Comments:** Repair or Replace

I recommend professional evaluation and repairs by a licensed roofer.

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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 (30):	WASTE AND VENT PIPING SYSTEM TYPE (36):	WATER HEATER TYPE (39):
VISIBLE PORTIONS ARE COPPER OR EQUIVALENT (PEX)	VISIBLE PORTIONS ARE ABS	ELECTRIC

### 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) The hall bathroom tub faucet is leaking. Repair or replace as necessary.



4.3 Item 1(Picture)

(3) There is damage to the interior finish of the master bathroom left sink. Remedy as necessary.

#### 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:** Inspected

There were no potential cross connections observed.

#### 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) There is evidence of leakage at the waste and vent piping cleanout underneath kitchen sink, I recommend professional evaluation with repairs as needed.



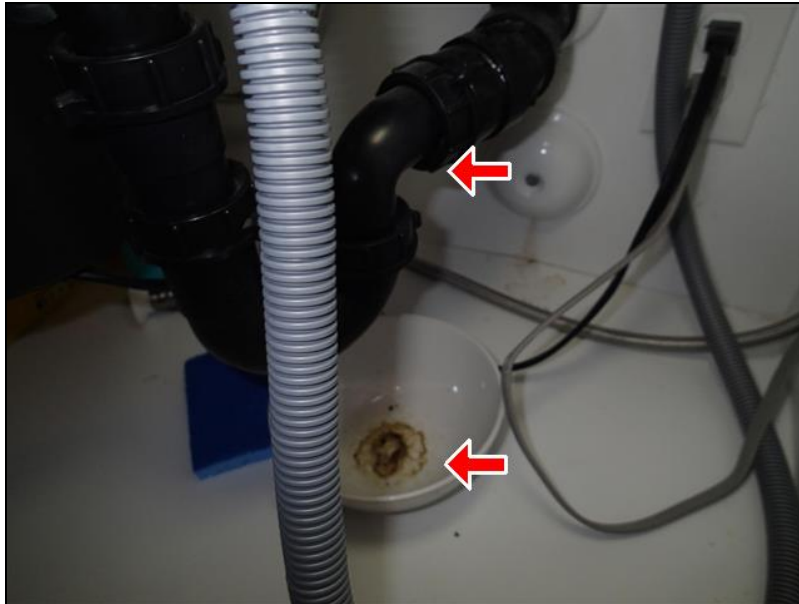
4.7 Item 1(Picture)

#### 4.8 DRAIN LEAKS (37)

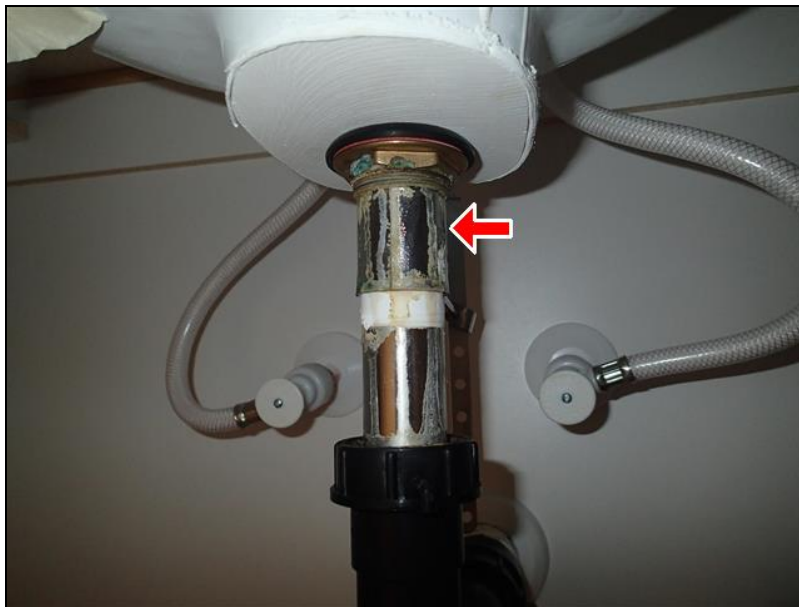
**Comments:** Repair or Replace

There is evidence of leakage at the right master sink drain and kitchen sink drain. Repair as needed.





4.8 Item 1(Picture)



4.8 Item 2(Picture)

**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.

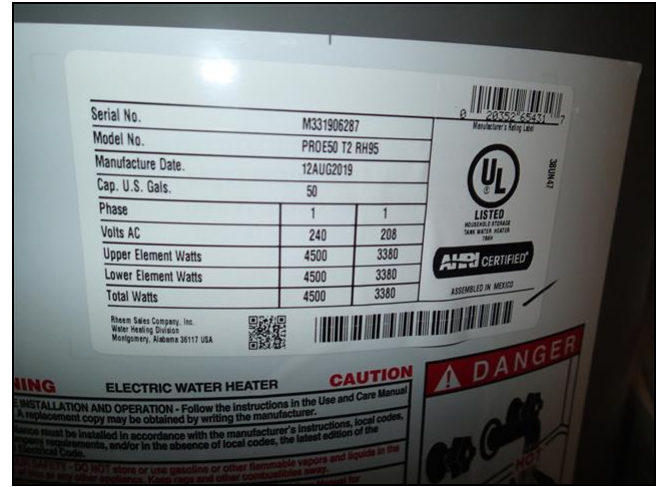
**4.10 WATER HEATER CONDITION (39)**

**Comments:** Inspected

The water heater is in satisfactory condition and operational. The service life of a water heater in Arizona is 8-12 years.



4.10 Item 1(Picture) 2019 model, 50 gal



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:** Not Present

None present.

Electric.

