

House and **HOME**



INSPECTION REPORT
2148 E Camino La Zorra
Tucson AZ 85718

INSPECTED BY
Robert Tackett
House and Home
LLC
73765

INSPECTION DATE
📅 7/8/2024
🕒 01:00 PM

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GENERAL SUMMARY



House and Home LLC

520-245-7897

www.houseandhomeaz.com

Customer

Susanna Gross

Address

2148 E Camino La Zorrela

Tucson AZ 85718

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

1. ROOFING

1.0 * ROOFING #1

FAIR

(1) Elastomeric coating is thinning and crazing / oxidized. Advise a full roof evaluation and repairs/re-coating as recommended by a roofing contractor.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



(2) Areas of ponding on the roof. Advise building-up areas to allow for proper drainage by a roofing contractor.



(3) Built up reflect roofs should be inspected every year looking for peeling reflective coating and cracking in the sealant especially around roof penetrations. It is recommended that the elastomeric coating on the roof be reapplied every 3 - 4 years. With proper maintenance a built up reflective roof can last indefinitely.





1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



1.0 Item 17 (Picture)

1.2 * CHIMNEYS AND ROOF PENETRATIONS

☐ FAIR

Roof penetrations are dried and cracked. Advise re-sealing roof penetrations by a qualified roofer.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)

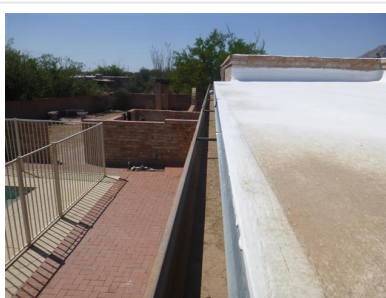
1.4 * ROOF DRAINAGE SYSTEMS

☐ FAIR

The gutters appeared to be in fair condition at time of inspection. Some of the nails have backed out. Advise securing gutters as needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

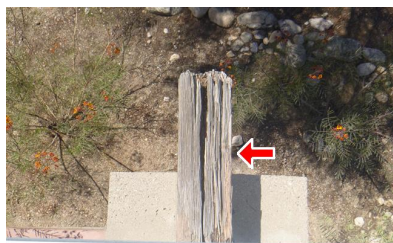


1.4 Item 3 (Picture)

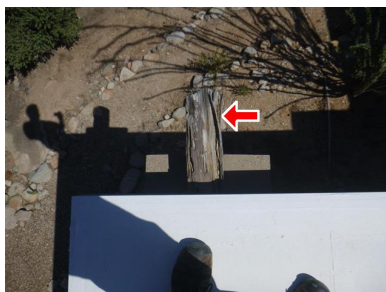
1.5 * FASCIA, SOFFITS AND EAVES

☐ FAIR

(1) Wood decay/damage noted at fascia and beam tails. Advise further evaluation of the area and the corresponding roof above (including any underlayment and/or flashings), with repairs as recommended by a roofing contractor.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)

(2) The roof decking at the front porch has been replaced but not painted. Advise painting exposed side of roof decking as needed.



1.5 Item 4 (Picture)

(3) The front porch left exposed beam is damaged and is sagging at the middle where there is a knot. Advise repair / replacement of damaged beam as needed.



1.5 Item 5 (Picture)



1.5 Item 6 (Picture)

2. EXTERIOR

2.0 * EXTERIOR WALL STRUCTURE (SIDING) #1 CONDITION

FAIR

Fine cracking noted in brick exterior. Cracks are less than 3/16 " (about the width of a quarter) and with no displacement. These cracks are most likely due to foundation settlement and are not structural. Advise filling the cracks with mortar and monitoring for further movement.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

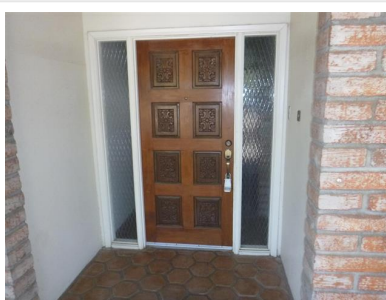
2.3 * ENTRY DOORS CONDITION

☐ FAIR

(1) The front entry door and rear sliding glass door functioned as intended when tested.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

(2) Gaps noted around garage service entry door. Advise adding weather stripping for increased energy efficiency.



2.3 Item 3 (Picture)

(3) Wood decay/damage noted at the exterior mechanical closet door threshold and door jamb. Advise further evaluation and repairs by a door company or qualified party.



2.3 Item 4 (Picture)



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)



2.3 Item 7 (Picture)

2.8 * WALKWAYS CONDITION

☐ FAIR

Tripping hazard noted at the front and rear patio paved walkway. A tripping hazard is present when a walkway is deflected upwards by 1/2 inch or more when you can reasonably expect that walkway to be even. Advise repairs as needed to address tripping hazard.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)



2.8 Item 3 (Picture)



2.8 Item 4 (Picture)

2.11 * EXPOSED FLASHINGS & TRIM CONDITION

📄 FAIR

Note: Paint/stain on wood trim and caulking is a regular maintenance item on a home. Advise examining all wood trim and caulking on a yearly basis and painting/sealing and/or re-caulking as needed.

2.16 * VEGETATION EFFECT ON HOUSE

📄 FAIR

There are vines and shrubs in contact with the side of the home. This can trap moisture and could cause damage to stucco. Advise trimming vegetation away from home as needed.



2.16 Item 1 (Picture)



2.16 Item 2 (Picture)

3. GARAGE

3.8 * VEHICLE DOOR(S) OPERATION AND APPEARANCE

📄 FAIR

(1) The garage door functioned as intended when tested.



3.8 Item 1 (Picture)



3.8 Item 2 (Picture)

(2) Loose / damaged garage door side seal noted. Advise securing garage door side seal to prevent possible pest and/or moisture intrusion.



3.8 Item 3 (Picture)

3.10 * GARAGE DOOR-TO-HOUSE (FIRE SEPARATION DOOR) CONDITION

FAIR

The garage door-to-house does not self-close and latch. Advise installation of self-closing hinges or device to ensure proper self-closing and latching.

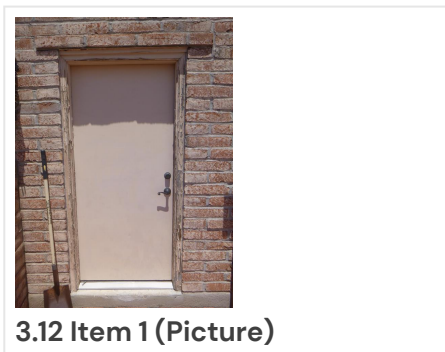


3.10 Item 1 (Picture)

3.12 GARAGE EXTERIOR EXIT DOOR

FAIR

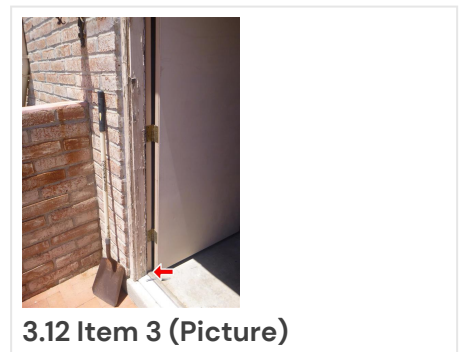
Wood decay/damage noted at the threshold and door jamb. Advise further evaluation and repairs by a door company or qualified party.



3.12 Item 1 (Picture)



3.12 Item 2 (Picture)



3.12 Item 3 (Picture)

6(A) . MASTER BATHROOM

6.0.A * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

FAIR

Excess calcification noted at the vanity sink drain connections. This may indicate a leak that has sealed itself. Not actively leaking at time of inspection. Consider further evaluation / repairs as needed by a plumber or qualified party.



6.0.A Item 1 (Picture)



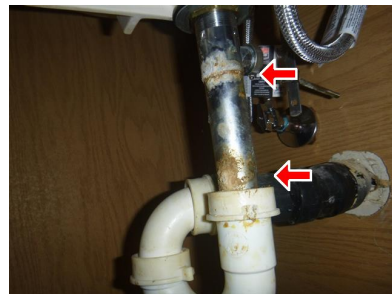
6.0.A Item 2 (Picture)



6.0.A Item 3 (Picture)



6.0.A Item 4 (Picture)



6.0.A Item 5 (Picture)

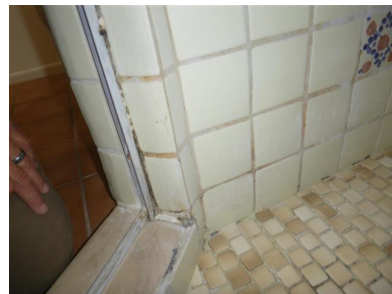
6.4.A SURROUNDINGS / ENCLOSURES

☐ FAIR

(1) Grout/caulking cracking noted at the stall shower enclosure floor and corners. There is also mold and mildew in the grouted areas. Advise re-grouting/sealing by a qualified party.



6.4.A Item 1 (Picture)



6.4.A Item 2 (Picture)

(2) The master shower enclosure stick at the bottom when closing. Advise repairs as needed by a qualified party.



6.4.A Item 3 (Picture)

6(B) . HALL BATHROOM

6.0.B * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

☐ FAIR

(1) The vanity sinks functioned as intended when tested.



6.0.B Item 1 (Picture)



6.0.B Item 2 (Picture)



6.0.B Item 3 (Picture)



6.0.B Item 4 (Picture)

(2) Low flow noted at the left hall bath vanity faucet at both the HOT and COLD sides. Advise cleaning aerator. If situation does not improve, advise further evaluation by a qualified plumber.



6.0.B Item 5 (Picture)

6.1.B * TOILET APPEARANCE AND OPERATION

📄 FAIR

Toilet bowl is loose at the floor. No leaking during flushing. Advise re-tightening the bolts at the base of the toilet.



6.1.B Item 1 (Picture)

6.7.B * VENTILATION

📄 FAIR

Ventilation fan was noisy during operation. Advise repairs by a qualified person or HVAC contractor.



6.7.B Item 1 (Picture)

6(C) . 1/2 BATHROOM

6.0.C * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

📄 FAIR

Leaking noted at the bathroom sink valve. Leaking is only occurring when the water is on and is leaking onto the countertop only. Advise repairs by a qualified person or plumber.



6.0.C Item 1 (Picture)



6.0.C Item 2 (Picture)



6.0.C Item 3 (Picture)

6.1.C * TOILET APPEARANCE AND OPERATION

☐ FAIR

The toilet functioned as intended when tested but has a loose toilet seat. Advise securing seat as needed by a qualified party.



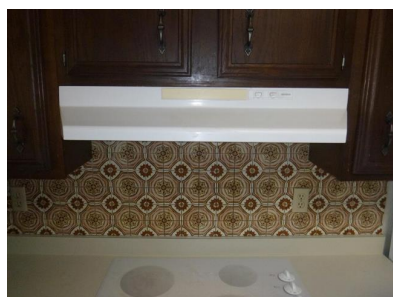
6.1.C Item 1 (Picture)

7. KITCHEN

7.11 * STOVE VENTILATOR

☐ FAIR

(1) The stove ventilator functioned as intended when tested.



7.11 Item 1 (Picture)

(2) Air leaking into the cabinet from the duct for the exhaust hood. Advise repairs as needed to seal duct.

