



Inspection Report

Property Address:

3581 S Arizona Pl
Chandler AZ 85286



AmeriSpec Inspection Services

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TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Intro Page	3
1 Exterior	5
2 Structural Components	8
3 Roof System	8
4 Garage / Carport	12
5 Water Heater	15
6 Electrical System	17
7 Plumbing System	19
8 Heating System	21
9 Air Conditioning System	22
10 Kitchen and Built-in Appliances	24
11 Bathroom(s)	26
12 Laundry Area	27
13 Interior Rooms and Areas	30
14 Bedroom(s)	33
15 Attic	33
16 Spa / Hot Tub	35
Repair or Replace	39
Consideration Items	45

Date: [REDACTED]	Start Time: 08:00:00 AM Stop Time: 10:30 AM	Report ID: 060120RE14
Property: 3581 S Arizona Pl Chandler AZ 85286	Customer: [REDACTED]	Real Estate Professional: Vaught Team

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

CONSIDERATION ITEM (CI) = The item(s) should be monitored and repair/replacement be considered. This also includes home information, helpful hints, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended. (Written in BLUE font)

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR / REPLACE (RR) = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair / Replace' will appear in the 'Summary Report'. (Written in RED font)

Building Status::

Occupied with normal amount of interior furnishings

Type of building:

Single Family (2 story)

In Attendance:

Client and their agent

Approximate age of building:

10 to 15 Years

Temperature:

85 degrees (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Home Faces:

West

Standards of Practice::

State of Arizona Standards of Practice

1. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.



Exterior - West exposure



Exterior - South exposure



Exterior - North exposure



Exterior - East exposure

Styles & Materials

Driveway:

Pavers

Windows and Frames:

Double Glazed/Insulated

Single-hung

Sliders

Walkways:

Paver/Tile

Exterior Wall Cladding:

Hard Coat Stucco

Exterior Entry Doors:

Wood

Trim:

Wood

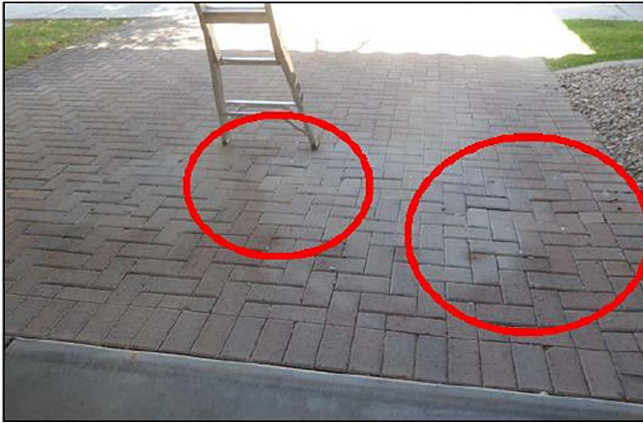
Items

1.0 Driveways

Comments: Consideration Item

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- Observed two low points in the paver driveway. Driveway pavers tend to shift over time. Recommend continual monitoring and/or review by qualified paving professional.

**1.1 Walkways**

Comments: Serviceable

1.2 Exterior Wall Cladding

Comments: Serviceable

1.3 Trim, Eaves, Soffits and Fascias

Comments: Serviceable

1.4 Windows & Frames

Comments: Serviceable

(1) Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

(2) Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

1.5 Doors (Exterior)

Comments: Serviceable

1.6 Fences and Gates

Comments: Serviceable

1.7 Electrical (exterior)

Comments: Consideration Item

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- Light fixture at front and rear of home is inoperative at time of inspection. Possible spent bulb or other sensor control. Suggest client verify fixture for proper operation.



Left of garage



Rear patio

1.8 Gas Meter

Comments: Serviceable

1.9 Exterior Water Faucets

Comments: Serviceable

1.10 Door Bell(s)

Comments: Serviceable

1.11 Lot Grade and Drainage

Comments: Serviceable

1.12 Patio

Comments: Serviceable

1.13 Excess Vegetation

Comments: Serviceable

1.14 Irrigation System

Comments: Consideration Item

- There are signs of an irrigation system present. Operation of the related equipment are not within the scope of this inspection. Recommend consulting sellers or landscape professional as to operation and condition of the irrigation system.



2. Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Styles & Materials

Foundation Type:

Slab on Grade

Floor Structure:

Slab

Wall Structure:

Traditional Wood Frame Construction

Ceiling Structure:

2 X 4 Joists

Items

2.0 Slab

Comments: Serviceable

Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

2.1 Foundation (Slab)

Comments: Serviceable

3. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.



Roof - North facing (1st level)



Roof - West facing (1st level)



Roof - South facing (1st level)



Roof - North facing (L)



Roof - North facing (R)



Roof - East facing (L)



Roof - East facing (R)



Roof - South facing (L)



Roof - South facing (R)



Roof - West facing (L)



Roof - West facing (R)



Roof - East facing (1st level)

Styles & Materials

Method Used to Inspect Roof:

Walked roof

Roof Material Type:

Concrete Tile

Roof Structure:

Engineered Wood Trusses
OSB Sheathing

Roof-Type:

