

Az Superior Home Inspections

"The Right Choice!"

P.O. Box 71244 Phoenix Arizona 85050

Tel: 602-708-4690

www.azsuperiorhomeinspections.com bryan.snyder@azsuperiorhomeinspections.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr Sample Report

INSPECTION ADDRESS

1234 E Sample Lane, Phoenix, Arizona 85050

INSPECTION DATE

5/28/2024 7:00 am to 12:00 pm



This report is the exclusive property of Az Superior Home Inspections and the customer whose name appears herewith, and its use by any unauthorized persons is prohibited.

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CONTRACT AGREEMENT

Client: Mr Sample Report
Phone: 999-999-9999

Property Address 1234 E Sample Lane, Phoenix, Arizona 85050

Date: 5/28/2024

The address of the property is: _____ . Fee for the inspection (payable at the time of inspection) is \$ _____ (cash/check), _____ (credit card), scheduled for _____.

NOTE: A \$25.00 Fee will be charged for checks drawn from a Canadian Banking Institution.

THIS AGREEMENT made this _____ day of _____, 20____, by and between Az Superior Home Inspections, P.O. Box 71422, Phoenix, Az. 85050 and Bryan Snyder (Inspector), BTR#54170 and the undersigned ("CLIENT"), collectively referred to herein as "the Parties." The Parties understand and voluntarily agree as follows:

1. Permission to Enter Property: The CLIENT is responsible for ensuring that the INSPECTOR has permission to enter the Inspected Property to perform the home inspection on the date scheduled. The INSPECTOR is not responsible for any disruption in the inspection process caused by construction, renovations, painting, cleaning, or any other activity occurring at the Inspected Property at the time of the inspection. The INSPECTOR is not liable for any claims made by the builder in regard to warranties and walking on the roof. Unless otherwise stated, The CLIENT authorizes The INSPECTOR to inspect the roof by any means, including, but not limited to walking on the roof.

2. Assumption of Risk of Injury: The INSPECTOR has no knowledge or information concerning the conditions of the Inspected Property and will not see any conditions until the time of the home inspection. The CLIENT is encouraged to attend the home inspection but assumes all risks and responsibility for any injury (including, but not limited to, personal injury, bodily injury, disability, and death), illness, damage, loss, claim, liability, or expense, of any kind, that CLIENT may experience or incur in connection with attending the home inspection. CLIENT releases, discharges, and holds harmless INSPECTOR, its employees, agents, and representatives, of and from any such claims, including all liabilities, claims, actions, damages, costs, or expenses of any kind arising out of or relating to attending the home inspection.

3. Scope of Services: The INSPECTOR agrees to provide professional home inspection services to the CLIENT in conformance with the provisions of the Standards of Professional Practice adopted by the Arizona Chapter of the American Society of Home Inspectors, Inc. on May 25th, 2024 ("AZ Standards"), the provisions of A.A.C. § R4-30-102, A.A.C. § R4-30-301-01, and this Agreement. Although the INSPECTOR agrees to follow the AZ Standards, CLIENT understands that these Standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over the INSPECTOR or representations made by the INSPECTOR and does not supervise the INSPECTOR. The inspection is a non-invasive, visual examination of the readily accessible systems and components of the

Inspected Property. INSPECTOR will describe those systems and components using the AZ Standards and report any systems and components inspected found to need immediate major repair. Readily accessible means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property. Immediate major repair means a major defect, which if not quickly addressed, will be likely to do any of the following: (a) worsen appreciably; (b) cause further damage; and/or (c) be a serious hazard to health and/or personal safety. Major defect means a system or component that is unsafe or not functioning. The inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

4. Home Inspection Report: The CLIENT and the INSPECTOR agree that the INSPECTOR will prepare a home inspection report that shall: (a) describe systems and components identified in Sections 4-12 of the AZ Standards; (b) state which systems and components designated for inspection in the AZ Standards have been inspected and any systems and components designated for inspection in the AZ Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected; and (c) state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