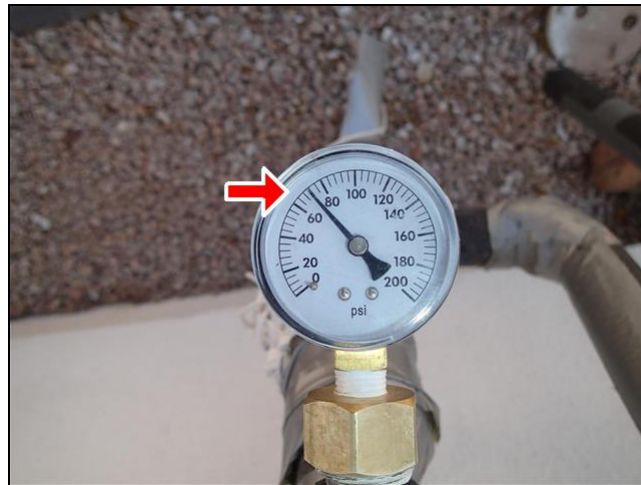
**4.13 FUEL DISTRIBUTION SYSTEM AND SUPPORTS (42)****Comments:** Not Present

None present.

Electric.

**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 right of the house.



4.15 Item 1(Picture)

#### 4.16 SUMP PUMP

**Comments:** Not Present  
None present.

#### 4.17 GAS SUPPLY

**Comments:** Not Present  
None present, all electric.

#### 4.18 GAS APPLIANCE VALVES LOCATED.

**Comments:** Not Present  
None present.

#### 4.19 GENERAL

**Comments:** Repair or Replace

There is leakage at the irrigation plumbing at the front and rear yards. Additionally, there is water damage to the block fence at the rear yard. I recommend professional evaluation with repairs as needed.



4.19 Item 1(Picture)





4.19 Item 2(Picture)



4.19 Item 3(Picture)



4.19 Item 4(Picture)

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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

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

Items

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

Comments: Inspected

(1) The main disconnect and distribution panels are located on the right of the house.

Overall, the main and distribution panels are in satisfactory condition.



5.0 Item 1(Picture)

(2) Replace missing screws to secure the dead front panel.





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.

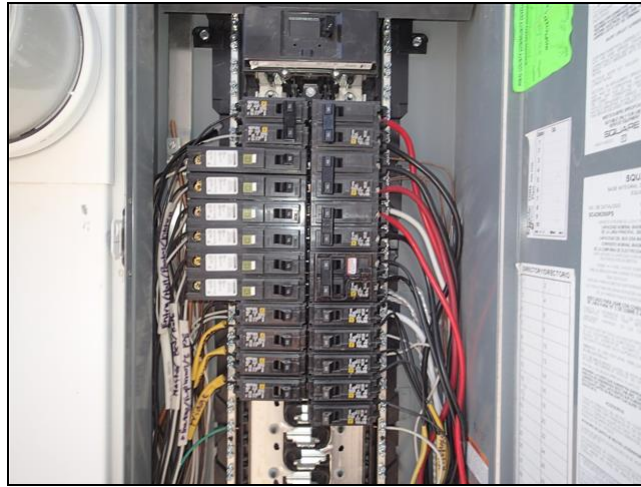


5.1 Item 1(Picture)

**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)

**5.3 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.

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

**Comments:** Inspected

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



5.4 Item 1(Picture)

**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) The light fixtures on the front exterior of the house (above the front door, and on either side of the garage) are inoperable with the wall switches. These fixtures will often operate on a photo sensor. Verify their operation after dark. Replace the fixtures/bulbs as needed to verify operation or repair as necessary.





5.6 Item 1(Picture)

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

**Comments:** Inspected

A representative number of receptacles were tested for polarity and ground and found to be operational and in satisfactory condition.

### 5.8 GROUND FAULT CIRCUIT INTERRUPTERS CONDITION (54)

**Comments:** Inspected

All existing GFCI protected outlets function as intended.

### 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 no carbon monoxide monitors present, not necessary, no gas.

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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):

SPLIT SYSTEM HEAT PUMP (FORCED AIR)

#### ENERGY SOURCE (56):

ELECTRIC

#### SOLID FUEL HEATING DEVICES TYPE (60):

NONE

#### DISTRIBUTION SYSTEM TYPE (61):

MECHANICAL FAN/BLOWER

INSULATED DUCTS WITH REGISTERS

### Items

#### 6.0 HEATING EQUIPMENT CONDITION (55)

**Comments:** Not Inspected

Due to the extreme high temperatures the heating equipment was not tested. I recommend professional cleaning and service as necessary.

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

**Comments:** Not Inspected

Not inspected. See Comment 6.0

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

**Comments:** Not Present

None present.

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

**Comments:** Not Present

None present.

#### 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 HEAT-PUMP	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)



7.0 Item 2(Picture) 2019 model, 4 ton



7.0 Item 3(Picture)

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

**Comments:** Repair or Replace

The temperature differential is below the normal range (12 degrees). I recommend professional evaluation, cleaning and service as needed.

#### 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.

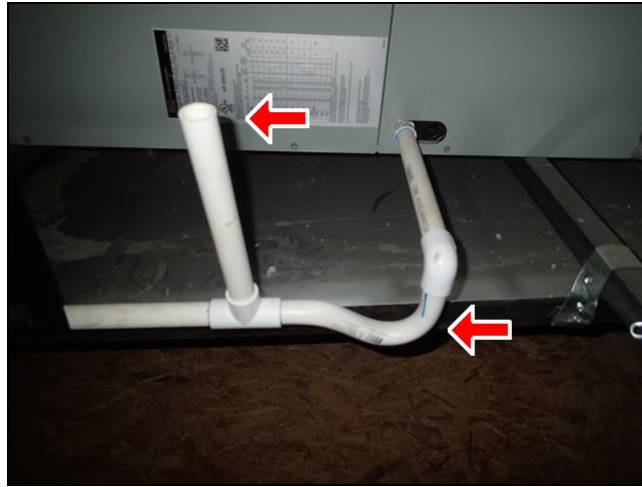


7.8 Item 1(Picture)

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

**Comments:** Inspected

There is a "P" trap and vent on the condensate drain.



7.9 Item 1(Picture)

**7.10 GENERAL**

**Comments:** Repair or Replace

(1) 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.