Gable

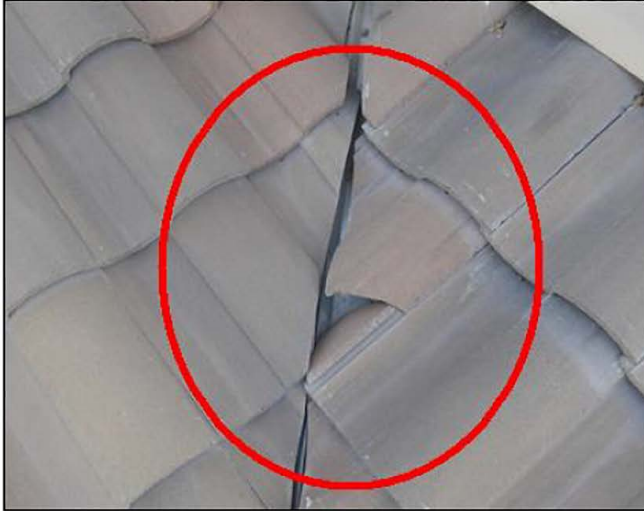
Items

3.0 Roof Conditions

Comments: Repair or Replace

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»» (1) Observed two cracked tiles (one at front valley-1st level, one at rear-2nd level), end cap mud cracks, and one slipped tile (front ridge-1st level) on the roof. This could potentially allow water intrusion to the underlayment. Recommend review and repair by qualified roofing contractor.



Cracked tile, front valley



Cracked tile, 2nd level



End cap cracking



Slipped tile

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- » (2) Observed excess tree limbs in contact with the roof at the rear of the home. These should be trimmed to prevent damage. This could allow unwanted water moisture, debris and/or pest access to the roof. Recommend cutting tree limbs back to allow appropriate space to the home.



3.1 Roof Penetrations and Exposed Flashings

Comments: Serviceable

3.2 Roof Drainage Systems (Gutters/Downspouts)

Comments: Serviceable

3.3 Roof Comments

Comments: Consideration Item

- Observed bird nest debris at the front of the home. Recommend removing nest/debris to avoid potential moisture or pest intrusion to the home.



4. Garage / Carport

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.



Garage

Styles & Materials

Garage Type:

Attached

Exterior Wall Cladding:

Same as House

Roof Material Type:

Same as House

Method Used to Inspect Roof:

Same as House

Garage Door Material:

Metal

Auto-Opener Manufacturer:

LIFT-MASTER

Items

4.0 Exterior Wall Cladding

Comments: Serviceable

4.1 Roof Conditions

Comments: Serviceable

4.2 Garage/Carport Floor

Comments: Serviceable

4.3 Garage Door(s)

Comments: Serviceable

4.4 Garage Door Openers

Comments: Serviceable

4.5 Occupant Door(s)

Comments: Repair or Replace

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- »» The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.

Door does not latch properly, adjustments or repairs are needed.



Auto-close device



Door not latching

4.6 Garage Walls

Comments: Consideration Item

- Stains observed on baseboard at exterior occupant door in the garage. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

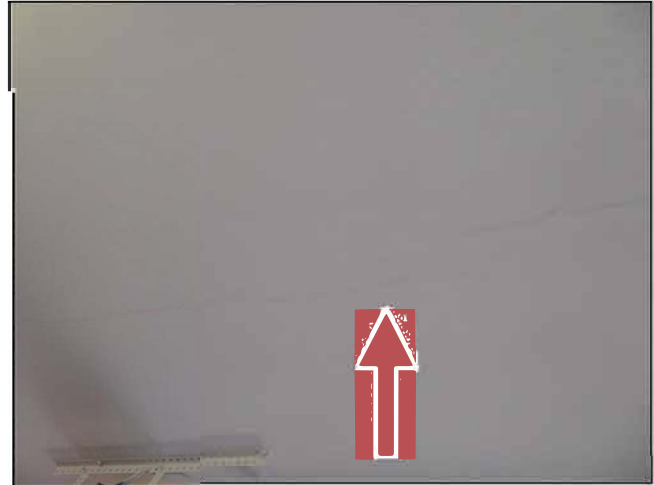
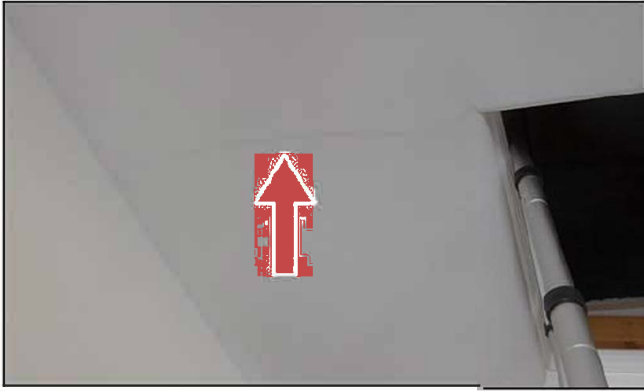


4.7 Garage/Carport Ceiling

Comments: Consideration Item

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- Common cracks noted in the garage ceiling, appears to be primarily a cosmetic issue. Recommend corrections as needed.



4.8 Electrical Receptacles, Switches and Fixtures

Comments: Serviceable

5. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

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Water Heater



Water Heater ID Plate

Styles & Materials

Number of Water Heating Systems: One	Water Heater Location(s): Garage	Water Heater Design Type: Natural Gas
Water Heater Capacity: 50 Gallon	Water Heater Energy Source: Natural Gas	Water Heater Brand: BRADFORD-WHITE
Water Heater Approximate Age: 12-16 years old		