5. General Exclusions: An inspection IS NOT technically exhaustive. An inspection WILL NOT identify concealed or latent defects, deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection DOES NOT include items not permanently installed. The inspection services DO NOT INCLUDE any action, system or component specifically excluded from the scope of work in any provision of the AZ Standards. The INSPECTOR IS NOT REQUIRED TO REPORT ON: (a) life expectancy of any component or system; (b) the causes of the need for a major repair; (c) the methods, materials and costs of corrections; (d) the suitability of the Inspected Property for any specialized use; (e) compliance or non-compliance with applicable regulatory requirements; (f) the market value of the Inspected Property or its marketability; (g) the advisability or inadvisability of purchase of the Inspected Property; (h) any component or system which was not observed; (i) the presence or absence of pests such as wood damaging organisms, rodents, or insects; or (j) cosmetic items, underground items, or items not permanently installed. The INSPECTOR IS NOT REQUIRED TO: (a) offer warranties or guarantees of any kind; (b) calculate the strength, adequacy, or efficiency of any system or component; (c) enter any area or perform any procedure which may damage the property or its components or be dangerous to the INSPECTOR or other persons; (d) operate any system or component which is shut down or otherwise inoperable; (e) operate any system or component which does not respond to normal operating controls; (f) disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility; (g) determine the effectiveness of any system installed to control or remove suspected hazardous substances; (h) predict future conditions, including but not limited to failure of components; (i) project operating costs of components; or (j) evaluate acoustical characteristics of any system or component. The INSPECTOR IS NOT REQUIRED TO DETERMINE: whether any system or component of the Inspected Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products, or by-products, including, but not limited to, methamphetamines, and including all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The INSPECTOR IS NOT RESPONSIBLE FOR DETECTING, IDENTIFYING, DISCLOSING OR REPORTING the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: (a) asbestos; (b) radon; (c) oil, gasoline or any other petroleum product; (d) lead; (e) urea formaldehyde; (f) mold; (g) mildew; (h) fungus; (i) odors; (j) noise; (k) toxic or flammable chemicals; (l) water or air quality; (m) PCBs or other toxins; (n) electromagnetic fields; (o) underground storage tanks; (p) proximity to toxic waste sites or sites being monitored by any state or federal agency; (q) carbon monoxide; (r) the presence of or any hazards associated with the use or placement of toxic drywall at the Inspected Property; or any other environmental or health hazards, unless otherwise agreed to and an additional fee paid. Az Superior Home Inspections is not liable for Home Builders claiming that "walking on the roof" voids the roof warranty. The CLIENT shall inform the Inspector if The CLIENT does not want the inspector to walk on the roof PRIOR to the inspection. The CLIENT and the INSPECTOR agree that the scope of the inspection to be performed pursuant to this Agreement DOES NOT INCLUDE decay of the interior of logs in log walls, log foundations or roofs, or similar defects in log homes, log structures or similar log construction. The CLIENT and the INSPECTOR agree that the INSPECTOR IS NOT REQUIRED TO PERFORM any action or task not specifically required and/or that is excluded from the scope of a home inspection as contained in the AZ Standards, whether or not specifically identified herein.

6. No Liability for Third-Party Service Providers: The INSPECTOR may, where appropriate, recommend third-party service providers to supply goods and/or services to CLIENT in accordance with the home inspection services. CLIENT understands and agrees that the INSPECTOR bears no legal or contractual responsibility to the CLIENT for any actions or inactions of any such third-party service provider. No third-party service provider shall have the authority to incur or create any liability or obligation in the name of the INSPECTOR, or for which the INSPECTOR shall be liable to another.

7. No Liability for Third-Party Reliance on Inspection Report: The inspection and home inspection report are for the use of CLIENT only. INSPECTOR may also provide a copy of the home inspection report to the CLIENT'S real estate agent or attorney. INSPECTOR has permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties only with written consent of CLIENT. CLIENT shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation of the content of the report by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR from any liability whatsoever.

8. Inspection Fee & Additional Fees: The Inspection Fee identified above is due prior to or immediately upon completion of the physical inspection of the Inspected Property. If the Inspection Fee is not paid as required herein, the INSPECTOR has no obligation to release the home inspection report, or any other information concerning the inspection or the Inspected Property, until the Inspection Fee is paid in full. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the CLIENT. There is a \$50.00 service charge for returned checks. A finance charge of one and one-half percent (1.5%) per month, eighteen percent (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein. CLIENT agrees that in addition to any service charges or interest, the CLIENT shall be responsible for all legal fees and costs incurred by the INSPECTOR to collect the fees due under this Agreement. The CLIENT agrees that the provisions of Paragraph 11 of this Agreement do not apply to any legal fees and costs incurred by the INSPECTOR to collect the fees due. RecallChek is an auxiliary service for an additional Fee and is not included with with the Home Inspection Fee as may be advertised by Recallchek.