(2) Remove the debris from the secondary condensate drain pan to prevent obstruction of the drain lines.



7.10 Item 1(Picture)





7.10 Item 2(Picture)

---

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

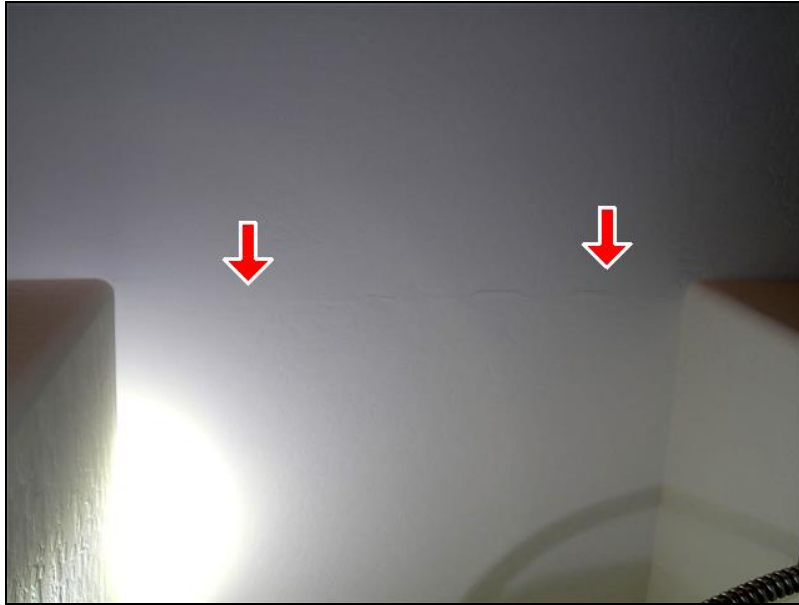
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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

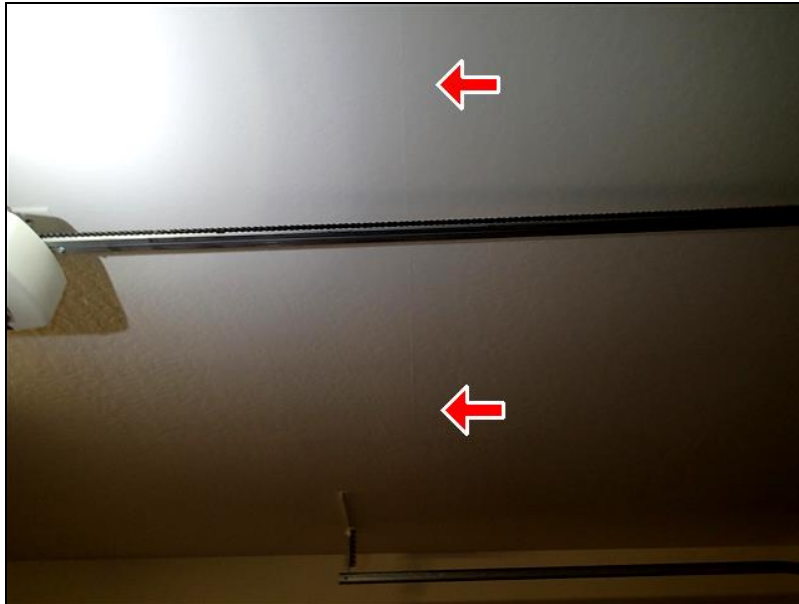
#### 8.0 WALLS,CEILINGS,FLOORS CONDITION (70)

**Comments:** Inspected

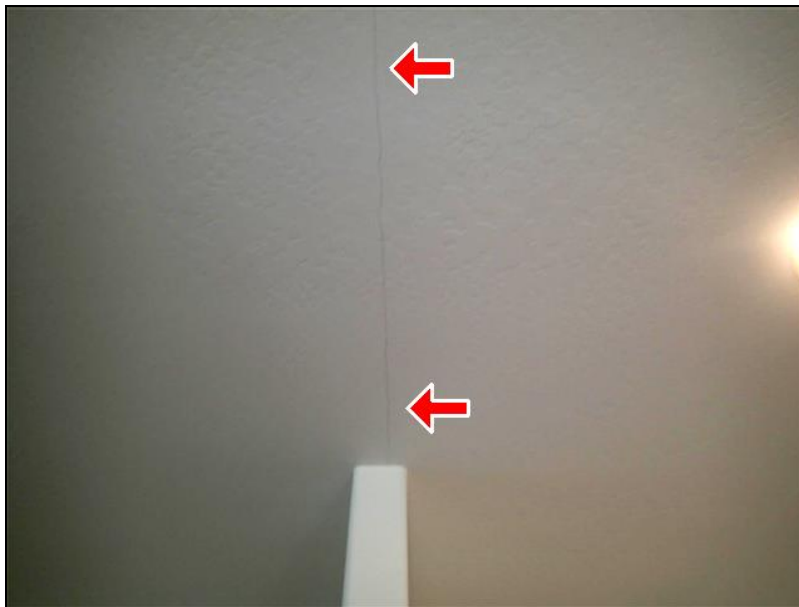
- (1) Overall, the visible portions of the walls, ceilings and floors are in satisfactory condition except for normal wear/age.
- (2) There is evidence of previous movement on the ceilings in several areas throughout. Seal as needed and monitor for further movement and repair as necessary.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

**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

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

(2) The master bedroom door does not latch, adjust as needed.