Items

5.0 Water Heater Condition

Comments: Serviceable

5.1 Supply Lines

Comments: Serviceable

5.2 Energy Source

Comments: Serviceable

5.3 Flue Venting

Comments: Serviceable

5.4 Temperature / Pressure Release Valve

Comments: Serviceable

5.5 Overflow Pan / Drain Line

Comments: Serviceable

5.6 Hot Water Temperature

Comments: Serviceable

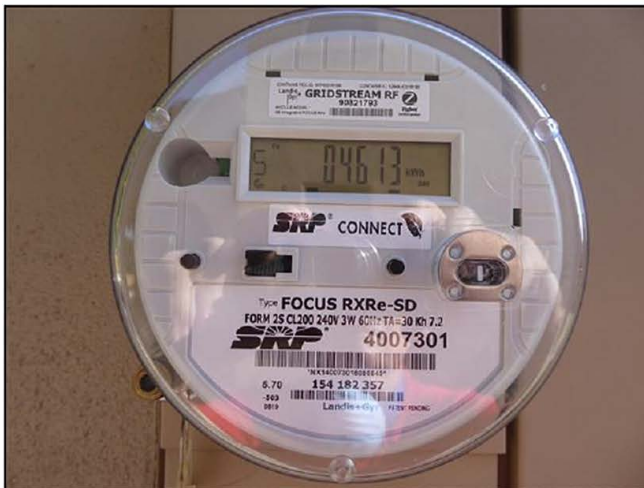
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The water temperature at time of inspection was 122 degrees, which is in the normal operating range of 120 to 130 degrees.



6. Electrical System

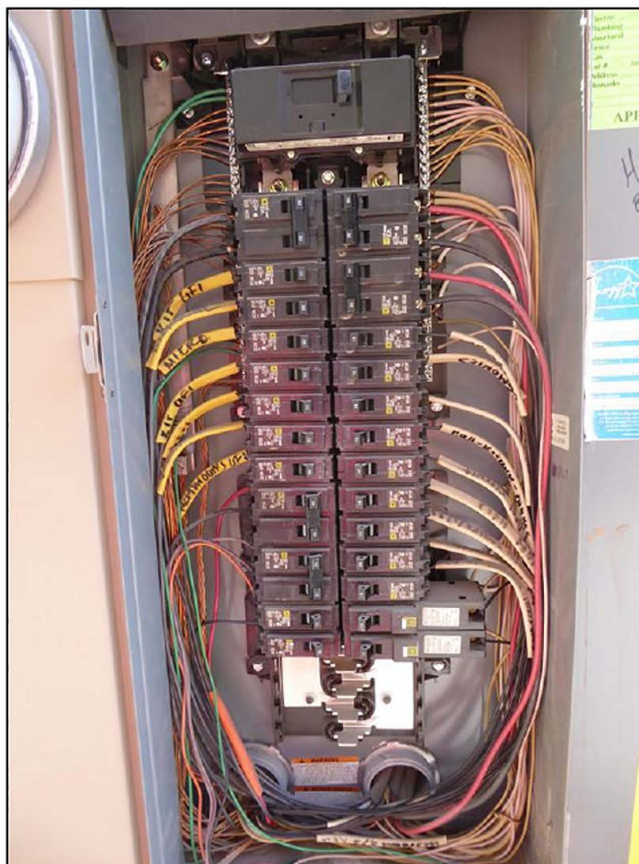
Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.



Main Electrical Meter



Main Electrical Panel



Main Electrical Panel w/ dead front removed

Styles & Materials

Main Electrical Panel Location:

Exterior

Equipment Grounding Present:

Yes

Electrical Main Service:

Underground

Service Amperage:

200 AMPS

Panel Type:

Breakers

Branch Wiring Type:

Copper

Wiring Methods:

Non Metallic Sheathed Cable (Romex)

Futures Available:

Yes

Electric Panel Manufacturer:

SQUARE D

GFCI Reset Location(s):

Garage

Kitchen

Half Bathroom

AFCI Reset Location(s):

Main Electrical Panel

Smoke Alarms/Detectors Present?:

Yes

Carbon Monoxide (CO) Alarms Present?:

Yes

Items

6.0 Electrical Main Service

Comments: Serviceable

6.1 Equipment Grounding

Comments: Serviceable

6.2 Main Electrical Panel Condition

Comments: Serviceable

Futures are available for expansion in the electrical panel.

6.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Serviceable

6.4 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Serviceable

6.5 Smoke Alarms

Comments: Serviceable

The smoke alarms/detectors should be tested upon moving into the home to ensure proper operation.

6.6 Carbon Monoxide Alarms

Comments: Repair or Replace

- » Observed the carbon monoxide alarm did not work appropriately when tested in the 1st floor hallway (to garage). Recommend review for corrections as a safety precaution.



7. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.



Main Water Meter



Gas Meter Shut-off Valve



Gas Meter Reading



Plumbing Clean-out (front of home)



Main Water Shut-off Valve



Water Pressure

Styles & Materials

Water Source (To Home):

Public

Plumbing Water Distribution (Inside home):

Copper
PEX

Plumbing Waste & Vent Pipes:

Plastic
PVC

Water Shut Off Location:

Exterior - Left Side of Home

Main Fuel Shut Off Location:

Left Side Exterior at Gas Meter

Water Supply Pressure:

55 PSI

Items

7.0 Plumbing Water Supply System

Comments: Serviceable

7.1 Drain Waste and Vent Systems

Comments: Serviceable

8. Heating System

*Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.*



Gas Forced Air Furnace

Styles & Materials

Number of Heating Systems: One	Heating Unit Location(s): Attic	Heating System(s) Service: Entire Home
Heating System Type(s): Gas Forced Air Furnace	Energy Source: Natural Gas	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 20x20x2	Heating System Brand: LENNOX

Items

8.0 Heating Equipment Condition

Comments: Serviceable

8.1 Energy Source

Comments: Serviceable

8.2 Exhaust Venting

Comments: Serviceable

8.3 Thermostat

Comments: Serviceable

8.4 Air Filters

Comments: Serviceable

8.5 Distribution / Ducting Systems

Comments: Serviceable

8.6 Automatic Safety Controls

Comments: Serviceable

9. Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**



A/C Unit - Lennox, 5 ton, 2008



A/C Unit ID Plate

Styles & Materials

Number of AC Systems:

One

AC Unit Location(s):

Exterior

AC System(s) Service:

Same as Heating System

Cooling Equipment Type(s):

Split Air Conditioning System

Cooling Equipment Energy Source:

Electricity

Ductwork:

Same as Heating System

Filter Type:

Same as Heating System

Filter Size:

Same as Heating System

Air Conditioner Brand:

LENNOX

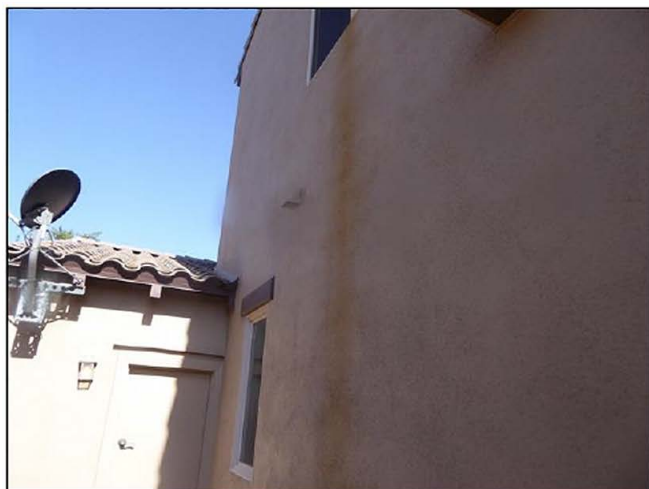
Items

9.0 Cooling and Air Handler Equipment Condition

Comments: Repair or Replace

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- »» Observed rusting stains on right side exterior wall from A/C condensation line. At time of inspection, no excessive rusting was observed in the attic condensation overflow pan. Recommend review for corrections by qualified HVAC technician to avoid further staining of exterior wall.



9.1 Temperature Difference Measurements

Comments: Serviceable

Zone 1 (Master Bedroom) - A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 78 degrees, temperature at supply was 61 degrees, a difference of 17 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.

Zone 2 (Office Room) - A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 72 degrees, temperature at supply was 53 degrees, a difference of 19 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.

Zone 3 (1st Floor) - A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 72 degrees, temperature at supply was 50 degrees, a difference of 22 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.

Zone 4 (2nd Floor) - A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 72 degrees, temperature at supply was 50 degrees, a difference of 22 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.

9.2 Energy Source

Comments: Serviceable

9.3 Thermostat

Comments: Serviceable

9.4 Air Filters

Comments: Consideration Item

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- We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.



9.5 Distribution / Ducting Systems

Comments: Serviceable

9.6 Automatic Safety Controls

Comments: Serviceable

10. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.



Kitchen

Styles & Materials

Countertop(s):

Solid Surface

Cabinet(s):

Wood

Dishwasher Brand:

GENERAL ELECTRIC

Disposal Brand:

BADGER

Exhaust/Range Hood Brand:

EXTERIOR VENTED

Range/Oven Brand:

GENERAL ELECTRIC

Built-in Microwave Brand:

GENERAL ELECTRIC

Refrigerator:

GENERAL ELECTRIC

Items

10.0 Floors

Comments: Serviceable

10.1 Walls

Comments: Serviceable

10.2 Ceiling

Comments: Serviceable

10.3 Doors

Comments: Serviceable

10.4 Windows

Comments: Serviceable

10.5 Heat / Cooling Source

Comments: Serviceable

10.6 Receptacles, Switches and Fixtures

Comments: Serviceable

10.7 Counters and Cabinets (representative number)

Comments: Serviceable

10.8 Sinks

Comments: Serviceable

10.9 Plumbing Drains

Comments: Consideration Item

- Observed hole patched with plumbing putty on kitchen sink drain line; no leaks observed at time of inspection. Recommend review for corrections as needed.


10.10 Food Waste Disposer

Comments: Serviceable

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10.11 Dishwasher(s)

Comments: Serviceable

10.12 Ranges/Ovens/Cooktops

Comments: Serviceable

10.13 Range Hood(s)

Comments: Serviceable

10.14 Microwave Cooking Equipment

Comments: Serviceable

10.15 Refrigerator

Comments: Serviceable

11. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Styles & Materials**Bath Tub / Shower:**

Standard Bath Tub
 Seperate Shower
 Combined Bath Tub & Shower

Exhaust Fans:

Fan Only

Countertop(s):

Solid Surface

Cabinet(s):

Wood

Items**11.0 Floors**

Comments: Serviceable

11.1 Walls

Comments: Serviceable

11.2 Ceiling

Comments: Serviceable

11.3 Doors

Comments: Serviceable

11.4 Closets

Comments: Serviceable

11.5 Windows

Comments: Serviceable

11.6 Heat / Cooling Source

Comments: Serviceable

11.7 Receptacles, Switches and Fixtures

Comments: Consideration Item

AmeriSpec Inspection Services

- Light fixture in the 2nd floor hall bathroom was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

**11.8 Exhaust Fan(s)**

Comments: Serviceable

11.9 Bath Tub

Comments: Serviceable

11.10 Shower

Comments: Serviceable

11.11 Sinks

Comments: Serviceable

11.12 Toilet

Comments: Serviceable

11.13 Counters and Cabinets

Comments: Serviceable

12. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.