9. Responsibility for Return Inspections: The CLIENT understands that if any systems and/or components of the Inspected Property cannot be inspected due to unforeseen circumstances during the inspection it is the CLIENT'S duty to contact the INSPECTOR should the CLIENT want the INSPECTOR to return to the Inspected Property later (Fees will Apply) to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report.

10. Severability: If any portion of this Agreement is found to be invalid or unenforceable by any court the remaining terms shall remain in force between the Parties. The indemnities and assumptions of liabilities and obligations herein shall continue in full force and effect after and notwithstanding the termination of this Agreement.

11. LIQUIDATED DAMAGES & LIMITATION OF LIABILITY: INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for any claims against the INSPECTOR, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of any portion of the Inspected Property. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The CLIENT understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

12. Disclaimer of Warranties: Unless specified in this Agreement, all express or implied conditions, representations, and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid.

13. Notice of Claims: The CLIENT agrees that any claim for failure of the INSPECTOR to fulfill its obligations under this Agreement shall be made in writing to the INSPECTOR upon discovery. The CLIENT also agrees to allow the INSPECTOR ten (10) days to come to the Inspected Property to observe, photograph, inspect and evaluate any condition complained of by the CLIENT to the INSPECTOR and not to make, or allow others to make, any alteration to the claimed condition until the INSPECTOR has had the opportunity to inspect and evaluate the claimed condition.

14. Governing Law & Jurisdiction: All issues and questions concerning the construction, validity, enforcement, and interpretation of this Agreement shall be governed by, and construed in accordance with, the laws of the state where the Inspected Property is situated, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the state where the Inspected Property is located. The parties agree that any litigation arising out of this Agreement, or any services provided by the INSPECTOR shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business.

15. LIMITATION ON TIME TO INITIATE ANY LEGAL ACTION: Any legal action, dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report must be initiated within one (1) year from the date of the delivery of the home inspection report to the CLIENT, regardless of when the CLIENT first discovers the facts supporting such possible claims as identified herein. Failure to initiate said action within one (1) year of the date of services shall be a complete bar to any such action a full and complete waiver of any rights, actions or causes of actions that may have arisen thereon. This period may be shorter than otherwise provided by state law.

16. No Assignments Permitted: CLIENT may not assign all or any portion of his/her/their rights or obligations under this Agreement. Subject to the preceding, this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement does not create and shall not be construed or deemed to create any rights or benefits enforceable by or for the benefit of any person or entity other than the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

17. Entire Agreement: This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

18. Acceptance of Terms: CLIENT agrees that he/she/they have read, understand, and agree to all the terms and conditions on all pages of this Agreement, including the limitations and exclusions and agree(s) to pay the fee shown according to the terms stated herein. The CLIENT can consult with legal counsel, or any other person or entity, before signing this Agreement. CLIENT acknowledges that if CLIENT does not agree with any of the terms of this Agreement, CLIENT has the option to retain another inspection company.

GENERAL INFORMATION

Inspection Address: 1234 E Sample Lane, Phoenix, Arizona 85050
Inspection Date: 5/28/2024 Time: 7:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-94 Degrees

Inspected by: Bryan Snyder

Client Information: Mr Sample Report
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: Two

Structure Style: Single Family Home

Structure Orientation: West

Estimated Year Built: 2005
Unofficial Sq.Ft.: 3204

People on Site At Time of Inspection: Owners

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Az Superior Home Inspections and the customer whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Az Superior Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Arizona Board of Technical Registration's Standards of Professional Practice for Arizona Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards.

Although codes may be referenced in this report, we (Az Superior Home Inspections) are not code inspectors nor required to know codes. It is up to the client to verify any codes that may be in question with the local municipality the residence resides in.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 2024 Web Site Sample Report

SCOPE OF WORK

You have contracted with Az Superior Home Inspections to perform a generalist inspection in accordance with the Arizona Standards of Professional Practice for Home Inspectors, established by the Arizona Board of Technical Registration, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

ASHI STANDARDS

HOME INSPECTORS, INC.®

THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF

STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Home Inspectors

Adopted by AZ ASHI Effective May 25, 2024

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

STANDARDS OF PROFESSIONAL PRACTICE

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1. INTRODUCTION

- 1.1 These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 These Standards of Practice:
 - A. provide inspection guidelines.
 - B. make public the services provided by private fee-paid Inspectors.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

- A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:
 1. the purpose of the inspection.
 2. the date of the inspection.
 3. the name, business address and certification number of the Inspector.
 4. the fee for services.