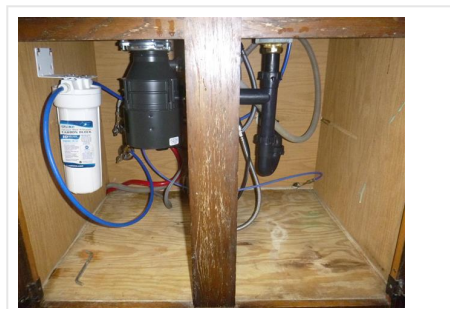


7.11 Item 2 (Picture)

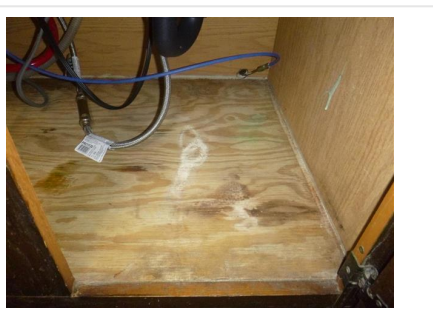
7.12 * CABINETRY

FAIR

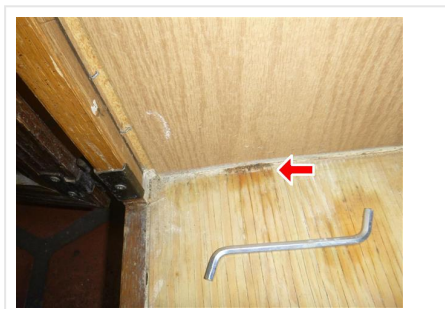
Water staining noted at the kitchen sink cabinet. No moisture or leaking noted at the time of the inspection but signs of black mold like material. Advise further evaluation by a mold inspector and monitoring area for a worsening in condition and repairs as needed.



7.12 Item 1 (Picture)



7.12 Item 2 (Picture)



7.12 Item 3 (Picture)

7.14 REFRIGERATOR / FREEZER

FAIR

(1) The refrigerator was cooling and functioned as intended when tested. The ice maker appeared to be functioning as intended.



7.14 Item 1 (Picture)



7.14 Item 2 (Picture)



7.14 Item 3 (Picture)

(2) One of the drawers was damaged at time of inspection. Advise repairs as needed by a qualified party.



7.14 Item 4 (Picture)

8. INTERIORS

8.0 * CEILINGS CONDITION

FAIR

(1) Moisture staining and drywall sagging noted at the garage closet ceiling in the corner. No moisture present at time of inspection. Advise further evaluation of roof at this area by a roofing contractor.



8.0 Item 1 (Picture)

(2) Un painted drywall repairs noted. Advise painting patches as needed.



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

8.1 * WALLS CONDITION

FAIR

(1) Moisture staining noted at the bedrooms and closets that are in contact with the exterior mechanical closet on the left side of the home. There was no moisture present at time of inspection. Advise further evaluation of roof at this area by a roofing contractor.



8.1 Item 1 (Picture)

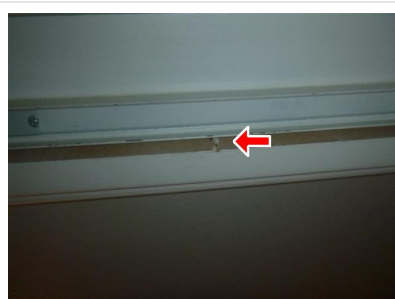


8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

(2) Possible presence of wood eating organisms at the hall linen closet. Advise a full evaluation by a qualified pest control expert.



8.1 Item 4 (Picture)

8.2 * FLOORS CONDITION

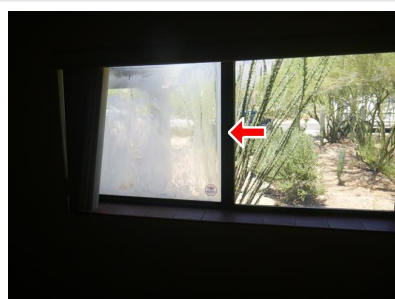
FAIR

Flooring in fair condition.

8.5 * WINDOWS (VISIBLE APPEARANCE)

FAIR

Dual glazed window seals are compromised at the front and side bedrooms. Due to different temperature and lighting conditions there may be other compromised seals. This is largely considered a cosmetic concern. It is recommended that all windows be evaluated for failed seals and repair/replacement of windows, where needed, by a qualified window contractor.



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)

8.8 SCREENS

FAIR

(1) Worn / older window screens noted. Advise re-screening affected window screens.



8.8 Item 1 (Picture)

(2) Missing / damaged screen door noted at rear patio. Advise obtaining and installing screen door.



8.8 Item 2 (Picture)

8.9 * FIREPLACE(S) CONDITION

📁 FAIR

(1) Powered fan for the fireplace did not turn on at the time of the inspection. Advise further evaluation of the fireplace fan with repairs as recommended by a qualified party.



8.9 Item 1 (Picture)

(2) The wood burning fireplace appeared to be in good condition when inspected.



8.9 Item 2 (Picture)



8.9 Item 3 (Picture)

8.10 DETECTOR(S)

📁 POOR

(1) Smoke detectors from 2019 but missing batteries at the 3 guest bedrooms. Advise replacement of detector(s) when they reach 10 years old or as needed and the installation of batteries as needed.



8.10 Item 1 (Picture)



8.10 Item 2 (Picture)



8.10 Item 3 (Picture)



8.10 Item 4 (Picture)

(2) Carbon monoxide detectors should be installed in homes equipped with fuel-fired appliances, and in homes with an attached garage or fireplace. If a fireplace is in the bedroom the detector should be in the bedroom, otherwise detectors should be outside the bedroom. Carbon monoxide detectors should be replaced every 5-7 years. Advise that, since there are no detectors installed, carbon monoxide detectors be added.

9. ELECTRICAL SYSTEM

9.3 * MAIN DISCONNECT(S) CONDITION / PRESENCE

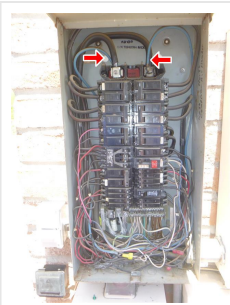
📁 FAIR

(1) The main electrical disconnect is located in the electrical panel.



9.3 Item 1 (Picture)

(2) The main disconnect was bypassed with wires coming from the main incoming lines to the sub panel under the main distribution panel. There is no way to properly shut off the sub panel. Advise full evaluation / repairs as needed by an electrician.

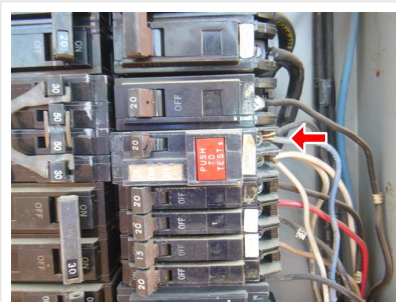


9.3 Item 2 (Picture)

9.4 * DISTRIBUTION PANEL CONDITION

📁 FAIR

Double tapped breaker noted. In general, only one wire should connect to any breaker, fuse or lug. Advise correction by an electrician.



9.4 Item 1 (Picture)

9.6 * SUB-PANEL(S) CONDITION

📁 FAIR

Open knockout noted at the sub-panel electrical dead front panel. Advise installing approved filler.



9.6 Item 1 (Picture)

9.7 * RECEPTACLES, POLARITY, LIGHTS & SWITCHES

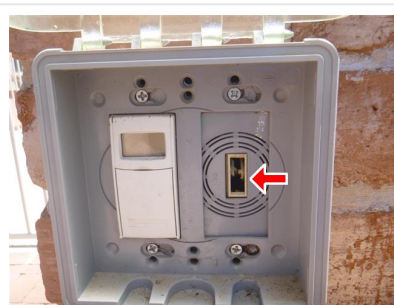
☐ FAIR

(1) Missing exterior outlet cover at front porch outlet. Advise installing approved exterior outlet cover by a qualified person or electrician.



9.7 Item 1 (Picture)

(2) Damage switch noted at the rear yard. It is not functional, recommend replacement of the switch by a qualified person or electrician.



9.7 Item 2 (Picture)

(3) The switch boxes for the pool and spa controls are loose. Advise securing electrical boxes as needed by an electrician.



9.7 Item 3 (Picture)

(4) The light in the garage did not function when tested. The bulbs were flickering. Advise repairs as needed by an electrician or qualified party.



9.7 Item 4 (Picture)

(5) The fluorescent light in the garage storage room buzzes indicating the ballast may be going bad. Advise further evaluation / repair as needed by an electrician or qualified party.



9.7 Item 5 (Picture)

(6) The kick light at the hallway did not appear to be controlled by a switch. Advise further evaluation / repairs as needed by an electrician. Light bulb was unscrewed.



9.7 Item 6 (Picture)



9.7 Item 7 (Picture)

9.8 VISIBLE WIRING / CONDUCTORS CONDITION

☐ FAIR

(1) Exposed romex cable noted at exterior mechanical closet. The wiring in the closet has been damaged by rodents. Advise that all outside electrical cable be enclosed in conduit by qualified electrician.



9.8 Item 1 (Picture)

(2) Exposed romex cable noted at rear yard. Also buried wiring is not UF burial wire as required for direct burial. Advise that all outside electrical cable be enclosed in conduit by qualified electrician.

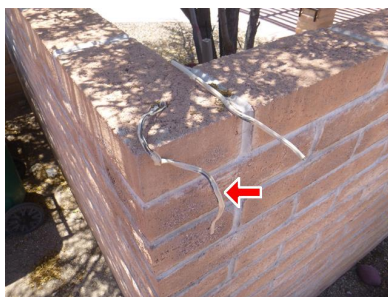


9.8 Item 2 (Picture)

(3) There are open splices noted at rear wall column for possible post light. Advise enclosing all exposed splices in a sealed junction box.



9.8 Item 3 (Picture)



9.8 Item 4 (Picture)

(4) There are open splices noted at . Advise enclosing all exposed splices in a sealed junction box.



9.8 Item 5 (Picture)

9.9 * GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ FAIR

(1) No GFCI protection at the kitchen outlets. Required since 1987. Advise installation of GFCI protection at the kitchen outlets by a qualified person or electrician.

(2) No GFCI protection at the garage outlets. Required since 1978. Advise installation of GFCI protection at the garage outlets by a qualified person or electrician.



9.9 Item 1 (Picture)

(3) No GFCI protection at the exterior outlets. Required since 1973. Advise installation of GFCI protection at the exterior outlets by a qualified person or electrician.



9.9 Item 2 (Picture)



9.9 Item 3 (Picture)

10(A) . COOLING SYSTEM - LEFT SIDE

10.4.A * AIR FILTER CONDITION

☐ FAIR

(1) The air filter is located in the filter box under the furnace unit. The filter size is 20x20x1.

Use the following guidelines for changing your removable air filter:

1. Seldom used home or single occupant homes without pets or allergies: Change 6-12 months
2. Typical suburban home without pets: Change every 90 days
3. Add a dog or cat: Change every 60 days
4. Multiple pets or have allergies: Change every 30-45 days



10.4.A Item 1 (Picture)

(2) The unit has a honeywell electronic filter system that is older and not in use at time of inspection.



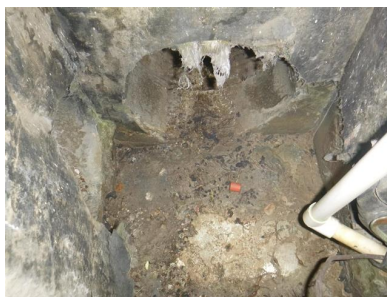
10.4.A Item 2 (Picture)

10.6.A VISIBLE DUCTWORK

FAIR

Duct interiors are not part of a standard home inspection.