**8.5**



**FIRE SEPARATION WALLS AND CEILINGS CONDITION (76)****Comments:** Inspected

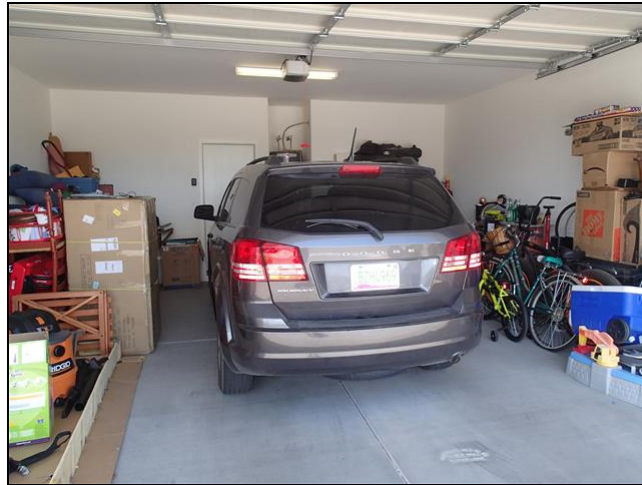
The visible portions of the fire separation walls between the dwelling unit and an attached garage or another dwelling unit are in satisfactory condition.

**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:** Not Inspected

This home is occupied. 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)

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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:**

BLOWN CELLULOSE

**VENTILATION TYPE:**

OHAGEN VENTS

GABLE VENTS

### Items

**9.0 INSULATION CONDITION (78)****Comments:** Inspected

The visible insulation is in satisfactory condition. Attic visibility is limited, portions of the attic are not visible from the attic access.



9.0 Item 1(Picture) Blown cellulose insulation.

**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.



9.2 Item 2(Picture) Gable 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:** Repair or Replace

The master bathroom vent fan terminates in the attic. Remedy to allow the vent fan remove the warm moist air to the exterior of the home.



9.5 Item 1(Picture)

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

**Comments:** Inspected

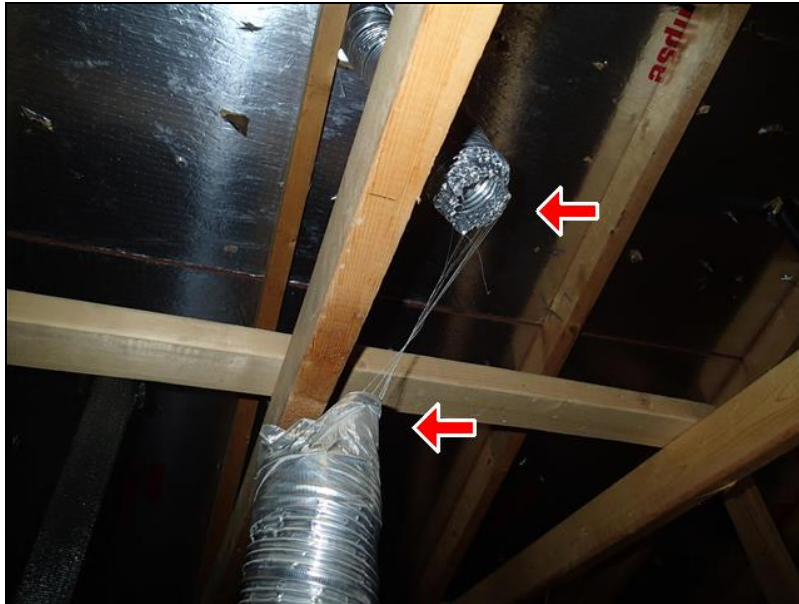
(1) The visible sections from the clothes dryer to the exterior of the building are in satisfactory condition.

(2) I recommend professional cleaning before use.

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

**Comments:** Repair or Replace

The laundry room vent terminates in the attic. Extend to vent to the exterior to remove warm, moist air from the home.



9.7 Item 1(Picture)

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

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#### 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:** Not Present

Not present.

#### 10.6 INSTANT HOT/COLD WATER SYSTEM

**Comments:** Not Present

Not present.

#### 10.7 WARMING DRAWER

**Comments:** Not Present

Not present.

---

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

## General Summary



### Integrated Inspections

4939 W. Ray Rd. Ste 4  
PO Box #362  
Chandler, AZ 85226  
480-231-5042

**Customer**  
Home Buyer

**Address**  
9876 E. Main St.  
San Tan Valley AZ 85143

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

### 1.2 WALL CONDITION (8)

#### Inspected

(2) There is evidence of previous movement on the walls in several areas throughout. Seal as needed, monitor for further movement and repair as necessary.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