5. a statement that the inspection is performed in accordance with these Standards.
 6. limitations or exclusions of systems or components inspected.
 - B. observe readily accessible installed systems and components listed in these Standards.
 - C. submit a written report to the client which shall:
 1. describe systems and components identified in sections 4-12 of these Standards.
 2. state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
 3. state the condition of systems and components so inspected with specifically descriptive or defined terminology.
 4. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.
- 2.3 These Standards are not intended to limit Inspectors from:
- A. reporting observations and conditions in addition to those required in Section 2.2.
 - B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

- A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.
- B. These standards are applicable to completed buildings as a single-family dwelling, along with their garages and/or carports, and individual dwelling units in a multi-unit building.

3.2 General exclusions:

- A. Inspectors are NOT required to report on:
 1. life expectancy of any component or system.
 2. the causes of the need for a major repair.
 3. the methods, materials and costs of corrections.
 4. the suitability of the property for any specialized use.
 5. compliance or non-compliance with applicable codes or regulatory requirements.
 6. the market value of the property or its marketability.
 7. the advisability or inadvisability of purchase of the property.
 8. any component or system which was not observed.
 9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
 10. cosmetic items, underground items, or items not permanently installed.
 11. property boundary lines or encroachments.
 12. product recalls or conformance with manufacturers' installation instructions.
 13. the insurability of the property.
- B. Inspectors are NOT required to:
 1. offer warranties or guarantees of any kind.
 2. calculate the strength, adequacy, or efficiency of any system or component.
 3. enter any area or perform any procedure which may damage the property or its components, or be dangerous to the Inspector or other persons.
 4. operate any system or component which is shut down or otherwise inoperable.
 5. operate any system or component which does not respond to normal operating controls.
 6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
 7. determine the presence or absence of any suspected environmental hazards including but not limited to toxins, fungus, molds, mold spores, mildew, radon, electromagnetic radiation, carcinogens, noise, electromagnetic fields, hazardous waste, contaminants in building components, soil, water, and air.
 8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
 9. predict life expectancy, future conditions, including but not limited to failure of components.

10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.
12. determine the age of the structure, or component of a building, or differentiate between original construction, and subsequent additions, improvements, replacements or renovations.
13. observe any system, component or any non-primary function that is not included in these Standards.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The Inspector shall observe:

A. structural components including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 The Inspector shall:

A. describe the type(s) of:

1. foundation.
2. floor structure.
3. wall structure.
4. ceiling structure.
5. roof structure.

B. enter underfloor crawl spaces and attic spaces except when:

1. access is obstructed;
2. the clearance is less than a nominal sixteen inches by twenty-four inches;
3. when entry could damage the property; or,
4. when dangerous or adverse situations are suspected.

C. report the methods used to inspect underfloor crawl spaces and attics.

D. report signs of water penetration into the building or signs of condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The Inspector shall observe

- A. wall cladding, flashings and trim.
- B. entryway doors and representative number of windows.
- C. garage vehicle doors and door operators.
- D. decks, balconies, stoops, steps, areaways, and porches including railings.
- E. eaves, soffits and fascias.
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to any apparent adverse effect on the condition of the building.

5.2 The Inspector shall:

- A. describe wall-cladding materials.
- B. operate a representative number of windows and all entryway doors, including garage vehicle doors, manually or by using permanently installed controls of any garage door operator.
- C. report whether or not any garage vehicle door operator will automatically reverse when tested using any available method.

5.3 The Inspector is NOT required to observe:

- A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. fences.
- C. safety glazing.
- D. garage vehicle door remote control transmitters.

- E. geological conditions.
- F. soil conditions.
- G. recreational facilities.
- H. outbuildings other than garages and carports.
- I. coatings on and the hermetic seals between panes of glass.

6. SYSTEM: ROOFING

6.1 The Inspector shall observe:

- A. roof coverings.
- B. visible portions of roof drainage systems.
- C. flashings.
- D. skylights, chimneys and roof penetrations.
- E. signs of leaks or abnormal condensation on building components.