Laundry Room

Styles & Materials

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Metal

Cabinetry:
Wood

Items

12.0 Floors

Comments: Serviceable

12.1 Walls

Comments: Serviceable

12.2 Ceiling

Comments: Serviceable

12.3 Doors

Comments: Serviceable

12.4 Counters and Cabinets (representative number)

Comments: Serviceable

12.5 Heat / Cooling Source

Comments: Serviceable

12.6 Receptacles, Switches and Fixtures

Comments: Serviceable

12.7 Clothes Dryer Exhaust Venting

Comments: Serviceable

12.8 Exhaust Fan

Comments: Serviceable

12.9 Clothes Washing Machine

Comments: Serviceable

AmeriSpec Inspection Services

Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.

**12.10 Clothes Dryer**

Comments: Serviceable

AmeriSpec Inspection Services

Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.



13. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.



Bonus Room - 2nd Floor



Office Room



Family Room



Dining Room

Styles & Materials

Floor Covering(s):

Tile

Wall Material(s):

Gypsum Board (Drywall)

Ceiling Material(s):

Gypsum Board (Drywall)

Interior Doors:

Wood

Window Type(s):

Same as Exterior

Types of Fireplaces / Wood Stove:

Vented Gas Logs

Operable Fireplaces:

One

Items

13.0 Floors

Comments: Serviceable

13.1 Walls

Comments: Serviceable

13.2 Ceilings

Comments: Consideration Item

➤ Patching observed in the upstairs stairway. This may be for a common drywall cracking issue. Client is advised to consult sellers for additional information as needed.



13.3 Doors (representative number)

Comments: Serviceable

13.4 Closet Doors (representative number)

Comments: Serviceable

13.5 Windows (representative number)

Comments: Serviceable

13.6 Heat / Cooling Source

Comments: Serviceable

13.7 Receptacles, Switches and Fixtures

Comments: Consideration Item

- Light fixtures in the office room and 2nd floor bonus room were inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation.



Office Room



Bonus Room-2nd Floor

13.8 Fireplaces and Woodstoves

Comments: Serviceable

Gas logs are present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior. Client may wish to consider installing a damper stop for safety if one is not already present.



13.9 Stairways

Comments: Serviceable

14. Bedroom(s)

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Styles & Materials

Number of Bedrooms: Three	Floor Covering(s): Carpet	Wall Material(s): Gypsum Board (Drywall)
Ceiling Material(s): Gypsum Board (Drywall)	Interior Doors: Wood	Window Type(s): Same as Exterior

Items

14.0 Floors

Comments: Serviceable

14.1 Walls

Comments: Serviceable

14.2 Ceilings

Comments: Serviceable

14.3 Doors (representative number)

Comments: Serviceable

14.4 Closet Doors (representative number)

Comments: Serviceable

14.5 Windows (representative number)

Comments: Serviceable

14.6 Heat / Cooling Source

Comments: Serviceable

14.7 Receptacles, Switches and Fixtures

Comments: Serviceable

15. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.



Attic - Gable Vents



Attic - Soffit Vent



O'Hagan Vent



Attic - Engineered Truss System



Attic - OSB Sheathing



Attic - Batt Insulation

Styles & Materials

Method Used to Inspect Attic:

Walked

Attic Access Type:

Scuttle Hole

Attic Insulation:

Batt

Ventilation:

- Gable Vents
- Soffit Vents
- O'Hagin Vents

Items

15.0 Attic Access

Comments: Serviceable

15.1 Attic Framing

Comments: Serviceable

15.2 Attic Sheathing

Comments: Serviceable

15.3 Attic Insulation

Comments: Serviceable

15.4 Attic Ventilation

Comments: Serviceable

15.5 Electrical Wiring, Switches and Fixtures

Comments: Serviceable

15.6 Ductwork

Comments: Serviceable

15.7 Attic Comments

Comments: Consideration Item

- Stains observed on attic workman's platform. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



16. Spa / Hot Tub

The Spa / Hot Tub inspection consist of a visual and operational test of the items listed below. Items, components, or systems not listed are not included in this inspection. It is not a warranty, guarantee, or certification on the spa/hot tub or its equipment. It is not a code compliance inspection nor are manufacturers' specifications for installation, operation, or repairs a part of this report. This spa/hot tub report is a visual inspection and operational test of the accessible equipment only as listed in our Inspection Agreement. The inspection of the spa/hot tubs surfaces for defects, cracks, holes, damage, or deterioration and leaks will be reviewed as well as operation of the heater, pump, jets, filter system and electrical components. All underground or concealed equipment, including any plumbing and electrical lines that are not accessible or vis ble to the inspector, as well as all underground leaks, are excluded from this report. As with all mechanical equipment, it can fail at any time without notice. Inspectors cannot determine future failures. All maintenance and repairs should be performed by a licensed/qualified pool/spa specialist to ensure safety.



Spa



Pump/Filter System

Styles & Materials

Vessel / Shell:

Gunite

Electrical:

GFCI protection present

Filter System:

Cartridge Filter

Pump:

Circulation

Items

16.0 Cover

Comments: Serviceable

16.1 Controls

Comments: Serviceable

16.2 Shell / Siding

Comments: Serviceable

The spa/ hot tub uses a mixture of cement and sand sprayed onto contoured and supported surfaces to build the spa. Gunite is mixed and pumped to the site dry, and water is added at the point of application. Plaster is usually applied over the gunite.