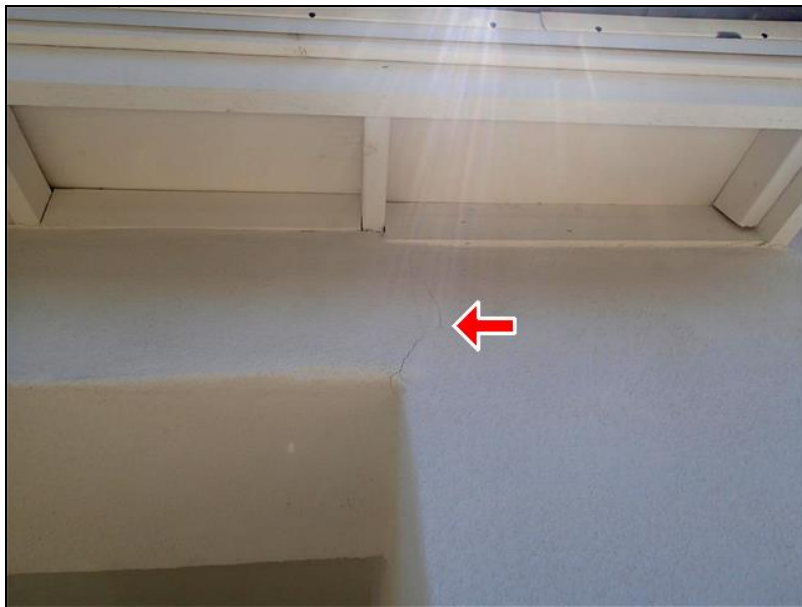


1.2 Item 3(Picture)

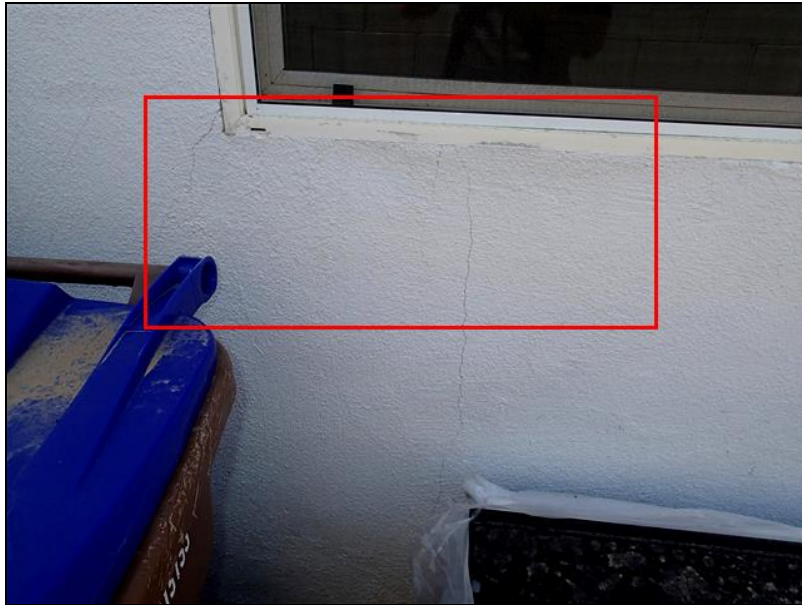




1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

## 2. EXTERIOR

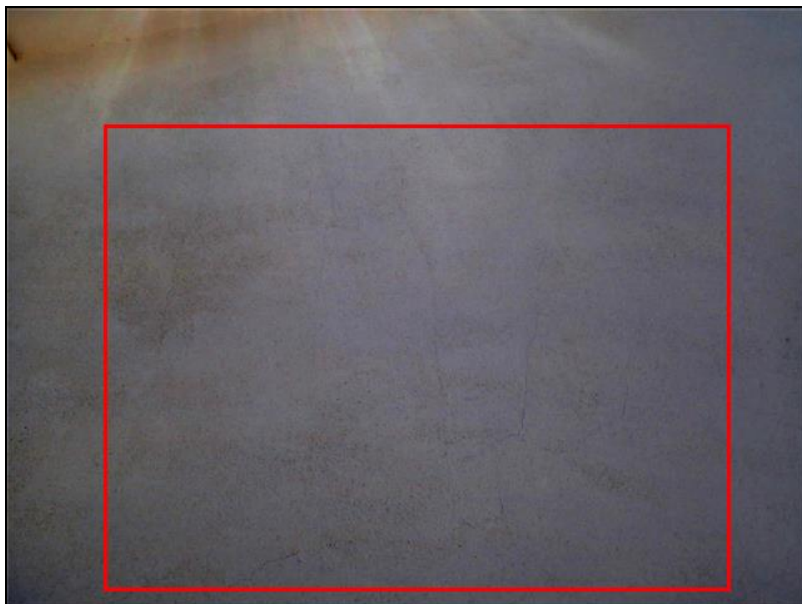
### 2.0 WALL CLADDING CONDITION (13)

#### Repair or Replace

(1) There is excessive cracking in the stucco in several areas throughout. I recommend professional evaluation with repairs as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)





2.0 Item 6(Picture)

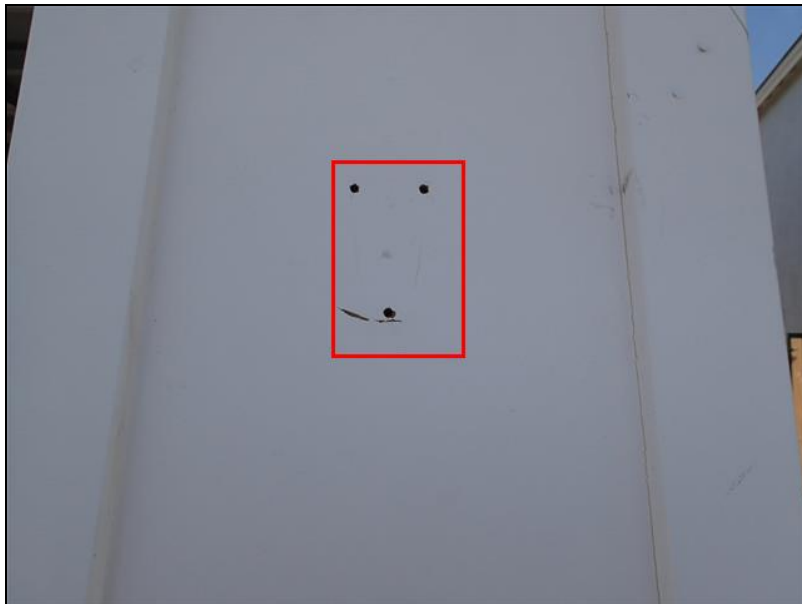


2.0 Item 7(Picture)



2.0 Item 8(Picture)

(2) Seal all exterior penetrations as needed to prevent water intrusion.



2.0 Item 9(Picture)

## 2.1 FLASHING AND TRIM CONDITION (14)

### Inspected

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



2.1 Item 1(Picture)

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

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.

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

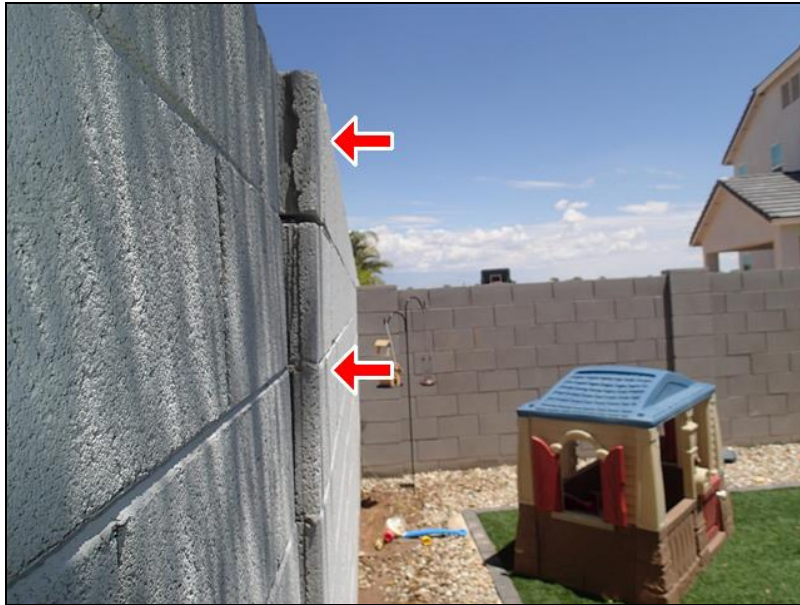
The grade is sloped toward the house on the right side. This will direct surface water into the soil adjacent to the foundation and cause water damage to the foundation concrete. Adjust the grade to direct surface water away from the foundation to prevent water damage.