6.2 The Inspector shall:

- A. describe the type of roof covering materials.
- B. report the methods used to inspect roofing.

6.3 The Inspector is NOT required to:

- A. walk on the roofing.
- B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.
- C. observe underground roof drainage systems.

7. SYSTEM: PLUMBING

7.1 The Inspector shall observe:

- A. interior water supply and distribution system including:
 - 1. piping materials, including supports and insulation.
 - 2. fixtures and faucets.
 - 3. functional flow.
 - 4. leaks.
 - 5. cross connections.
- B. interior drain, waste and vent system, including:
 - 1. traps, drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. leaks.
 - 3. functional drainage.
- C. hot water systems including:
 - 1. water heating equipment.
 - 2. normal operating controls.
 - 3. automatic safety controls.
 - 4. chimneys, flues and vents.
- D. fuel storage and distribution systems including:
 - 1. interior fuel storage equipment, supply piping, venting and supports.
- E. drainage sump pumps.
- F. waste ejector pumps.

7.2 The Inspector shall:

- A. describe:
 - 1. visible water supply and distribution piping materials.
 - 2. visible drain, waste and vent piping materials.
 - 3. water heating equipment and energy source.
 - 4. location of the main water and main fuel shutoff valves
- B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
- C. operate jetted bathtubs.

7.3 The Inspector is NOT required to:

- A. state the effectiveness of anti-siphon devices.
- B. determine whether water supply and waste disposal systems are public or private.
- C. operate automatic safety controls.
- D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E. operate drainage sump pumps.
- F. observe:
 - 1. water conditioning systems.
 - 2. fire and lawn sprinkler systems.
 - 3. on-site water supply quantity and quality.
 - 4. on-site waste disposal systems.
 - 5. foundation irrigation systems.
 - 6. solar water heating systems.

8. SYSTEM: ELECTRICAL

8.1 The Inspector shall observe:

- A. service entrance conductors.
- B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
- C. amperage and voltage ratings of the service.
- D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
- E. the operation of a representative number of installed lighting fixtures, switches and polarity and grounding of receptacles located inside the house, garage, and on its exterior walls.
- F: the presence or absence of GFCI and AFCI protection.
- G: operation of readily accessible GFCI devices.
- H: the presence or absence of smoke alarms.
- I: the presence or absence of carbon monoxide alarms.

8.2 The Inspector shall:

- A. describe:
 - 1. service amperage and voltage.
 - 2. branch circuit conductor materials.
 - 3. service type as being overhead or underground.
 - 4. location of main disconnect(s), main panel and sub panels.

8.3 The Inspector is NOT required to:

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any electrical disconnect or overcurrent protection device, including AFCI devices.
- C. dismantle any electrical device or control other than to remove covers of the main and sub panels.
- D. test smoke or carbon monoxide alarms.
- E. observe
 - 1. low voltage electrical components and systems.
 - 2. telephone, security, cable TV, intercom, audio-video, home network, wifi systems, electronic controls or any components that are not a part of the primary electrical distribution system.
 - 3. geothermal, solar, wind, and other renewable energy systems.

9. SYSTEM: HEATING

9.1 The Inspector shall observe:

- A. permanently installed heating systems including:
 - 1. heating equipment.
 - 2. normal operating controls.
 - 3. automatic safety controls.
 - 4. chimneys, flues and vents.
 - 5. distribution systems.
 - 6. air filters.

- 7. the presence or absence of an installed heat source in each habitable space.
- B. fuel-burning fireplaces and appliances including, but not limited to:
 - 1. manufactured fireplaces, freestanding stoves, and fireplace inserts.
 - 2. accessories installed in fireplaces.
 - 3. chimneys, flues, dampers, and vents.
 - 4. mantles, hearth, floor protection and wall protection.

9.2 The Inspector shall:

A. describe:

- 1. primary energy source.
- 2. heating equipment type.
- 3. distribution type.

B. operate the systems using normal operating controls.

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The Inspector is NOT required to:

A. operate heating systems when weather conditions or other circumstances may cause equipment damage.

B. operate automatic safety controls.

C. ignite or extinguish solid fuel fires, or move fireplace inserts and stoves or firebox contents.

D. observe:

- 1. the interior of flues.
- 2. humidifiers.
- 3. electronic air filters.
- 4. the uniformity or adequacy of heat supply to the various rooms.
- 5. the function and efficiency of multi-zone HVAC system dampers and thermostats.
- 6. seals and gaskets.
- 7. adequacy of combustion air components.
- 8. draft characteristics.
- 9. window or portable heating systems.
- 10. fireplace insert flue connections.
- 11. automatic fuel feed devices.
- 12. heat distribution assists (gravity fed and fan assisted).
- 13. fuel-burning fireplaces and appliances located outside the inspected structures.
- 14. glass enclosures and screens.