Homes that have, or had, an evaporative cooler can be prone to rusting of rigid ductwork over years of use. Not all interior ductwork is visible for inspection. It is recommended that older homes that have, or had, an evaporative cooler in use have their ductwork inspected by a qualified HVAC contractor.



10.6.A Item 1 (Picture)
Left side air return

10(B) . COOLING SYSTEM - RIGHT SIDE

10.4.B * AIR FILTER CONDITION

FAIR

(1) The air filter is located in the filter box under the furnace unit. The filter size is 20x20x1. Use the following guidelines for changing your removable air filter:

1. Seldom used home or single occupant homes without pets or allergies: Change 6-12 months
2. Typical suburban home without pets: Change every 90 days
3. Add a dog or cat: Change every 60 days
4. Multiple pets or have allergies: Change every 30-45 days

(2) The unit has a honeywell electronic filter system that is older and not in use at time of inspection.



10.4.B Item 1 (Picture)

11(A) . HEATING SYSTEM - LEFT SIDE

11.0.A HEATING UNIT OPERATION / CONDITION

FAIR

The heat pump functioned as intended in heat mode when tested but is rated fair based on age. The unit is 28 years old.



11.0.A Item 1 (Picture)

American Standard Inc.		128 First Columbia		Tomb, TX 75771-9976		Made in U.S.A.	
MODEL	SEER	SEER2	SEER3	SEER4	SEER5	SEER6	SEER7
12000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
15000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
18000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
24000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
30000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
36000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
42000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
48000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
54000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
60000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
66000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
72000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
78000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
84000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
90000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
96000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
102000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
108000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
114000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
120000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
126000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
132000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
138000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
144000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
150000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
156000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
162000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
168000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
174000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
180000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
186000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
192000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
198000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
204000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
210000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
216000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
222000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
228000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
234000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
240000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
246000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
252000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
258000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
264000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
270000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
276000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
282000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
288000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
294000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0
300000 BTU	12.0	12.0	12.0	12.0	12.0	12.0	12.0

11.0.A Item 2 (Picture)

12(A) . EVAPORATIVE COOLER LEFT SIDE

12.0.A OPERATION

☒ FAIR, NOT OPERATED

The evaporative cooler was winterized and not connected to water at time of inspection. It was not operated. Advise further evaluation by a qualified party prior to use.

Maintenance Tip:

Evaporative coolers should be inspected monthly during the cooling season. During a monthly inspection, first unplug the unit and look for any damage or wear. Belt tension and water level in the reservoir should be checked. To insure maximum cooling, make sure that all pads are thoroughly and evenly wetted.

Bacteria growth can be a problem in evaporative coolers. If you will not be using your evaporative cooler for even a few days, it's a good idea to drain the cooler so bacteria don't start growing. Alternatively, treat the standing water with chlorine 30 minutes before starting up the cooler.



12.0.A Item 1 (Picture)

12(B) . EVAPORATIVE COOLER RIGHT SIDE

12.0.B OPERATION

☒ FAIR, NOT OPERATED

The evaporative cooler was winterized and not connected to water at time of inspection. It was not operated. There is some damage and rusting to the cooler shell. Advise further evaluation by a qualified party prior to use.

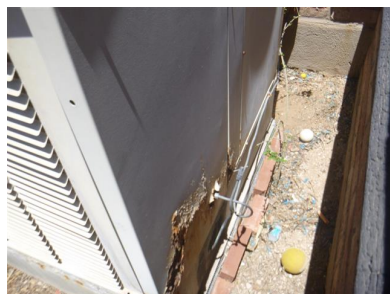
Maintenance Tip:

Evaporative coolers should be inspected monthly during the cooling season. During a monthly inspection, first unplug the unit and look for any damage or wear. Belt tension and water level in the reservoir should be checked. To insure maximum cooling, make sure that all pads are thoroughly and evenly wetted.

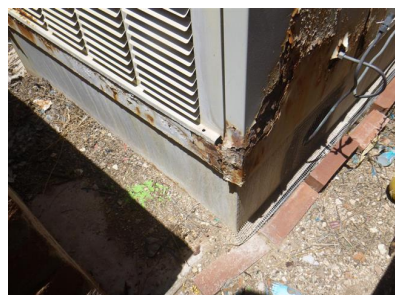
Bacteria growth can be a problem in evaporative coolers. If you will not be using your evaporative cooler for even a few days, it's a good idea to drain the cooler so bacteria don't start growing. Alternatively, treat the standing water with chlorine 30 minutes before starting up the cooler.



12.O.B Item 1 (Picture)



12.O.B Item 2 (Picture)



12.O.B Item 3 (Picture)

13. PLUMBING SYSTEM

13.5 VISIBLE DRAIN / WASTE PIPING

☐ FAIR

The sewer clean outs were not located at time of inspection. Underground drain piping is not visible for inspection. Although all drains were functioning as intended, it is recommended that the drain lines be camera inspected to sewer connection by a qualified plumber, prior to closing.

13.20 WATER CONDITIONING EQUIPMENT

☐ FAIR

(1) There is a water softening system located in the laundry room. These systems were only visually checked for leaks. Water quality was not tested. The unit appeared to be in bypass mode and there was no salt in system at time of inspection. Advise further evaluation of system viability from a water softening contractor.



13.20 Item 1 (Picture)



13.20 Item 2 (Picture)



13.20 Item 3 (Picture)

(2) There is a cartridge water filtration system under the kitchen sink. This system was only visually inspected for leaks. The spout leaks when water is dispensed. The water quality was not tested. Advise repairs as needed by a qualified party.



13.20 Item 4 (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 Robert Tackett

GENERAL INFO

Property Address

2148 E Camino La Zorrela
Tucson AZ 85718

Date of Inspection

7/8/2024

Report ID

07082024-RT213

Customer(s)

Susanna Gross

Time of Inspection

01:00 PM

Real Estate Agent

INSPECTION DETAILS

Client Agreement Signed:

Signed - Electronic

Front of House Approximately

Faces:

Northeast

Type of building:

Single Family (1 story)

Listed Age of Home:

45 years

Status of Home:

Vacant

Weather:

Clear, Hot and Humid

Temperature (Degrees Fahrenheit):

Over 100

People Present:

Buyer's Agent, Home Inspector,
Termite Inspector, HVAC Inspector,
Plumbing Inspector, Pool Inspector

Rain in last 3 days:

No

COMMENT KEY & DEFINITIONS

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.

Satisfactory (S) = 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.

Fair (F) = Item was found to be deficient and is in need of repair.

Poor (P) = This item was found to be in disrepair and may present a health or safety issue. Item is in need of replacement and further evaluation at first opportunity.

Not Applicable (NA) = This item does not apply.

Not Inspected (NI) = Item was not inspected or not able to be inspected.

Not Operated (NO) = Item was not operated.

Not Rated (NR) = Item was not rated.

✓ RESULTS AT A GLANCE

243

✓ ITEMS INSPECTED
Total number in report.

73

📄 SUMMARY COMMENTS
Total number in report.

204

📷 PHOTOS
Total number in report.

🏠 1. ROOFING

📄 DESCRIPTION

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: ROOFING

Roof #1:

Low Slope

Estimated Age:

Older Roof - Not Able to
Determine
w/ Newer Elastomeric Coating

* Skylight(s):

Four
Fixed

* Roofing Material:

Built - Up, Elastomeric Coated

Design Life:

20 - 25 years
or longer with proper
maintenance

Chimneys/Vents 1:

Metal Flue Pipe
Water Heater

Location:

Whole House

* Inspection Method:

Walked Roof

Chimneys/Vents 2:

Masonry
Terra Cotta Flue Capped
Fireplace

👁️ ITEMS: ROOFING

1.0 * ROOFING #1

📄 FAIR

(1) Elastomeric coating is thinning and crazing / oxidized. Advise a full roof evaluation and repairs/re-coating as recommended by a roofing contractor.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)

(2) Areas of ponding on the roof. Advise building-up areas to allow for proper drainage by a roofing contractor.



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)

(3) Built up reflect roofs should be inspected every year looking for peeling reflective coating and cracking in the sealant especially around roof penetrations. It is recommended that the elastomeric coating on the roof be reapplied every 3 - 4 years. With proper maintenance a built up reflective roof can last indefinitely.



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)



1.0 Item 17 (Picture)

1.1 * FLASHINGS

☑ SATISFACTORY

1.2 * CHIMNEYS AND ROOF PENETRATIONS

☐ FAIR

Roof penetrations are dried and cracked. Advise re-sealing roof penetrations by a qualified roofer.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)

1.3 * SKYLIGHTS

☑ SATISFACTORY

The skylight(s) appeared to be in satisfactory condition. Plastic skylight domes will typically last 10 years in the Arizona sun.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)



1.3 Item 3 (Picture)

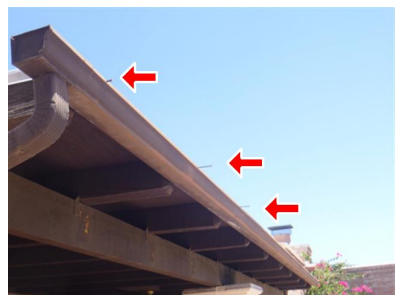


1.3 Item 4 (Picture)

1.4 * ROOF DRAINAGE SYSTEMS

📄 FAIR

The gutters appeared to be in fair condition at time of inspection. Some of the nails have backed out. Advise securing gutters as needed.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

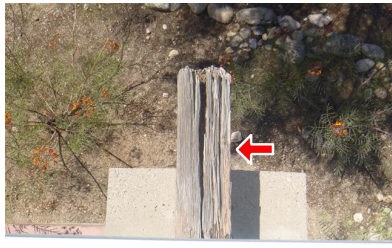


1.4 Item 3 (Picture)

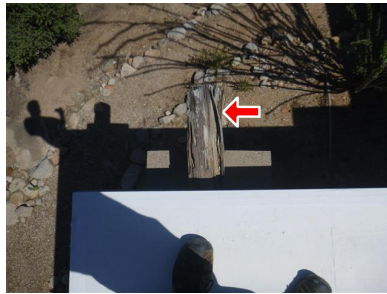
1.5 * FASCIA, SOFFITS AND EAVES

📄 FAIR

(1) Wood decay/damage noted at fascia and beam tails. Advise further evaluation of the area and the corresponding roof above (including any underlayment and/or flashings), with repairs as recommended by a roofing contractor.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)

(2) The roof decking at the front porch has been replaced but not painted. Advise painting exposed side of roof decking as needed.



1.5 Item 4 (Picture)

(3) The front porch left exposed beam is damaged and is sagging at the middle where there is a knot. Advise repair / replacement of damaged beam as needed.