2.9 Item 1(Picture)

**2.12 GENERAL****Repair or Replace**

The rear block fence is leaning. I recommend professional evaluation with repairs as needed.



2.12 Item 1(Picture)

### 3. ROOFING

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

##### Inspected

(2) Add a storm collar to the dryer vent to prevent leakage between the vent and primary flashing.



3.2 Item 1(Picture)

#### 3.3 EVIDENCE OF LEAKING (28)

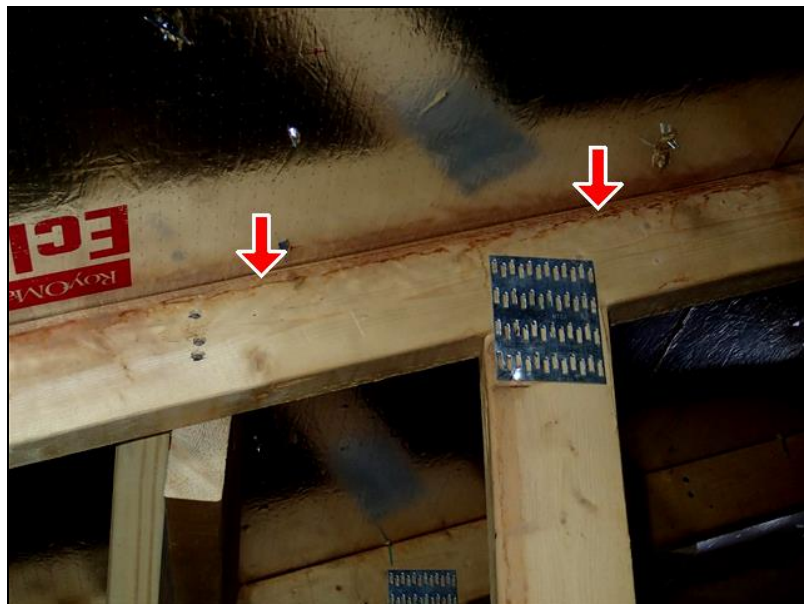
##### Repair or Replace

There are signs of leakage (water stains) in the attic on the decking and on the trusses. I recommend professional evaluation and repair as necessary.





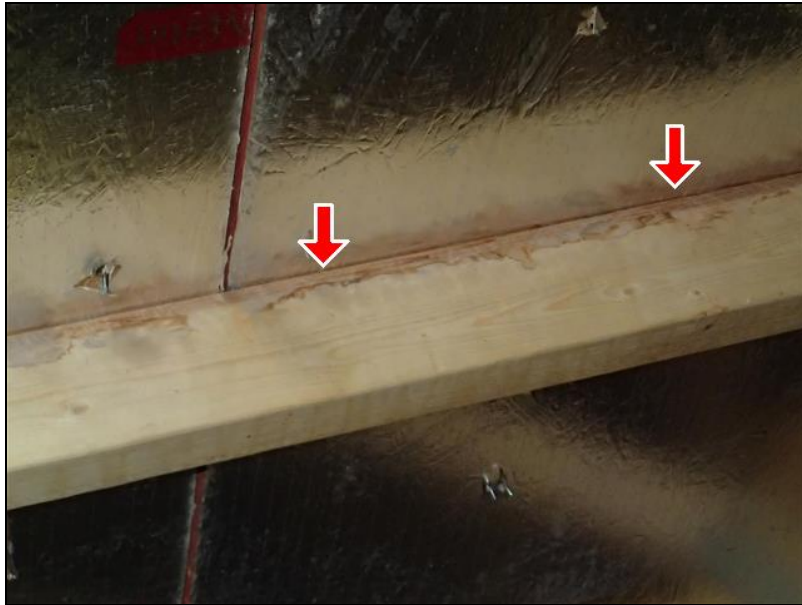
3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)

### 3.5 General

#### Repair or Replace

I recommend professional evaluation and repairs by a licensed roofer.

## 4. PLUMBING SYSTEM

### 4.3 FIXTURES AND FAUCETS CONDITION (32)

#### Inspected

(2) The hall bathroom tub faucet is leaking. Repair or replace as necessary.



4.3 Item 1(Picture)

(3) There is damage to the interior finish of the master bathroom left sink. Remedy as necessary.

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

##### Inspected

(2) There is evidence of leakage at the waste and vent piping cleanout underneath kitchen sink, I recommend professional evaluation with repairs as needed.