10. SYSTEM: COOLING

10.1 The Inspector shall observe:

A. permanently installed cooling systems including:

- 1. cooling equipment.
- 2. normal operating controls.
- 3. distribution system.
- 4. air filters.
- 5. the presence or absence of an installed cooling source in each habitable space.

10.2 The Inspector shall:

A. describe:

- 1. energy source.
- 2. cooling equipment type.
- 3. distribution type.

B. operate the systems using normal operating controls.

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The Inspector is NOT required to:

A. operate cooling systems when weather conditions or other circumstances may cause equipment

damage.

- B. observe window or portable air conditioners.
- C. observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The Inspector shall observe:

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. a representative number of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.

11.2 The Inspector shall:

- A. operate a representative number of windows and interior doors.
- B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
- C. report absence of secondary fire egress from bedrooms.

11.3 The Inspector is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.
- D. recreational facilities or another dwelling unit.
- E. non-primary features of any observed appliance.
- F. installed and freestanding kitchen and laundry appliances not listed in section 11.1.F 12.

SYSTEM: INSULATION & VENTILATION

12.1 The Inspector shall observe:

- A. insulation and vapor retarders in unfinished spaces.
- B. ventilation of attics and foundation areas.
- C. kitchen, bathroom, and laundry venting systems.

12.2 The Inspector shall describe:

- A. presence or absence of insulation and vapor retarders in unfinished spaces.

12.3 The Inspector is NOT required to report on:

- A. concealed insulation and vapor retarders.
- B. venting equipment which is integral with household appliances.

GLOSSARY

Arc Fault Circuit Interrupter ("AFCI"):

A type of safety device that is designed to quickly shut-off electric power in the event of arcing.

Automatic Safety Controls:

Devices designed and installed to protect systems and components from unsafe conditions.

Client:

A customer who contracts with a home Inspector for a home inspection.

Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

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Cross Connection:

A physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations which pose a threat of injury to the Inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Distribution System(s):

Components including but not limited to; fans, ducts with supports, fan coil units, registers, insulation, pumps, pipes and lines with supports, radiators, and convectors that are used for supplying heating or cooling in habitable spaces.

Electronic Controls:

Digital, computerized, low-voltage or solid-state operating devices.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Ground Fault Circuit Interrupter ("GFCI"):

A type of safety device that is designed to quickly shut-off electric power in the event of a hot and neutral imbalance.

Habitable Space:

A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety

Inspector:

A person certified as a Home Inspector by the Arizona Board of Technical Registration.

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or the primary function is not working properly.

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Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of the primary function of a system or component and reporting on its Condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Function:

The function of a device that is most reasonably apparent such as heat provided at elements or burners at a stove/oven, but not added features such as clocks, calibration, temperature settings, induction, convection or other characteristics.

Readily Accessible:

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not sealed in place. Limited to those panels within normal reach or from a 4-foot stepladder, and otherwise readily accessible.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:

Gutters, scuppers, roof drains, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, wired glass, laminated glass, or rigid plastic.

Secondary Fire Egress:

Openings, such as doors or windows, that allow direct access to the exterior of the structure from bedrooms.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Structural Component:

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A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Underfloor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural.

Unsafe:

A condition in a readily accessible, installed system or component that is judged by the Inspector to be a significant risk of serious bodily injury during normal day-to-day use.



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material which is beyond the scope of our service, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. When using a drone for roof inspections, this is not a comprehensive inspection, drones can not get as close as the human eye, small cracks will often not be detected. Plumbing stacks cannot be verified to be wrapped properly around the top edge of the pipe, and most importantly, dryer exhaust cannot be verified to open properly.

Concrete Tile Roof

General Comments

Informational Conditions

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. Az Superior Home Inspections recommends any roof over 20 years old be inspected by a roofing contractor as they will remove tiles to inspect the underlayment which goes beyond the scope of this inspection.