1.5 Item 5 (Picture)



1.5 Item 6 (Picture)

1.6 PARAPET WALL

☑ SATISFACTORY

The parapet walls appeared to be in good condition at time of inspection.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

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. Asterisk denotes inspection items required by State of Arizona

2. EXTERIOR



DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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: EXTERIOR

* Exterior Wall Structure #1:

Slump Block

Porch/Patio #1:

Covered

Front Porch

Brick Pavers

Tiled

Porch/Patio #2:

Covered

Back Porch

Brick Pavers

Walkways:

Brick Pavers

Crushed Rock

Gravel

Unpaved/Dirt

Cool Deck

Slab Construction:

Stem Wall Foundation with

Floating Slab

With Floating Slab in the Garage

Driveway:

Gravel

Brick Pavers

* Columns:

Masonry

* Retaining Wall(s):

No Retaining Walls

ITEMS: EXTERIOR

2.0 * EXTERIOR WALL STRUCTURE (SIDING) #1 CONDITION

 FAIR

Fine cracking noted in brick exterior. Cracks are less than 3/16 " (about the width of a quarter) and with no displacement. These cracks are most likely due to foundation settlement and are not structural. Advise filling the cracks with mortar and monitoring for further movement.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

2.1 PORCH/PATIO #1

☑ SATISFACTORY

The front patio appeared to be in good condition at time of inspection.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

2.2 PORCH/PATIO #2

☑ SATISFACTORY

The rear patio appeared to be in good condition at time of inspection.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

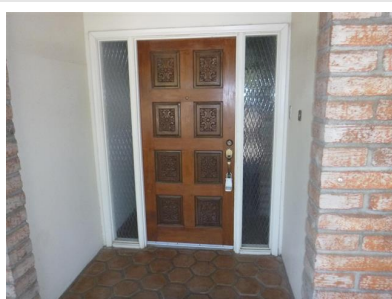
2.3 * ENTRY DOORS CONDITION

☐ FAIR

(1) The front entry door and rear sliding glass door functioned as intended when tested.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

(2) Gaps noted around garage service entry door. Advise adding weather stripping for increased energy efficiency.



2.3 Item 3 (Picture)

(3) Wood decay/damage noted at the exterior mechanical closet door threshold and door jamb. Advise further evaluation and repairs by a door company or qualified party.



2.3 Item 4 (Picture)



2.3 Item 5 (Picture)



2.3 Item 6 (Picture)



2.3 Item 7 (Picture)

2.4 * ENTRY DOOR OPERATION

☑ SATISFACTORY

The entry doors were operated and functioned as intended when tested.

2.5 * WINDOW (APPEARANCE)

☑ SATISFACTORY

2.6 * COLUMNS CONDITION

☑ SATISFACTORY

2.7 * VISIBLE FOUNDATION SURFACE CONDITION

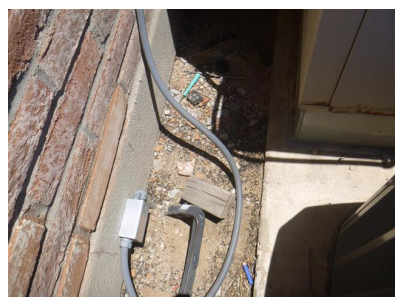
☑ SATISFACTORY

(1) Possible presence of wood eating organisms. Damage noted at the exterior closet door jamb. Advise a full evaluation by a qualified pest control expert.

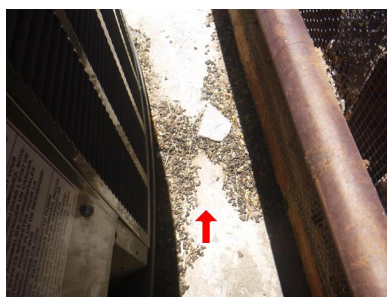


2.7 Item 1 (Picture)

(2) Rodent droppings around the mechanical equipment. Advise further evaluation / remediation of rodents and droppings as needed.



2.7 Item 2 (Picture)



2.7 Item 3 (Picture)



2.7 Item 4 (Picture)

2.8 * WALKWAYS CONDITION

☐ FAIR

Tripping hazard noted at the front and rear patio paved walkway. A tripping hazard is present when a walkway is deflected upwards by 1/2 inch or more when you can reasonably expect that walkway to be even. Advise repairs as needed to address tripping hazard.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)



2.8 Item 3 (Picture)



2.8 Item 4 (Picture)

2.9 * DRIVEWAY CONDITION

☑ SATISFACTORY

The driveway appeared to be in good condition at time of inspection.



2.9 Item 1 (Picture)



2.9 Item 2 (Picture)



2.9 Item 3 (Picture)

2.10 * GROUND SLOPE & SITE GRADING

☑ SATISFACTORY

The grading around the home appeared to be in good condition at time of inspection.

Proper grading is at least 1" downward slope per foot for a distance of 5 feet from the structure. This is to ensure that water does not cause damage to the foundation or the siding.

2.11 * EXPOSED FLASHINGS & TRIM CONDITION

☐ FAIR

Note: Paint/stain on wood trim and caulking is a regular maintenance item on a home. Advise examining all wood trim and caulking on a yearly basis and painting/sealing and/or re-caulking as needed.

2.12 EXHAUST VENT TERMINATIONS

☑ SATISFACTORY

2.13 ELECTRICAL / GFCI

☑ FAIR

See electrical section

2.14 WALLS & GATES

☑ SATISFACTORY

The gate(s) were secure and functioned as intended when tested.



2.14 Item 1 (Picture)

2.15 SITE ADDRESS VISIBILITY

☑ SATISFACTORY

The property address sign is clearly visible.

2.16 * VEGETATION EFFECT ON HOUSE

☐ FAIR

There are vines and shrubs in contact with the side of the home. This can trap moisture and could cause damage to stucco. Advise trimming vegetation away from home as needed.



2.16 Item 1 (Picture)



2.16 Item 2 (Picture)

2.17 * RAILINGS CONDITION

☑ NOT APPLICABLE

2.18 * STAIRS CONDITION

☑ NOT APPLICABLE

2.19 * RETAINING WALLS CONDITION

☑ NOT APPLICABLE

2.20 * DECKS, PORCHES CONDITION

☑ SATISFACTORY

The detached porch and pergola appeared to be in good condition at time of inspection.



2.20 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.

Asterisk denotes inspection items required by State of Arizona

3. GARAGE

STYLES & MATERIALS: GARAGE

Description:

Attached
Two Car
Garage

*** House–Garage Fire**

Separation Walls/Ceiling:

Taped Drywall
Covered Framing
Masonry

*** House–Garage Fire**

Separation Doors:

Solid Core Door

Roof Description:

Refer to Roofing Section
Number 1

Roof Material:

Refer to Roofing Section

Insulation:

Not Determined

ITEMS: GARAGE

3.0 GARAGE

 SATISFACTORY

3.1 EXPOSED FRAMING

 SATISFACTORY

3.2 FLOOR SLAB (VISIBLE PORTION)

 SATISFACTORY

3.3 FOUNDATION (VISIBLE PORTION)

 SATISFACTORY

3.4 ATTIC VENTILATION

 NOT APPLICABLE

3.5 * WALLS & CEILINGS CONDITION

 SATISFACTORY

3.6 * FIRE SEPARATION WALLS AND CEILINGS CONDITION

 SATISFACTORY

3.7 * GARAGE DOOR SAFETY REVERSING OPERATION

 SATISFACTORY

Garage door safety auto reversing feature functioned as intended when tested.



3.7 Item 1 (Picture)

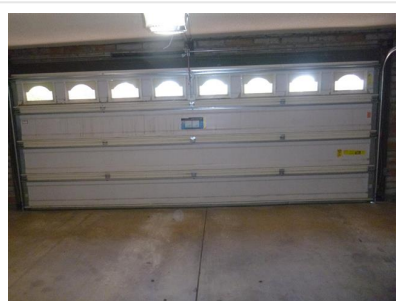


3.7 Item 2 (Picture)

3.8 * VEHICLE DOOR(S) OPERATION AND APPEARANCE

📄 FAIR

(1) The garage door functioned as intended when tested.

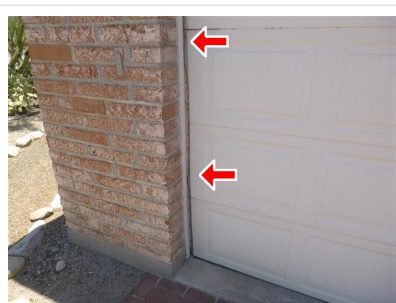


3.8 Item 1 (Picture)



3.8 Item 2 (Picture)

(2) Loose / damaged garage door side seal noted. Advise securing garage door side seal to prevent possible pest and/or moisture intrusion.



3.8 Item 3 (Picture)

3.9 * DOOR OPERATOR(S) (NOT REMOTE CONTROLS)

✅ SATISFACTORY

The garage door operator functioned as intended when tested.



3.9 Item 1 (Picture)

3.10 * GARAGE DOOR-TO-HOUSE (FIRE SEPARATION DOOR) CONDITION

📄 FAIR

The garage door-to-house does not self-close and latch. Advise installation of self-closing hinges or device to ensure proper self-closing and latching.



3.10 Item 1 (Picture)

3.11 ELECTRIC/GFCI

👍 FAIR

See electrical section

3.12 GARAGE EXTERIOR EXIT DOOR

📄 FAIR

Wood decay/damage noted at the threshold and door jamb. Advise further evaluation and repairs by a door company or qualified party.



3.12 Item 1 (Picture)



3.12 Item 2 (Picture)



3.12 Item 3 (Picture)

4. ATTIC

DESCRIPTION

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: ATTIC

Attic Description & Access:

No Attic Access

*** Attic Insulation Type:**

Unknown - No Attic Access

*** Ventilation:**

Unvented Attic

*** Attic Inspection Method:**

No Attic Access

*** Attic Insulation Depth:**

Unknown - No Attic Access

*** Vapor Retarder:**

Unknown No Attic Access

*** Framing:**

Unknown - No Attic Access

Sheathing:

Unknown - No Attic Access

ITEMS: ATTIC

4.0 ATTIC ACCESS

 NOT RATED

No Attic

4.1 * ROOF FRAMING CONDITION

 NOT RATED

4.2 ROOF DECK / SHEATHING

 NOT RATED

4.3 * VENTILATION PROVISIONS / CONDITION

 NOT RATED

4.4 * INSULATION CONDITION

 NOT RATED

4.5 ELECTRIC

 NOT RATED

4.6 * VISIBLE VAPOR RETARDER CONDITION

☑ NOT RATED

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.

Asterisk denotes inspection items required by State of Arizona

5. CRAWLSPACE/SUBSTRUCTURE

STYLES & MATERIALS: CRAWLSPACE/SUBSTRUCTURE

*** Access:**

Not Applicable - No
Crawlspace

*** Ventilation:**

No Crawlspace - No Venting

ITEMS: CRAWLSPACE/SUBSTRUCTURE

🏠 6(A) . MASTER BATHROOM



🔧 STYLES & MATERIALS: MASTER BATHROOM

Bathroom:

Master Bath
3/4 Bath

Location:

Master Bedroom

*** Ventilator:**

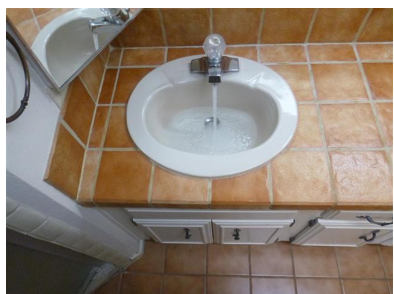
Exhaust Fan

👁️ ITEMS: MASTER BATHROOM

6.0.A * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

📄 FAIR

Excess calcification noted at the vanity sink drain connections. This may indicate a leak that has sealed itself. Not actively leaking at time of inspection. Consider further evaluation / repairs as needed by a plumber or qualified party.