16.3 Drains

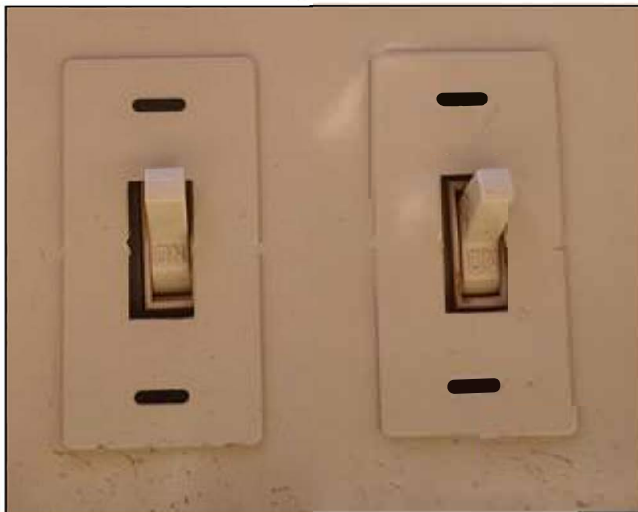
Comments: Serviceable

16.4 Light

Comments: Repair or Replace

AmeriSpec Inspection Services

- » Spa light was inoperable at time of inspection, possibly due to burnt bulbs. Client is advised to verify operability prior to close.

**16.5 Electrical**

Comments: Serviceable

GFCI protection observed for safety.

16.6 Receptacles

Comments: Serviceable

GFCI protection observed for safety.

16.7 Skimmer

Comments: Serviceable

16.8 Filter System

Comments: Serviceable

Cartridge filters come in various sizes and shapes. Most of the filter canisters (or tanks) are stainless steel, but some are made of a hard plastic or fiberglass. There may be as few as one or as many as fifteen or more cartridge elements inside a cartridge filter. The cartridge elements are cylindrical, and made of a paper-like fiber. As the water passes through the elements, impurities are collected on the element material. Cartridges remove smaller debris from the water; its micron rating is about 20 microns. This filter is cleaned about once a week by removing the elements from the canister and hosing it off using a high pressure nozzle. Drawbacks for the cartridge filter include: Most cartridge filters are for smaller pools and spas containing approximately 12,000 gallons of water or less. There is no mechanical method for backwashing these filters - it must be done by manually disassembling the filter and hosing it off weekly. The cartridge elements need to be replaced as they become old and worn: about every 2 years, which can be expensive, depending on the size, style and brand of cartridge.

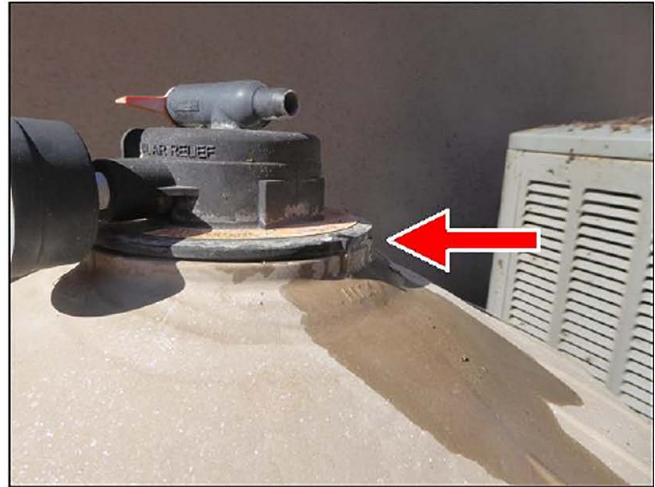
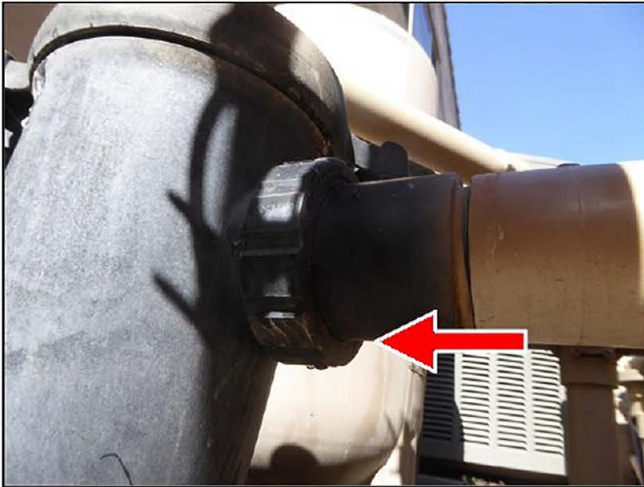
16.9 Valves

Comments: Serviceable

16.10 Water Supply Pipes & Connections

Comments: Repair or Replace

- »» Observed two small spa pipe leaks; one at connection point to pump/motor and one at top of cartridge (pressure valve). Recommend review by qualified spa specialist is needed to make all corrections needed for proper operation.



16.11 Jets / Nozzles

Comments: Serviceable

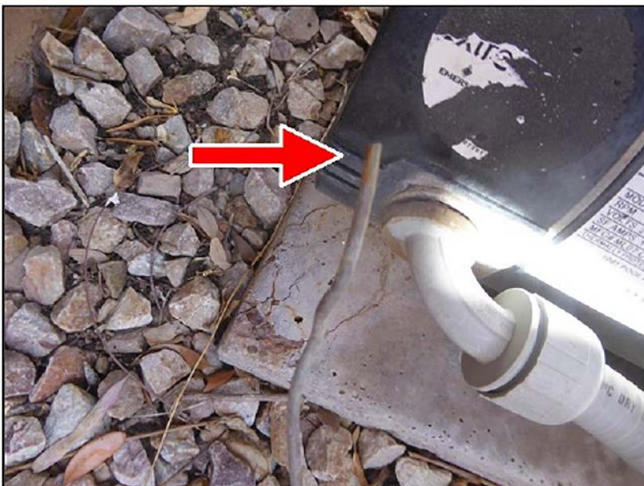
16.12 Pump

Comments: Serviceable

16.13 Motor

Comments: Repair or Replace

- »» Observed the spa motor has a disconnected safety bonding wire. Bonding is the process by which the electrical and metallic components of the pool are joined together with a wire to form a non-resistive path between the components. The goal of bonding is to connect, contain and prevent the transmission of any harmful electrical voltage to pool equipment, people and pets. Recommend review for corrections by qualified pool technician.