Method of Evaluation

Informational Conditions

I was unable to access the roof due to it's height. I inspected the roof using a drone. A drone by itself probably won't be the best thing for roof inspection or thorough roof condition assessments. There are too many items that require you to actually be on the roof to investigate. For a comprehensive roof inspection, I recommend you hire a licensed roof contractor.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence, or 1 year old.

Roofing Material

Components and Conditions Needing Attention

I observed cracked or broken tiles, that may expose the waterproof membrane, which should be serviced or the roof could leak. Lower edge chipped tiles are common, this is the most likely place for a tile to chip, this type of chip does not expose the water proof membrane underneath due to the tile below. E.G.



I observed number of slipped tiles that will need service. E.G. South facing roof.



Gutters & Drainage

Informational Conditions

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Flashings

Components and Conditions Needing Attention

Plumbing vent stack flashing needs wrapped properly. E.G. The flashing is blocking the vent pipe top restricting the venting. South facing roof.



Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath

the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc. There are common settling, or curing/shrinkage cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a post-tension concrete slab.



Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Identification of Columns

Informational Conditions

The columns are wood framed

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

There are very small shrinkage cracks in the stem walls of the slab foundation, these are only cosmetic and have no significant impact on the structure.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

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Site & Other Observations

Pre-Inspection Agreement

Informational Conditions

Pre-Inspection agreement has been signed electronically.

Assessors Parcel number

Informational Conditions

APN XXX-XX-XXXX

Furnished Residence Comment

Informational Conditions

The residence was furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

eTARF Termite Report

Informational Conditions

[HTTPS://TARF.AZDA.GOV](https://tarf.azda.gov)

PreTreatment applied on XXXX

Final Grade Treatment applied on XXXX

Evidence of Termites

Components and Conditions Needing Attention

There is evidence of either past or present termites that should be evaluated by a licensed termite inspector. E.G. Termite tubes located at the east exterior stem wall.



Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

House Wall Finish

House Wall Finish Type

Informational Conditions

The exterior house walls are finished with stucco

House Wall Finish Observations

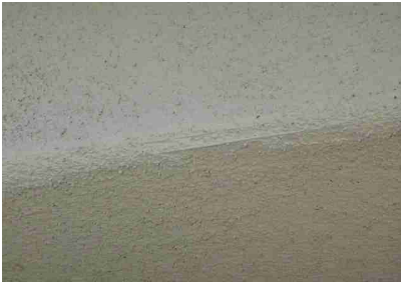
Other Conditions

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, thermal cycling, and are not structural in that respect, but the vast majority of them have only a cosmetic significance. Most common at corners of windows and doors. E.G. East facing wall.



I observed areas where the stucco lath is exposed. Repairs should be made so that the lath does not rust. E.G. Underside of the rear patio. Underside of the front entry.

Stucco Lath is exposed - *Continued*



Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Yard Walls

Other Conditions

There is a missing cap on the cinder block yard walls, which should be repaired. E.G. South west corner of the yard wall.



Fences & Gates

Informational Conditions

The fences and gates are serviceable, and would not need service at this time.

Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Garage Combustion Vents

Other Conditions

Garage combustion vent needs sealed to prevent water from running down the wall and entering the wall. E.G. Upper exterior garage vent.



Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

The exterior entry door is in acceptable condition.

Patio Covers Gazebos Arizona Rooms

Informational Conditions

The patio cover is in acceptable condition.

Entry Way or Porch

Functional Conditions

The Entry way or porch is in acceptable condition

Windows

Informational Conditions

The exterior windows are in acceptable condition from the outside. Operational issues will be reported under each section for each room.

Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Outlets

Functional Conditions

The outlets that were tested are functional and include ground-fault protection and are controlled by the front entry GFCI outlet.

Lights

Functional Conditions

The lights outside the doors of the residence are functional.

Door bell

Functional Conditions

The door bell is functional.

The door bell is functional - *Continued*



Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. When finished drywall is used for the fire wall, we have to assume it is the proper thickness and rating. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Most manufacturers recommend lubricating the hinges and rollers every six months using a lubricate made especially for garage doors. Refer to your garage door manufacturer for specific details regarding maintenance, Garages containing vehicles, resistance and counter balancing test will not be performed due to risk of the door disengaging from the rollers damaging the vehicle.

Double Bay Garage

No Recommended Service

Informational Conditions

We have evaluated the garage, and found it to be in acceptable condition.