6.0.A Item 1 (Picture)



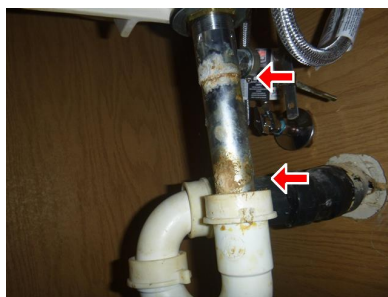
6.0.A Item 2 (Picture)



6.0.A Item 3 (Picture)



6.0.A Item 4 (Picture)



6.0.A Item 5 (Picture)

6.1.A * TOILET APPEARANCE AND OPERATION

SATISFACTORY

The toilet functioned as intended when tested.



6.1.A Item 1 (Picture)

6.2.A STALL SHOWER APPEARANCE AND OPERATION

SATISFACTORY

The stall shower appeared to be in good condition and functioned as intended when tested.



6.2.A Item 1 (Picture)



6.2.A Item 2 (Picture)

6.3.A FUNCTIONAL FLOW & DRAINAGE

SATISFACTORY

6.4.A SURROUNDINGS / ENCLOSURES

FAIR

(1) Grout/caulking cracking noted at the stall shower enclosure floor and corners. There is also mold and mildew in the grouted areas. Advise re-grouting/sealing by a qualified party.



6.4.A Item 1 (Picture)



6.4.A Item 2 (Picture)

(2) The master shower enclosure stick at the bottom when closing. Advise repairs as needed by a qualified party.



6.4.A Item 3 (Picture)

6.5.A FLOORING

☑ SATISFACTORY

6.6.A WALLS / CEILINGS

☑ SATISFACTORY

6.7.A * VENTILATION

☑ SATISFACTORY

The bathroom exhaust fan functioned as intended when tested.

6.8.A GFCI

☑ SATISFACTORY

The bathroom GFCI protection is controlled by the GFCI breaker in the electrical panel.

6.9.A ELECTRICAL

☑ SATISFACTORY

6.10.A CABINETS/COUNTERTOPS

☑ SATISFACTORY

🏠 6(B) . HALL BATHROOM



✂ STYLES & MATERIALS: HALL BATHROOM

Bathroom:

Guest Bath
Full Bath

Location:

Hallway

*** Ventilator:**

Exhaust Fan

👁 ITEMS: HALL BATHROOM

6.0.B * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

📄 FAIR

(1) The vanity sinks functioned as intended when tested.



6.0.B Item 1 (Picture)



6.0.B Item 2 (Picture)



6.0.B Item 3 (Picture)



6.0.B Item 4 (Picture)

(2) Low flow noted at the left hall bath vanity faucet at both the HOT and COLD sides. Advise cleaning aerator. If situation does not improve, advise further evaluation by a qualified plumber.

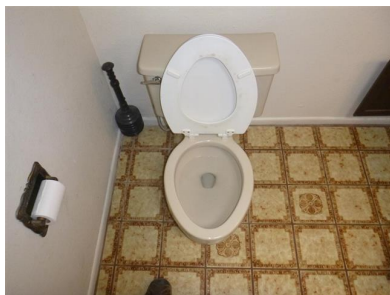


6.0.B Item 5 (Picture)

6.1.B * TOILET APPEARANCE AND OPERATION

📄 FAIR

Toilet bowl is loose at the floor. No leaking during flushing. Advise re-tightening the bolts at the base of the toilet.



6.1.B Item 1 (Picture)

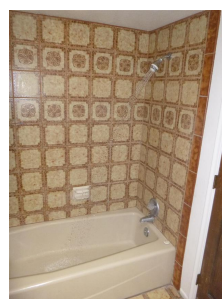
6.2.B * BATHTUB APPEARANCE AND OPERATION

☑ SATISFACTORY

The bath tub appeared to be in good condition at time of inspection.



6.2.B Item 1 (Picture)



6.2.B Item 2 (Picture)

6.3.B FUNCTIONAL FLOW & DRAINAGE

☑ SATISFACTORY

6.4.B SURROUNDINGS / ENCLOSURES

☑ SATISFACTORY

6.5.B FLOORING

☑ SATISFACTORY

6.6.B WALLS / CEILINGS

☑ SATISFACTORY

6.7.B * VENTILATION

☐ FAIR

Ventilation fan was noisy during operation. Advise repairs by a qualified person or HVAC contractor.



6.7.B Item 1 (Picture)

6.8.B GFCI

☑ SATISFACTORY

The bathroom GFCI protection is controlled by the GFCI breaker in the electrical panel.

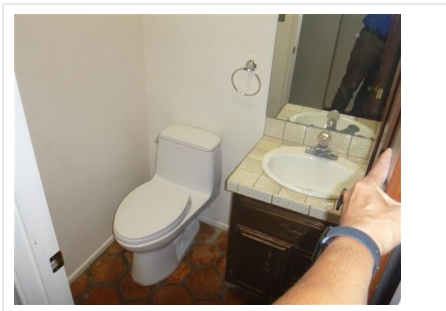
6.9.B ELECTRICAL

☑ SATISFACTORY

6.10.B CABINETS/COUNTERTOPS

☑ SATISFACTORY

🏠 6(C) . 1/2 BATHROOM



🔧 STYLES & MATERIALS: 1/2 BATHROOM

Bathroom:

1/2 Bath (Powder Room)

Location:

Hallway
Near Entry From Garage

*** Ventilator:**

Exhaust Fan

👁️ ITEMS: 1/2 BATHROOM

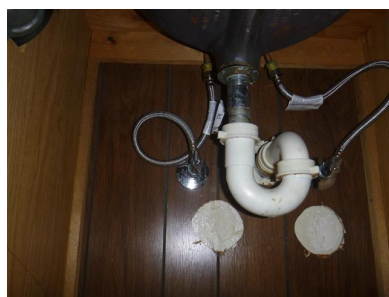
6.0.C * SINK(S)/FAUCETS/OPERATION AND APPEARANCE

📄 FAIR

Leaking noted at the bathroom sink valve. Leaking is only occurring when the water is on and is leaking onto the countertop only. Advise repairs by a qualified person or plumber.



6.0.C Item 1 (Picture)



6.0.C Item 2 (Picture)



6.0.C Item 3 (Picture)

6.1.C * TOILET APPEARANCE AND OPERATION

📄 FAIR

The toilet functioned as intended when tested but has a loose toilet seat. Advise securing seat as needed by a qualified party.



6.1.C Item 1 (Picture)

6.2.C FUNCTIONAL FLOW & DRAINAGE

☑ SATISFACTORY

6.3.C FLOORING

☑ SATISFACTORY

6.4.C WALLS / CEILINGS

☑ SATISFACTORY

6.5.C * VENTILATION

☑ SATISFACTORY

The bathroom exhaust fan functioned as intended when tested.



6.5.C Item 1 (Picture)

6.6.C GFCI

☑ SATISFACTORY

The bathroom GFCI protection is controlled by the GFCI breaker in the electrical panel.

6.7.C ELECTRICAL

☑ SATISFACTORY

6.8.C CABINETS/COUNTERTOPS

☑ SATISFACTORY

🏠 7. KITCHEN

📋 DESCRIPTION

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.

🔧 STYLES & MATERIALS: KITCHEN

Location:

Single Kitchen

Ventilator:

Exhaust Hood
Yes - Age Not Determined
Broan

Built-In Microwave:

No Built-In Microwave

Dishwasher(s):

Yes - Age Not Determined
Older Unit
FrigidAire

Disposal(s):

Yes
1/2 HP
InSinkErator
2023 Model

Refrigerator / Freezer:

Yes
w/ Ice Maker
Water Connection Available
2006 Model
KitchenAid

Countertop Range:

Yes - Age Not Determined
Older Unit
Electric
FrigidAire

Wall Oven(s):

Yes - Age Not Determined
Electric
Upper and Lower Ovens
Upper Convection
Maytag

👁️ ITEMS: KITCHEN

7.0 SINK/PLUMBING

✅ SATISFACTORY

The kitchen sink faucet and drain were leak free and functioned as intended when tested.



7.0 Item 1 (Picture)

7.1 FUNCTIONAL FLOW & DRAINAGE

☑ SATISFACTORY

7.2 FLOORING

☑ SATISFACTORY

7.3 WALLS/CEILING

☑ SATISFACTORY

7.4 COOKING UNIT #1 - RANGE/COOKTOP

☑ SATISFACTORY

Cooktop functioned as intended when tested.



7.4 Item 1 (Picture)

7.5 COOKING UNIT #2 - BUILT-IN MICROWAVE

☑ NOT APPLICABLE

7.6 COOKING UNIT #3 - OVEN(S)

☑ SATISFACTORY

The oven functioned as intended when tested. Self-cleaning feature was not not tested.



7.6 Item 1 (Picture)



7.6 Item 2 (Picture)



7.6 Item 3 (Picture)



7.6 Item 4 (Picture)

7.7 GARBAGE DISPOSAL

☑ SATISFACTORY

The disposal functioned as intended when tested.



7.7 Item 1 (Picture)

7.8 DISHWASHER

☑ SATISFACTORY

The dishwasher functioned as intended when tested.



7.8 Item 1 (Picture)



7.8 Item 2 (Picture)

7.9 ELECTRIC

☑ FAIR

See electrical section

7.10 GFCI

☑ FAIR

See electrical section

7.11 * STOVE VENTILATOR

☒ FAIR

(1) The stove ventilator functioned as intended when tested.



7.11 Item 1 (Picture)

(2) Air leaking into the cabinet from the duct for the exhaust hood. Advise repairs as needed to seal duct.



7.11 Item 2 (Picture)

7.12 * CABINETRY

☒ FAIR

Water staining noted at the kitchen sink cabinet. No moisture or leaking noted at the time of the inspection but signs of black mold like material. Advise further evaluation by a mold inspector and monitoring area for a worsening in condition and repairs as needed.



7.12 Item 1 (Picture)



7.12 Item 2 (Picture)



7.12 Item 3 (Picture)

7.13 * COUNTERTOP

☑ SATISFACTORY

7.14 REFRIGERATOR / FREEZER

☐ FAIR

(1) The refrigerator was cooling and functioned as intended when tested. The ice maker appeared to be functioning as intended.



7.14 Item 1 (Picture)



7.14 Item 2 (Picture)



7.14 Item 3 (Picture)

(2) One of the drawers was damaged at time of inspection. Advise repairs as needed by a qualified party.



7.14 Item 4 (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. Asterisk denotes inspection items required by State of Arizona

🏠 8. INTERIORS

📋 DESCRIPTION

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.

🔧 STYLES & MATERIALS: INTERIORS

* Ceiling Material(s):

Conventional Wood Framing
Drywall

* Wall Material(s):

Conventional Wood Framing
Drywall

* Floor(s):

Tile
Vinyl Laminate
Saltillo Tile

Window Types:

Mixture of
Single-hung
Sliders
Dual Pane
Thermal/Insulated
Metal Frame

Fireplace(s):

Wood Burning
w/ Fan

Detector(s):

Smoke
Battery Operated

* Floor and Slab Construction:

Floating Slab with Stem Wall
Foundation
w/ Floating Slab in the Garage

👁️ ITEMS: INTERIORS

8.0 * CEILINGS CONDITION

📁 FAIR

(1) Moisture staining and drywall sagging noted at the garage closet ceiling in the corner. No moisture present at time of inspection. Advise further evaluation of roof at this area by a roofing contractor.



8.0 Item 1 (Picture)

(2) Un painted drywall repairs noted. Advise painting patches as needed.