16.14 Spa / Hot Tub Comments

Comments: Serviceable

Hot tubs & spas in the United States, Canada and most parts of the world have been regulated to obtain a maximum temperature of 104 °F since 1980. On Dec 31, 1979, the Consumer Products Safety Commission, CSPC, released advisory #79-071. The CSPC recommended a maximum temperature of 104°F for private hot tubs and spas. Children under age 5 should not be in hot tubs over 95°F, and should only remain in hot tubs for 5-10 minutes at a time.



SUMMARY REPORT

AmeriSpec Inspection Services
 4605 E Chandler Blvd, #110-132
 Phoenix, AZ 85048
 (480) 518-3589

REPAIR OR REPLACE

Doc #:	060120RE14	Client Name:	██████████
Dwelling Address:	3581 S Arizona Pl Chandler AZ 85286	Inspector:	Richard Exley

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

3. Roof System

3.0 Roof Conditions

Repair or Replace

- »»» (1) Observed two cracked tiles (one at front valley-1st level, one at rear-2nd level), end cap mud cracks, and one slipped tile (front ridge-1st level) on the roof. This could potentially allow water intrusion to the underlayment. Recommend review and repair by qualified roofing contractor.



Cracked tile, front valley



Cracked tile, 2nd level

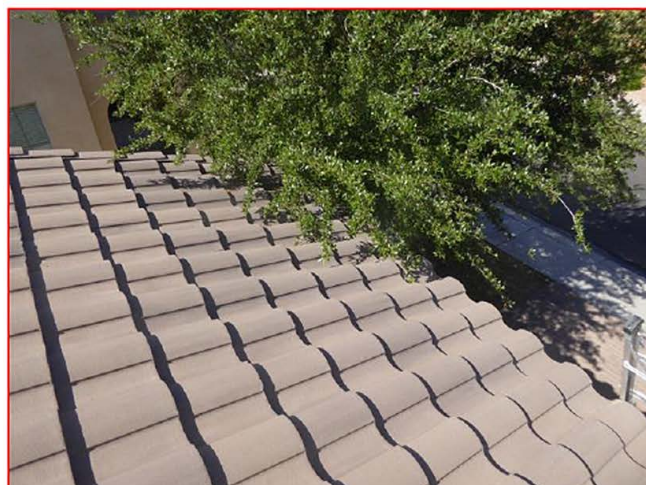
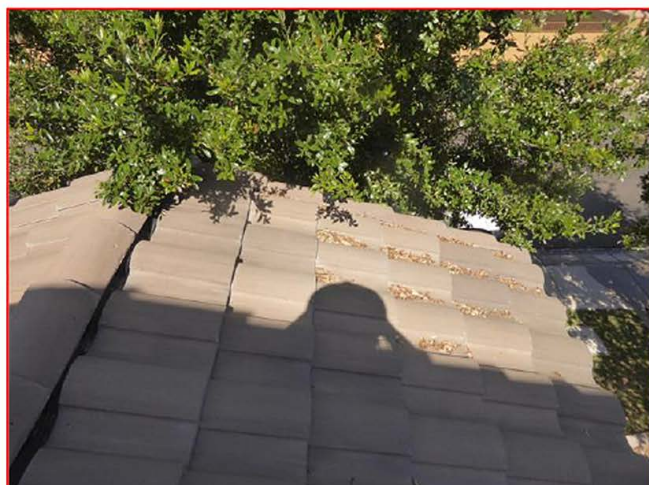


End cap cracking



Slipped tile

» (2) Observed excess tree limbs in contact with the roof at the rear of the home. These should be trimmed to prevent damage. This could allow unwanted water moisture, debris and/or pest access to the roof. Recommend cutting tree limbs back to allow appropriate space to the home.



4. Garage / Carport

4.5 Occupant Door(s)

Repair or Replace

- »» The self-closing device or door hardware needs adjustment or repair to properly close completely and maintain the intended fire safety of this door.

Door does not latch properly, adjustments or repairs are needed.



Auto-close device



Door not latching

6. Electrical System

6.6 Carbon Monoxide Alarms

Repair or Replace

- »» Observed the carbon monoxide alarm did not work appropriately when tested in the 1st floor hallway (to garage). Recommend review for corrections as a safety precaution.



9. Air Conditioning System

9.0 Cooling and Air Handler Equipment Condition

Repair or Replace

- » Observed rusting stains on right side exterior wall from A/C condensation line. At time of inspection, no excessive rusting was observed in the attic condensation overflow pan. Recommend review for corrections by qualified HVAC technician to avoid further staining of exterior wall.



16. Spa / Hot Tub

16.4 Light

Repair or Replace

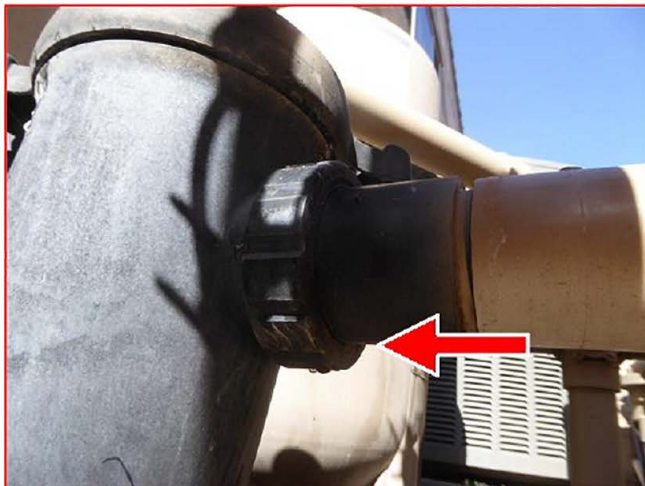
- » Spa light was inoperable at time of inspection, possibly due to burnt bulbs. Client is advised to verify operability prior to close.