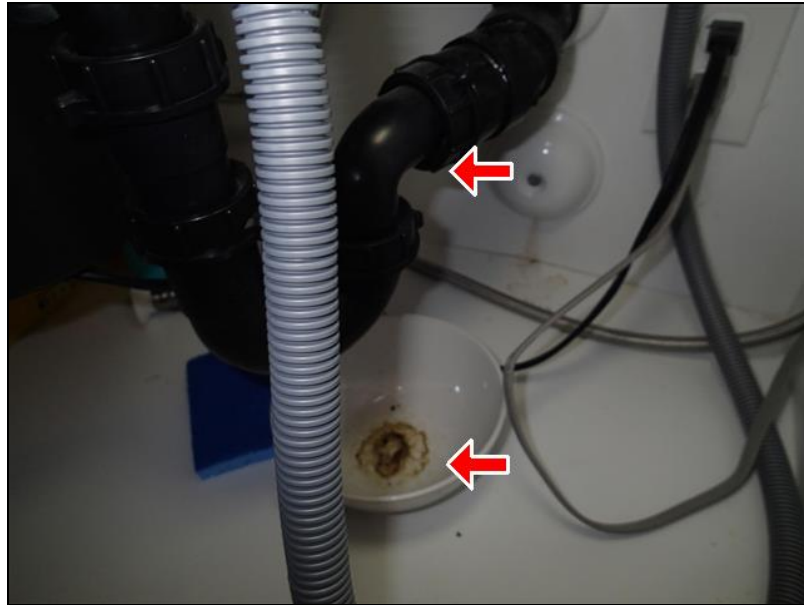


4.7 Item 1(Picture)

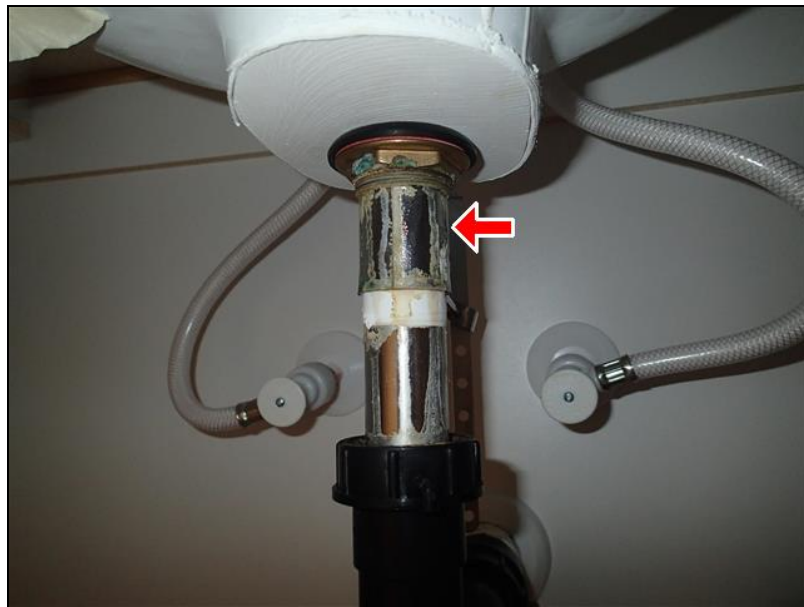
#### 4.8 DRAIN LEAKS (37)

##### Repair or Replace

There is evidence of leakage at the right master sink drain and kitchen sink drain. Repair as needed.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

#### 4.19 GENERAL

##### Repair or Replace

There is leakage at the irrigation plumbing at the front and rear yards. Additionally, there is water damage to the block fence at the rear yard. I recommend professional evaluation with repairs as needed.





4.19 Item 1(Picture)



4.19 Item 2(Picture)



4.19 Item 3(Picture)





4.19 Item 4(Picture)

## 5. ELECTRICAL SYSTEMS

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

#### Inspected

(2) Replace missing screws to secure the dead front panel.



5.0 Item 2(Picture)

### 5.6 LIGHTS, SWITCHES CONDITION (52)

#### Inspected

(2) The light fixtures on the front exterior of the house (above the front door, and on either side of the garage) are inoperable with the wall switches. These fixtures will often operate on a photo sensor. Verify their operation after dark. Replace the fixtures/bulbs as needed to verify operation or repair as necessary.



5.6 Item 1(Picture)

## 6. HEATING

### 6.0 HEATING EQUIPMENT CONDITION (55)

#### Not Inspected

Due to the extreme high temperatures the heating equipment was not tested. I recommend professional cleaning and service as necessary.

## 7. CENTRAL AIR CONDITIONING

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

#### Repair or Replace

The temperature differential is below the normal range (12 degrees). I recommend professional evaluation, cleaning and service as needed.

### 7.10 GENERAL

#### Repair or Replace

(1) 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.

(2) Remove the debris from the secondary condensate drain pan to prevent obstruction of the drain lines.