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

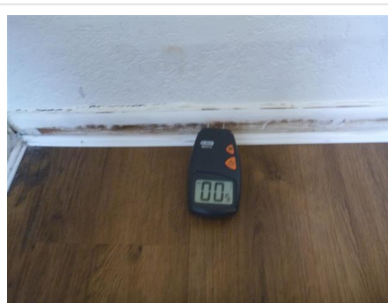
8.1 * WALLS CONDITION

FAIR

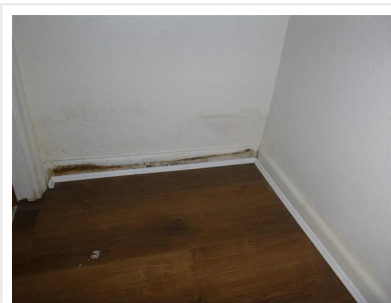
(1) Moisture staining noted at the bedrooms and closets that are in contact with the exterior mechanical closet on the left side of the home. There was no moisture present at time of inspection. Advise further evaluation of roof at this area by a roofing contractor.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

(2) Possible presence of wood eating organisms at the hall linen closet. Advise a full evaluation by a qualified pest control expert.



8.1 Item 4 (Picture)

8.2 * FLOORS CONDITION

FAIR

Flooring in fair condition.

8.3 FOUNDATION (VISIBLE PORTION)

SATISFACTORY

Due to floor coverings the foundation was not visible for inspection on the interior of the home.

8.4 * INTERIOR DOORS CONDITION / OPERATION

☑ SATISFACTORY

8.5 * WINDOWS (VISIBLE APPEARANCE)

📁 FAIR

Dual glazed window seals are compromised at the front and side bedrooms. Due to different temperature and lighting conditions there may be other compromised seals. This is largely considered a cosmetic concern. It is recommended that all windows be evaluated for failed seals and repair/replacement of windows, where needed, by a qualified window contractor.



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)

8.6 * WINDOW OPERATION

☑ SATISFACTORY

8.7 EGRESS PROVISIONS

☑ SATISFACTORY

8.8 SCREENS

📁 FAIR

(1) Worn / older window screens noted. Advise re-screening affected window screens.



8.8 Item 1 (Picture)

(2) Missing / damaged screen door noted at rear patio. Advise obtaining and installing screen door.



8.8 Item 2 (Picture)

8.9 * FIREPLACE(S) CONDITION

☐ FAIR

(1) Powered fan for the fireplace did not turn on at the time of the inspection. Advise further evaluation of the fireplace fan with repairs as recommended by a qualified party.



8.9 Item 1 (Picture)

(2) The wood burning fireplace appeared to be in good condition when inspected.



8.9 Item 2 (Picture)



8.9 Item 3 (Picture)

8.10 DETECTOR(S)

☐ POOR

(1) Smoke detectors from 2019 but missing batteries at the 3 guest bedrooms. Advise replacement of detector(s) when they reach 10 years old or as needed and the installation of batteries as needed.



8.10 Item 1 (Picture)



8.10 Item 2 (Picture)



8.10 Item 3 (Picture)



8.10 Item 4 (Picture)

(2) Carbon monoxide detectors should be installed in homes equipped with fuel-fired appliances, and in homes with an attached garage or fireplace. If a fireplace is in the bedroom the detector should be in the bedroom, otherwise detectors should be outside the bedroom. Carbon monoxide detectors should be replaced every 5-7 years. Advise that, since there are no detectors installed, carbon monoxide detectors be added.

8.11 CEILING FAN(S)

☑ SATISFACTORY

The ceiling fan(s) functioned as intended when tested.



8.11 Item 1 (Picture)



8.11 Item 2 (Picture)



8.11 Item 3 (Picture)

8.12 * STEPS, STAIRWAYS, BALCONIES AND RAILINGS CONDITION

☑ NOT APPLICABLE

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.

Asterisk denotes inspection items required by State of Arizona

🏠 9. ELECTRICAL SYSTEM

📋 DESCRIPTION

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

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

*** Electrical Panel Location:**

Rear side of Home
With sub-panels
At Exterior

*** Service Conductor Location:**

Underground

*** Electrical Service Conductors:**

Below Ground - Conductors
Not Visible

*** Service Disconnect(s):**

Multiple Disconnects
Location : Exterior
Rear of House

*** Overcurrent Protection Devices:**

Circuit Breakers

Estimated Amperage and Voltage:

60 Amps - 240 Volts

Electric Panel Manufacturer:

General Electric

*** Panel Compatibility Information Sheet:**

Illegible
Incomplete

*** Branch Wire 120Volt Circuits Conductors:**

Solid Copper

*** Major Appliance 240Volt Circuits Conductors:**

Braided Copper and Aluminum

Ground Fault Circuit Interrupters (GFCI):

In Panel

Arc Fault Circuit Interrupters (AFCI):

None found- Only Required
Since 2002

👁️ ITEMS: ELECTRICAL SYSTEM

9.0 * SERVICE ENTRANCE CONDUCTORS (VISIBLE PORTION)

☑️ SATISFACTORY

9.1 * SERVICE ENTRANCE CONDITION

☑️ SATISFACTORY

9.2 * SERVICE GROUNDING PROVISIONS

☑ SATISFACTORY

9.3 * MAIN DISCONNECT(S) CONDITION / PRESENCE

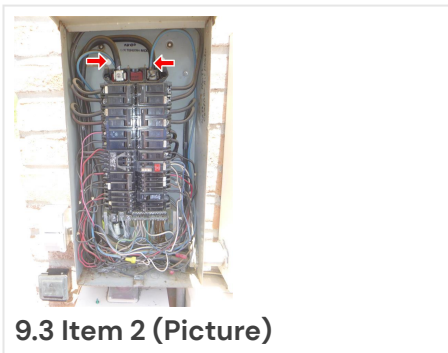
☐ FAIR

(1) The main electrical disconnect is located in the electrical panel.



9.3 Item 1 (Picture)

(2) The main disconnect was bypassed with wires coming from the main incoming lines to the sub panel under the main distribution panel. There is no way to properly shut off the sub panel. Advise full evaluation / repairs as needed by an electrician.

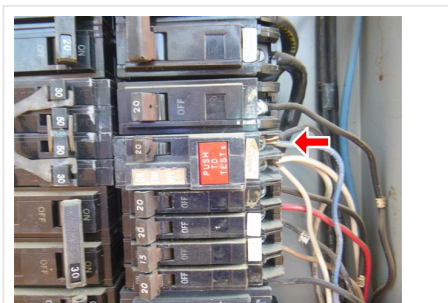


9.3 Item 2 (Picture)

9.4 * DISTRIBUTION PANEL CONDITION

☐ FAIR

Double tapped breaker noted. In general, only one wire should connect to any breaker, fuse or lug. Advise correction by an electrician.



9.4 Item 1 (Picture)

9.5 ELECTRICAL COMPATIBILITY (BREAKER/FUSE AND WIRING)

(3) The switch boxes for the pool and spa controls are loose. Advise securing electrical boxes as needed by an electrician.



9.7 Item 3 (Picture)

(4) The light in the garage did not function when tested. The bulbs were flickering. Advise repairs as needed by an electrician or qualified party.



9.7 Item 4 (Picture)

(5) The fluorescent light in the garage storage room buzzes indicating the ballast may be going bad. Advise further evaluation / repair as needed by an electrician or qualified party.



9.7 Item 5 (Picture)

(6) The kick light at the hallway did not appear to be controlled by a switch. Advise further evaluation / repairs as needed by an electrician. Light bulb was unscrewed.



9.7 Item 6 (Picture)



9.7 Item 7 (Picture)

9.8 VISIBLE WIRING / CONDUCTORS CONDITION

☐ FAIR

(1) Exposed romex cable noted at exterior mechanical closet. The wiring in the closet has been damaged by rodents. Advise that all outside electrical cable be enclosed in conduit by qualified electrician.



9.8 Item 1 (Picture)

(2) Exposed romex cable noted at rear yard. Also buried wiring is not UF burial wire as required for direct burial. Advise that all outside electrical cable be enclosed in conduit by qualified electrician.

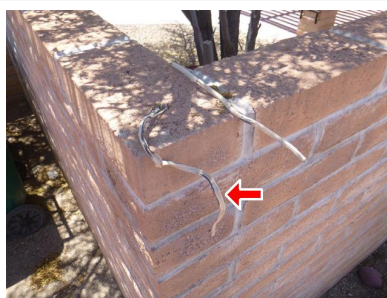


9.8 Item 2 (Picture)

(3) There are open splices noted at rear wall column for possible post light. Advise enclosing all exposed splices in a sealed junction box.



9.8 Item 3 (Picture)



9.8 Item 4 (Picture)

(4) There are open splices noted at . Advise enclosing all exposed splices in a sealed junction box.



9.8 Item 5 (Picture)

9.9 * GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ FAIR

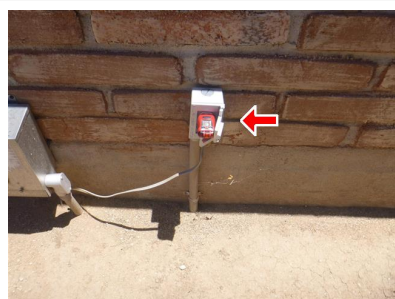
(1) No GFCI protection at the kitchen outlets. Required since 1987. Advise installation of GFCI protection at the kitchen outlets by a qualified person or electrician.

(2) No GFCI protection at the garage outlets. Required since 1978. Advise installation of GFCI protection at the garage outlets by a qualified person or electrician.



9.9 Item 1 (Picture)

(3) No GFCI protection at the exterior outlets. Required since 1973. Advise installation of GFCI protection at the exterior outlets by a qualified person or electrician.



9.9 Item 2 (Picture)



9.9 Item 3 (Picture)

9.10 AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ NOT APPLICABLE

9.11 DRYER & OTHER 220V RECEPTACLES PRESENT

☑ SATISFACTORY

The 220 Volt dryer receptacle requires a 4 prong plug.



9.11 Item 1 (Picture)

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. Asterisk denotes inspection items required by State of Arizona

🏠 10(A) . COOLING SYSTEM - LEFT SIDE

✂ STYLES & MATERIALS: COOLING SYSTEM - LEFT SIDE

Make: Payne	* Cooling System Type: Heat Pump Split System Estimated Capacity: 3 tons	* Energy Source: Electric
Location: Left Hand Side	Listed Age: 2016 Model	Design Life: 10 - 15 years
* General Distribution: Ducted Registers	Listed Refrigerant: R-410A	

👁 ITEMS: COOLING SYSTEM - LEFT SIDE

10.0.A SYSTEM OPERATION / CONDITION

✔ SATISFACTORY

Temperature differential between supply and return registers averages 23 degrees fahrenheit. A temperature differential between 18 - 26 degrees fahrenheit is considered satisfactory. Our inspection of both the cooling and heating systems are not as intensive as provided by a qualified HVAC technician who test individual components and efficiency.



10.0.A Item 1 (Picture)
Return Air Temp



10.0.A Item 2 (Picture)
Supply Air Temp

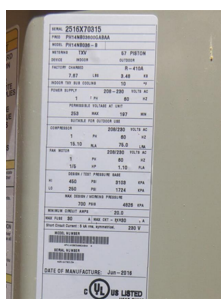
10.1.A * OUTDOOR UNIT CONDITION / OPERATION

✔ SATISFACTORY

The condensing unit and freon lines appeared to be in good condition at time of inspection.