16.10 Water Supply Pipes & Connections

Repair or Replace

- Observed two small spa pipe leaks; one at connection point to pump/motor and one at top of cartridge (pressure valve). Recommend review by qualified spa specialist is needed to make all corrections needed for proper operation.



16.13 Motor

Repair or Replace

- Observed the spa motor has a disconnected safety bonding wire. Bonding is the process by which the electrical and metallic components of the pool are joined together with a wire to form a non-resistive path between the components. The goal of bonding is to connect, contain and prevent the transmission of any harmful electrical voltage to pool equipment, people and pets. Recommend review for corrections by qualified pool technician.



Licensed To Richard Exley



SUMMARY REPORT

AmeriSpec Inspection Services
 4605 E Chandler Blvd, #110-132
 Phoenix, AZ 85048
 (480) 518-3589

CONSIDERATION ITEMS

Doc #:	060120RE14	Client Name:	[REDACTED]
Dwelling Address:	3581 S Arizona PI Chandler AZ 85286	Inspector:	Richard Exley

1. Exterior

1.0 Driveways

Consideration Item

- Observed two low points in the paver driveway. Driveway pavers tend to shift over time. Recommend continual monitoring and/or review by qualified paving professional.



1.7 Electrical (exterior)

Consideration Item

- Light fixture at front and rear of home is inoperative at time of inspection. Possible spent bulb or other sensor control. Suggest client verify fixture for proper operation.



Left of garage



Rear patio

1.14 Irrigation System

Consideration Item



There are signs of an irrigation system present. Operation of the related equipment are not within the scope of this inspection. Recommend consulting sellers or landscape professional as to operation and condition of the irrigation system.



3. Roof System

3.3 Roof Comments

Consideration Item



Observed bird nest debris at the front of the home. Recommend removing nest/debris to avoid potential moisture or pest intrusion to the home.



4. Garage / Carport

4.6 Garage Walls

Consideration Item

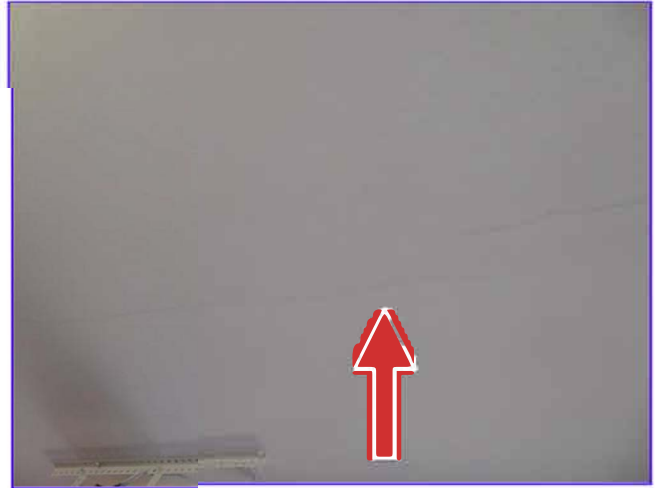
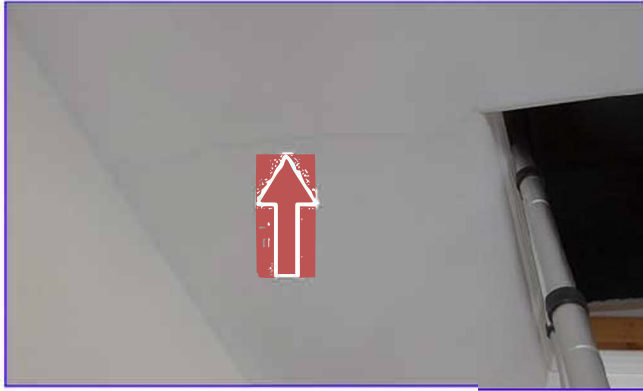
- Stains observed on baseboard at exterior occupant door in the garage. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



4.7 Garage/Carport Ceiling

Consideration Item

- Common cracks noted in the garage ceiling, appears to be primarily a cosmetic issue. Recommend corrections as needed.



9. Air Conditioning System

9.4 Air Filters

Consideration Item

- We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor in order to keep the heating/cooling equipment in optimum and safe working order.



10. Kitchen and Built-in Appliances

10.9 Plumbing Drains

Consideration Item

- Observed hole patched with plumbing putty on kitchen sink drain line; no leaks observed at time of inspection. Recommend review for corrections as needed.



11. Bathroom(s)

11.7 Receptacles, Switches and Fixtures

Consideration Item

- Light fixture in the 2nd floor hall bathroom was inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.



13. Interior Rooms and Areas

13.2 Ceilings

Consideration Item

- Patching observed in the upstairs stairway. This may be for a common drywall cracking issue. Client is advised to consult sellers for additional information as needed.



13.7 Receptacles, Switches and Fixtures

Consideration Item

- Light fixtures in the office room and 2nd floor bonus room were inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation.



Office Room



Bonus Room-2nd Floor

15. Attic

15.7 Attic Comments

Consideration Item

- Stains observed on attic workman's platform. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



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