7.10 Item 1(Picture)



7.10 Item 2(Picture)

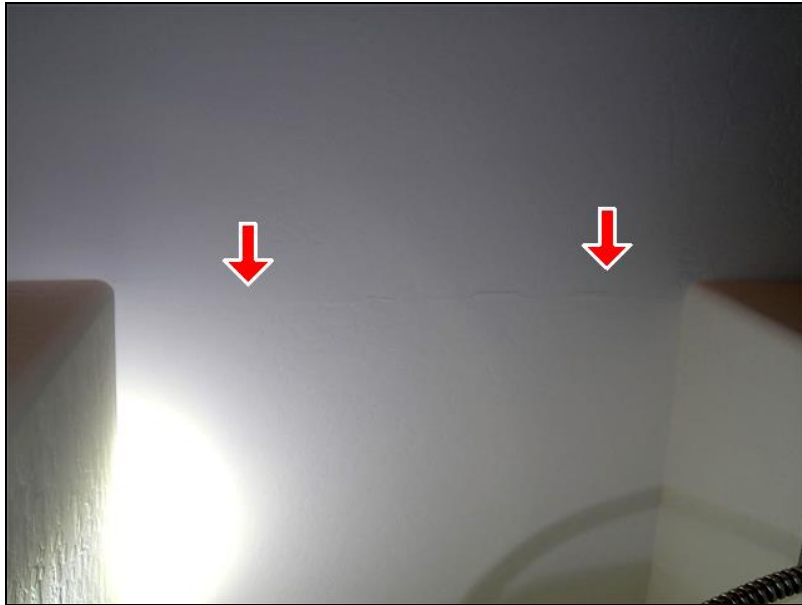
## 8. INTERIORS

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

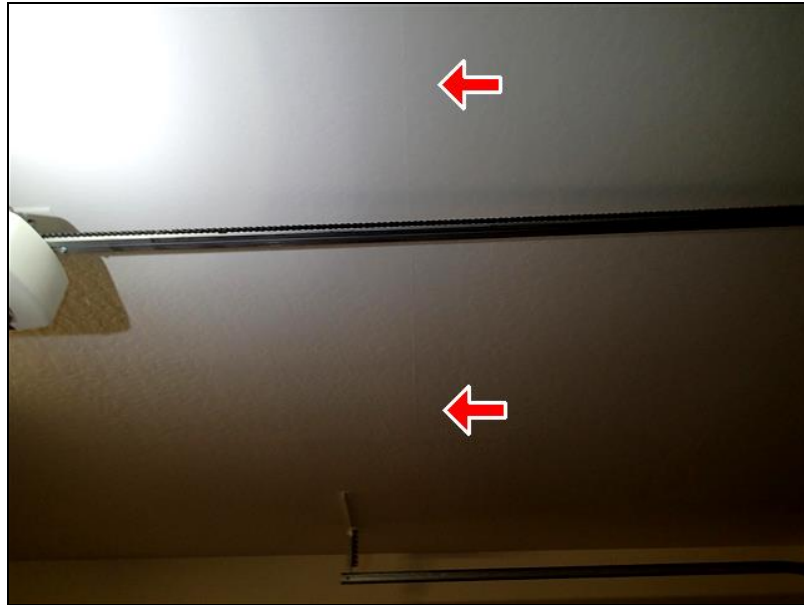
#### Inspected

(2) There is evidence of previous movement on the ceilings in several areas throughout. Seal as needed and monitor for further movement and repair as necessary.

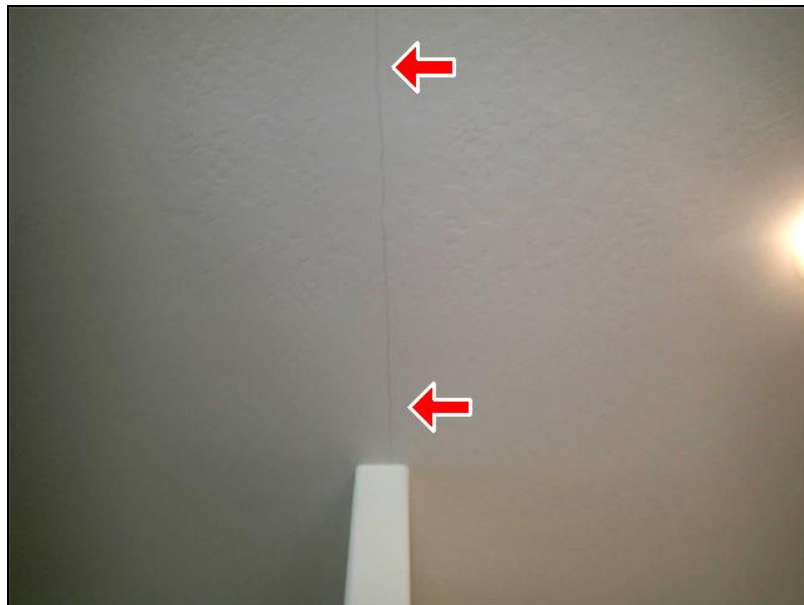




8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

**8.4 DOORS CONDITION (74)****Inspected**

(2) The master bedroom door does not latch, adjust as needed.

**9. INSULATION AND VENTILATION****9.5 BATHROOM VENTILATION CONDITION (83)****Repair or Replace**

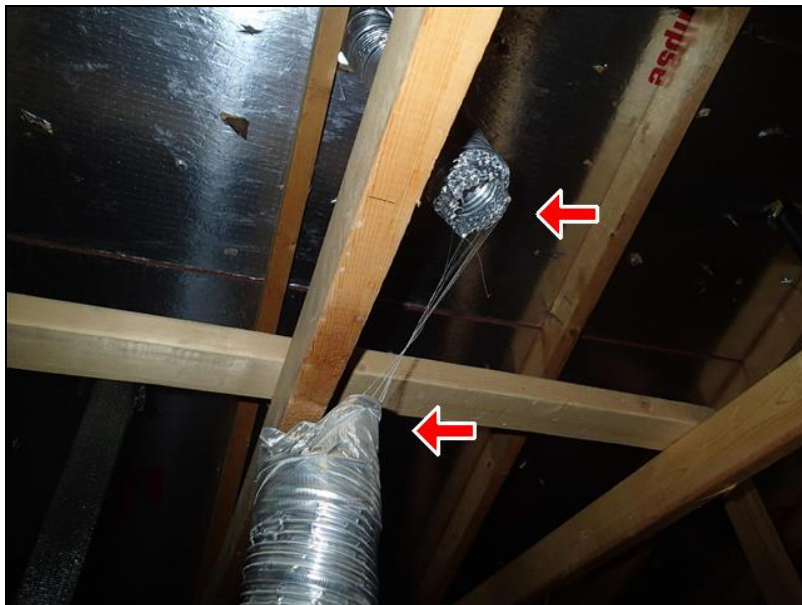
The master bathroom vent fan terminates in the attic. Remedy to allow the vent fan remove the warm moist air to the exterior of the home.



9.5 Item 1(Picture)

**9.7 LAUNDRY VENTILATION, ROOM VENT CONDITION (84)****Repair or Replace**

The laundry room vent terminates in the attic. Extend to vent to the exterior to remove warm, moist air from the home.



9.7 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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Clint Clarkson, AZ License #67523*

## INVOICE



**Integrated Inspections**  
4939 W. Ray Rd. Ste 4  
PO Box #362  
Chandler, AZ 85226  
480-231-5042  
Inspected By: Clint Clarkson, AZ License  
#67523

**Inspection Date:** Invalid DateTime  
**Report ID:**

Customer Info:	Inspection Property:
Home Buyer	9876 E. Main St. San Tan Valley AZ 85143
Customer's Real Estate Professional:	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
1501-2000 Square Feet	325.00	1	325.00

**Tax \$0.00**  
**Total Price \$325.00**

**Payment Method:** Cash and Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you!