10.1.A Item 1 (Picture)



10.1.A Item 2 (Picture)



10.1.A Item 3 (Picture)

10.2.A * BLOWER

SATISFACTORY

10.3.A EVAPORATOR SECTION

NOT INSPECTED

Evaporator section is sealed and is not visible for inspection.

10.4.A * AIR FILTER CONDITION

FAIR

(1) The air filter is located in the filter box under the furnace unit. The filter size is 20x20x1. Use the following guidelines for changing your removable air filter:

1. Seldom used home or single occupant homes without pets or allergies: Change 6-12 months
2. Typical suburban home without pets: Change every 90 days
3. Add a dog or cat: Change every 60 days
4. Multiple pets or have allergies: Change every 30-45 days



10.4.A Item 1 (Picture)

(2) The unit has a honeywell electronic filter system that is older and not in use at time of inspection.

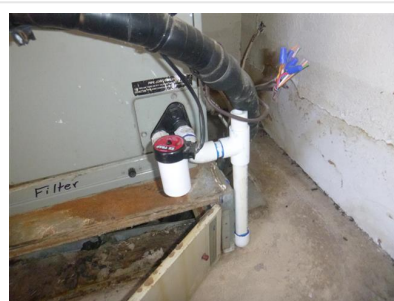


10.4.A Item 2 (Picture)

10.5.A CONDENSATE PROVISIONS

☑ SATISFACTORY

The unit has a direct condensation line to the exterior and a float switch as a secondary system shutoff.



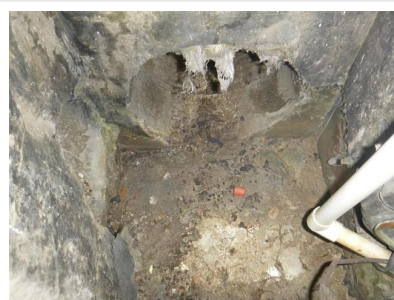
10.5.A Item 1 (Picture)

10.6.A VISIBLE DUCTWORK

☐ FAIR

Duct interiors are not part of a standard home inspection.

Homes that have, or had, an evaporative cooler can be prone to rusting of rigid ductwork over years of use. Not all interior ductwork is visible for inspection. It is recommended that older homes that have, or had, an evaporative cooler in use have their ductwork inspected by a qualified HVAC contractor.



10.6.A Item 1 (Picture)
Left side air return

10.7.A * COOLING DISTRIBUTION TO EACH ROOM

☑ SATISFACTORY

10.8.A * THERMOSTAT CONTROLS CONDITION / OPERATION

☑ SATISFACTORY

Thermostat Photo



10.8.A Item 1 (Picture)

Asterisk denotes inspection items required by State of Arizona

🏠 10(B) . COOLING SYSTEM - RIGHT SIDE

✂ STYLES & MATERIALS: COOLING SYSTEM - RIGHT SIDE

Make: Trane	* Cooling System Type: Heat Pump Split System Estimated Capacity: 2.5 tons	* Energy Source: Electric
Location: Rear of House	Listed Age: 2019 Model	Design Life: 10 - 15 years
* General Distribution: Ducted Registers	Listed Refrigerant: R-410A	

👁 ITEMS: COOLING SYSTEM - RIGHT SIDE

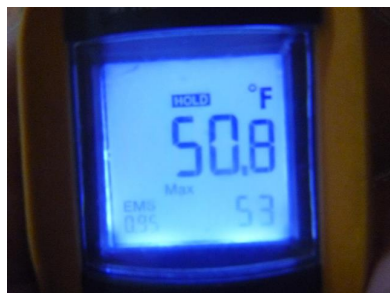
10.0.B SYSTEM OPERATION / CONDITION

✔ SATISFACTORY

Temperature differential between supply and return registers averages 24 degrees fahrenheit. A temperature differential between 18 - 26 degrees fahrenheit is considered satisfactory. Our inspection of both the cooling and heating systems are not as intensive as provided by a qualified HVAC technician who test individual components and efficiency.



10.0.B Item 1 (Picture)
Return Air Temp



10.0.B Item 2 (Picture)
Supply Air Temp

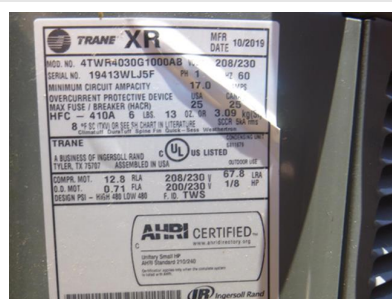
10.1.B * OUTDOOR UNIT CONDITION / OPERATION

✔ SATISFACTORY

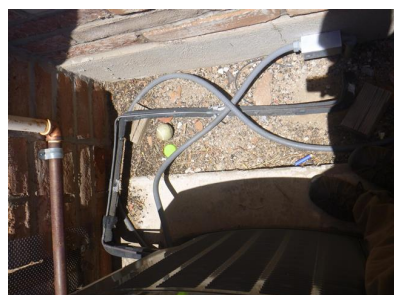
The condensing unit and freon lines appeared to be in good condition at time of inspection.



10.1.B Item 1 (Picture)



10.1.B Item 2 (Picture)



10.1.B Item 3 (Picture)

10.2.B * BLOWER

SATISFACTORY

10.3.B EVAPORATOR SECTION

NOT INSPECTED

Evaporator section is sealed and is not visible for inspection.

10.4.B * AIR FILTER CONDITION

FAIR

(1) The air filter is located in the filter box under the furnace unit. The filter size is 20x20x1.

Use the following guidelines for changing your removable air filter:

1. Seldom used home or single occupant homes without pets or allergies: Change 6-12 months
2. Typical suburban home without pets: Change every 90 days
3. Add a dog or cat: Change every 60 days
4. Multiple pets or have allergies: Change every 30-45 days

(2) The unit has a honeywell electronic filter system that is older and not in use at time of inspection.



10.4.B Item 1 (Picture)

10.5.B CONDENSATE PROVISIONS

☑ SATISFACTORY

The unit has direct condensation lines to the exterior from the unit.

10.6.B VISIBLE DUCTWORK

☑ SATISFACTORY

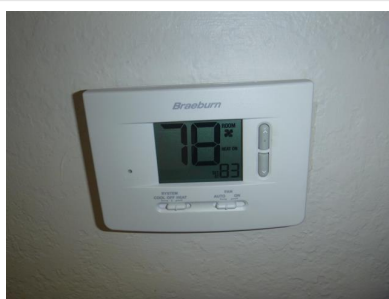
10.7.B * COOLING DISTRIBUTION TO EACH ROOM

☑ SATISFACTORY

10.8.B * THERMOSTAT CONTROLS CONDITION / OPERATION

☑ SATISFACTORY

Newer programmable thermostat located in the hallway.



10.8.B Item 1 (Picture)

Asterisk denotes inspection items required by State of Arizona

11.5.A VENT CONNECTOR

☑ NOT APPLICABLE

11.6.A * CHIMNEY, FLUES & VENTS CONDITION

☑ NOT APPLICABLE

11.7.A * BLOWER

☑ SATISFACTORY

11.8.A * AIR FILTER CONDITION

☑ SATISFACTORY

11.9.A * THERMOSTAT CONTROLS OPERATION/CONDITION

☑ SATISFACTORY

11.10.A * VISIBLE DUCTWORK

☑ SATISFACTORY

11.11.A * HEATING DISTRIBUTION TO EACH ROOM

☑ SATISFACTORY

Asterisk denotes inspection items required by State of Arizona

🏠 11(B) . HEATING SYSTEM - RIGHT SIDE

🔧 STYLES & MATERIALS: HEATING SYSTEM - RIGHT SIDE

*** Heating Unit Type:**
Split System – Heat Pump

*** Make:**
Trane

*** Fuel Type:**
Electric

Listed Age:
2019 Model

Location:
Garage Closet

Design Life:
10 – 15 years

*** General Distribution:**
Ducted Registers

👁️ ITEMS: HEATING SYSTEM - RIGHT SIDE

11.0.B HEATING UNIT OPERATION / CONDITION

☑️ SATISFACTORY

The heat pump functioned as intended in heat mode when tested.



11.0.B Item 1 (Picture)



11.0.B Item 2 (Picture)

11.1.B BURNERS/COIL SECTION

☑️ NOT INSPECTED

Interior coil section is sealed and is not visible for inspection.

11.2.B * AUTOMATIC SAFETY CONTROLS PRESENCE / CONDITION

☑️ SATISFACTORY

11.3.B GAS FUEL LINES AT UNIT

☑️ NOT APPLICABLE

11.4.B COMBUSTION AIR PROVISIONS

☑️ NOT APPLICABLE

11.5.B VENT CONNECTOR

☑ NOT APPLICABLE

11.6.B * CHIMNEY, FLUES & VENTS CONDITION

☑ NOT APPLICABLE

11.7.B * BLOWER

☑ SATISFACTORY

11.8.B * AIR FILTER CONDITION

☑ SATISFACTORY

11.9.B * THERMOSTAT CONTROLS OPERATION/CONDITION

☑ SATISFACTORY

11.10.B * VISIBLE DUCTWORK

☑ SATISFACTORY

11.11.B * HEATING DISTRIBUTION TO EACH ROOM

☑ SATISFACTORY

Asterisk denotes inspection items required by State of Arizona

🏠 12(A) . EVAPORATIVE COOLER LEFT SIDE

✂ STYLES & MATERIALS: EVAPORATIVE COOLER LEFT SIDE

Make:

Aero Cool

Location:

Left Side of Home

Estimated Age:

Not able to determine

Design Life:

10-15 years

General Distribution:

Ducted Registers

Damper Type:

Barometric Damper

Pad Type:

Rigid Media Pad

👁 ITEMS: EVAPORATIVE COOLER LEFT SIDE

12.0.A OPERATION

📁 FAIR, NOT OPERATED

The evaporative cooler was winterized and not connected to water at time of inspection. It was not operated. Advise further evaluation by a qualified party prior to use.

Maintenance Tip:

Evaporative coolers should be inspected monthly during the cooling season. During a monthly inspection, first unplug the unit and look for any damage or wear. Belt tension and water level in the reservoir should be checked. To insure maximum cooling, make sure that all pads are thoroughly and evenly wetted.

Bacteria growth can be a problem in evaporative coolers. If you will not be using your evaporative cooler for even a few days, it's a good idea to drain the cooler so bacteria don't start growing. Alternatively, treat the standing water with chlorine 30 minutes before starting up the cooler.



12.0.A Item 1 (Picture)

12.1.A COOLER SHELL

👍 NOT RATED

12.2.A FAN

NOT RATED

12.3.A PUMP

NOT RATED

12.4.A FLOOR

NOT RATED

12.5.A PADS

NOT RATED

12.6.A DAMPER

NOT RATED

12.7.A DISTANCE FROM CONTAMINATION SOURCE

NOT RATED

12.8.A CONDENSATE

NOT RATED

12.9.A DUCTWORK

NOT RATED

12.10.A EVAPORATIVE COOLER CONTROLS

NOT RATED

12(B) . EVAPORATIVE COOLER RIGHT SIDE

STYLES & MATERIALS: EVAPORATIVE COOLER RIGHT SIDE

Make:

Master Cool

Location:

Rear of Home

Estimated Age:

Not able to determine

Design Life:

10-15 years

General Distribution:

Ducted Registers

Damper Type:

Barometric Damper

Pad Type:

Rigid Media Pad

ITEMS: EVAPORATIVE COOLER RIGHT SIDE

12.0.B OPERATION

 FAIR, NOT OPERATED

The evaporative cooler was winterized and not connected to water at time of inspection. It was not operated. There is some damage and rusting to the cooler shell. Advise further evaluation by a qualified party prior to use.

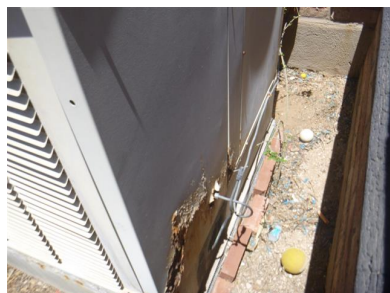
Maintenance Tip:

Evaporative coolers should be inspected monthly during the cooling season. During a monthly inspection, first unplug the unit and look for any damage or wear. Belt tension and water level in the reservoir should be checked. To insure maximum cooling, make sure that all pads are thoroughly and evenly wetted.

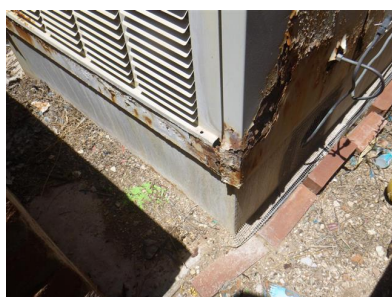
Bacteria growth can be a problem in evaporative coolers. If you will not be using your evaporative cooler for even a few days, it's a good idea to drain the cooler so bacteria don't start growing. Alternatively, treat the standing water with chlorine 30 minutes before starting up the cooler.



12.O.B Item 1 (Picture)



12.O.B Item 2 (Picture)



12.O.B Item 3 (Picture)

12.1.B COOLER SHELL

☑ NOT RATED

12.2.B FAN

☑ NOT RATED

12.3.B PUMP

☑ NOT RATED

12.4.B FLOOR

☑ NOT RATED

12.5.B PADS

NOT RATED

12.6.B DAMPER

NOT RATED

12.7.B DISTANCE FROM CONTAMINATION SOURCE

NOT RATED

12.8.B CONDENSATE

NOT RATED

12.9.B DUCTWORK

NOT RATED

12.10.B EVAPORATIVE COOLER CONTROLS

NOT RATED

🏠 13. PLUMBING SYSTEM

📋 DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; 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: PLUMBING SYSTEM

Water Source:

Public

Water Meter Location:

Front of House
by Street

Main Water Shutoff:

Front of Home
Pressure Regulator Found at
Main Shut-Off
Ball Valve

* Water Piping Observed:

Copper
Observed at Water Heater
w/ Pressure Regulator
w/ Water Hammer Arrestors

Gas Supply:

Natural Gas

Gas Meter/Tank Location:

Back of House

* Drain/Waste Lines:

ABS

Drain cleanout location:

Not Located

Water Filters:

Refrigerator Filter
Softening System
In Laundry Room

Dryer Connection:

Electric

* Laundry Exhaust Vent:

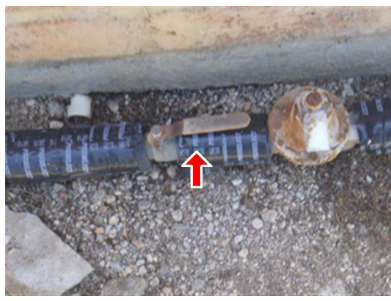
Window

👁️ ITEMS: PLUMBING SYSTEM

13.0 VISIBLE WATER PIPING

✅ SATISFACTORY

The main water shut off valve is located on the front of the home.



13.0 Item 1 (Picture)

13.1 WATER METER

☑ SATISFACTORY

The water meter box is clean and the meter and valves are accessible.



13.1 Item 1 (Picture)

13.2 WATER PRESSURE

☑ SATISFACTORY

Water pressure is 57 PSI. This is within the recommended range of 40 – 80 PSI. A pressure regulator was found on the piping where the water lines enter the house. Water pressure can be adjusted with the regulator as desired.



13.2 Item 1 (Picture)

13.3 FIXTURE FUNCTIONAL FLOW & DRAINAGE

☑ SATISFACTORY

13.4 * WATER PIPE INSULATION AND SUPPORTS

SATISFACTORY

The water supply pipes are properly insulated.

13.5 VISIBLE DRAIN / WASTE PIPING

 FAIR

The sewer clean outs were not located at time of inspection. Underground drain piping is not visible for inspection. Although all drains were functioning as intended, it is recommended that the drain lines be camera inspected to sewer connection by a qualified plumber, prior to closing.

13.6 EXTERIOR FAUCETS APPEARANCE AND OPERATION

 SATISFACTORY

13.7 ANTI-SIPHON DEVICE(S) PRESENCE

 NOT APPLICABLE

13.8 LAUNDRY DEEP SINK

 SATISFACTORY

There is plumbing for a laundry sink in the laundry room. The area in front of it is occupied by the water softener.



13.8 Item 1 (Picture)

13.9 DEEP SINK

 NOT APPLICABLE

13.10 LAUNDRY EXHAUST VENT

 SATISFACTORY

Operable window in laundry room to be used for ventilation.

13.11 DRYER VENT (VISIBLE PORTION)

 SATISFACTORY

Dryer connections.



13.11 Item 1 (Picture)



13.11 Item 2 (Picture)

13.12 * VISIBLE GAS PIPING AND SUPPORTS

☑ SATISFACTORY

The gas meter was located at the of the home. A bonding wire was present at the building side of the gas meter pipe. The visible gas line appeared to be in generally acceptable condition.



13.12 Item 1 (Picture)

13.13 LAUNDRY PLUMBING

☑ SATISFACTORY

The laundry plumbing appeared to be leak free and in good condition.



13.13 Item 1 (Picture)

13.14 WASHER & DRYER

☑ NOT APPLICABLE

13.15 * VISIBLE DRAIN LEAKS

☑ SATISFACTORY

13.16 * CROSS CONNECTIONS

☑ SATISFACTORY

13.17 * DRAIN VENT PIPING

☑ SATISFACTORY

13.18 * VISIBLE FUEL STORAGE AND DISTRIBUTION SYSTEM/SUPPORTS

☑ NOT APPLICABLE

13.19 * SUMP PUMP

☑ NOT APPLICABLE

13.20 WATER CONDITIONING EQUIPMENT

☐ FAIR

(1) There is a water softening system located in the laundry room. These systems were only visually checked for leaks. Water quality was not tested. The unit appeared to be in bypass mode and there was no salt in system at time of inspection. Advise further evaluation of system viability from a water softening contractor.



13.20 Item 1 (Picture)



13.20 Item 2 (Picture)



13.20 Item 3 (Picture)

(2) There is a cartridge water filtration system under the kitchen sink. This system was only visually inspected for leaks. The spout leaks when water is dispensed. The water quality was not tested. Advise repairs as needed by a qualified party.



13.20 Item 4 (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.

Asterisk denotes inspection items required by State of Arizona

🏠 14. WATER HEATER

✂ STYLES & MATERIALS: WATER HEATER

*** Water Heater:**

Direct Heated Tank
Fuel: Electric
w/ Circulation Pump

Location:

Garage Closet

Listed Capacity:

50 gallons

Listed Age:

2019 Model

Make:

Rheem

Design Life:

10 – 15 years

👁 ITEMS: WATER HEATER

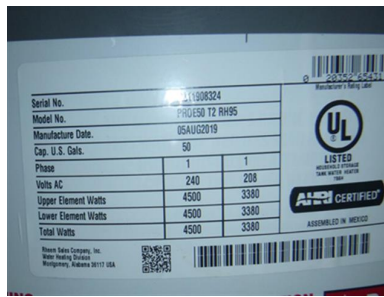
14.0 * WATER HEATER CONDITION

☑ SATISFACTORY

The water heater was on and functioned as intended during inspection.



14.0 Item 1 (Picture)



14.0 Item 2 (Picture)

14.1 COMBUSTION AIR

☑ NOT APPLICABLE

14.2 * FLUES AND VENTS CONDITION

☑ NOT APPLICABLE

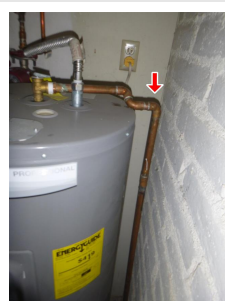
14.3 GAS LINES AT UNIT

☑ NOT APPLICABLE

14.4 * SAFETY VALVE PROVISIONS CONDITION

☑ SATISFACTORY

Pressure temperature relief valve discharge pipe appeared to be in good condition at time of inspection.



14.4 Item 1 (Picture)

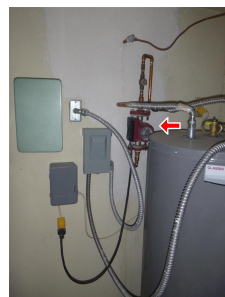
14.5 ELECTRIC SUPPLY

☑ SATISFACTORY

14.6 CIRCULATOR PUMP

☑ SATISFACTORY

The Circulating pump functioned as intended when inspected. Circulating pumps slowly move hot water through your pipes so that hot water is readily available at the faucet when needed. This will save having to waste water before the hot water arrives. The pump is controlled by a timer that can be set to specific times as desired.



14.6 Item 1 (Picture)



14.6 Item 2 (Picture)

15. FINAL WALK THROUGH

ITEMS: FINAL WALK THROUGH

15.0 INFORMATION

SATISFACTORY

Prior to closing you or a trusted representative should make a final walk through of the property with your agent. If the property was inspected while furnished, this can show problems that were not visible during the home inspection. Some problems/damage may have occurred after the home inspection while the house was emptied. Rain and wind storms, after the home inspection, may have brought out problems that were not apparent during the home inspection. A thorough final walk through should take about one hour.

Here's your checklist for your final walk-through:

1. Take your contract with you. You might need to refer to it while on site.
2. In many markets, the buyers and sellers never actually meet in person. But if everyone is agreeable to the idea, perform the final walk-through in the seller's presence. He or she knows the home better than anyone else and should be able to answer your questions and provide some color on the history of the home.
3. If the home is vacant, it's even more important to do a final walk-through. Since your last visit, for instance, someone might have left a faucet dripping, inadvertently causing water damage.
4. Take along a checklist of things to do during the final walk-through.
5. Check to ensure all items that the seller agreed to fix have indeed been fixed.
6. Check the exterior of the home, especially if there have been strong wind or rain storms since your last visit.
7. Turn all light fixtures on and off.
8. Make sure the seller hasn't removed any fixtures, such as chandeliers, that he or she agreed to leave behind.
9. Check all major appliances.
10. Turn heat and/or air conditioning on and off to ensure they work and you know how to the thermostat works
11. Turn on water faucets; check for leaks under sinks.
12. Test the garage door openers.
13. Flush all toilets.
14. Open and close all windows and doors.
15. Do a visual spot-check of ceilings, walls and floors.

16. Turn on the garbage disposal and exhaust fans.
 17. Check screens and storm windows. If they've been stored, make sure you know where they are and that they're in good shape.
 18. Look in storage areas to make sure no trash or unwanted items remain. Old paint cans or hazardous materials are often left behind by the seller.
 19. Do a quick check of the grounds. Some sellers have dug up and taken plants (even small trees or bushes) with them.
-