Slab Floor

Functional Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the are sheathed and in acceptable condition.

Ventilation Ports

Functional Conditions

The ventilation ports are functional.

Firewall Separation

Informational Conditions

The firewall separating the garage from the residence has no voids.

Entry Door Into the House

Informational Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Side Door

Functional Conditions

The side door is functional.

Garage Door & Hardware

Functional Conditions

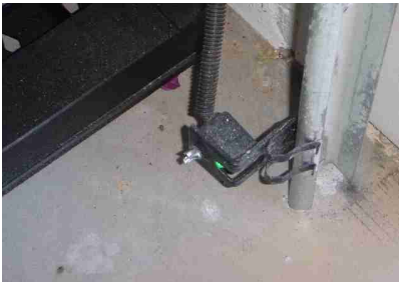
The garage door and its hardware are functional.

Automatic Opener

Functional Conditions

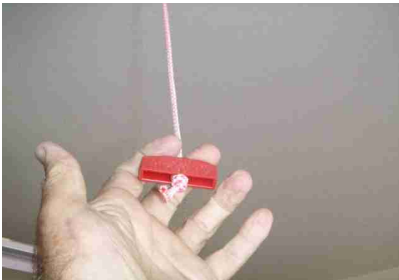
The garage door opener is functional and auto reverses when meeting reasonable resistance during opening and closing.

The garage door opener is equipped with infrared sensors that were tested to ensure the door auto reverses.



Informational Conditions

The garage door opener does have an emergency manual release/cord, designed to permit garage access in the event of a power failure.



Lights

Functional Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional and include ground-fault protection.

Water conditioning unit

Informational Conditions

Residence is equipped with a water conditioning unit, we are not required, nor are we qualified to inspect such systems. No leaks detected.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water

softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. Newer houses may contain Aqua-Pex piping in the walls and attic, with copper on the exterior of the house. Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995 which was allegedly defective. Plumbers often used copper "stub outs" where the pipe exits a wall to feed a fixture, which can make it difficult to determine if a house has Polybutylene. We make every attempt to identify Polybutylene piping, but cannot see what is being used in the walls or lated under the insulation in the attic. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

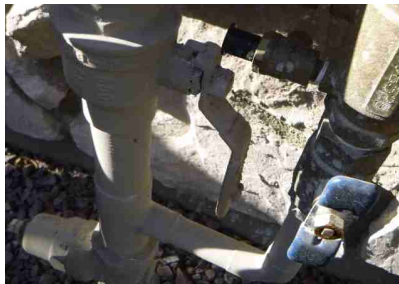
Go to www.tapintoquality.com for interesting facts and tips regarding your tap water.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence on the west side of the residence. 1- 1/4" copper service. The water pressure at the time of the inspection was at 62 PSI.



The meter box is cleared of debris with no visible leaks.

Meter box cleared of debris - *Continued*



Polyethylene (AquaPex) Water Pipes

Informational Conditions

The residence is served by AquaPex (PEX) potable water pipes that are in satisfactory condition.

Pressure Regulators

Informational Conditions

A functional pressure regulator is in place on the plumbing system.



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the front west side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process.



Bonding Wire

Components and Conditions Needing Attention

The bonding wire clamp is missing. Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the grounding system.



Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heater

General Comments

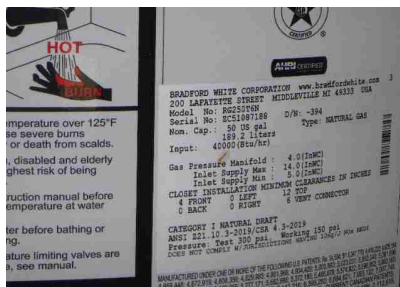
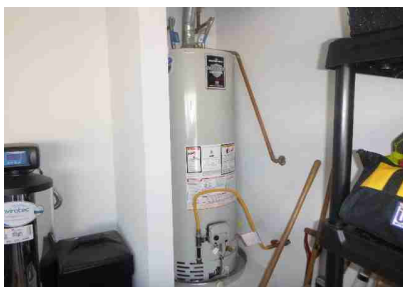
Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 1 year old, 50 gallon water heater that is located in the garage. This unit is a year 2022.



Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are presumed functional.

The shut-off valve and water connectors are presumed functional - *Continued*



Gas Shut-Off Valve & Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.



Vent Pipe & Collar

Informational Conditions

The vent pipe is functional.



Relief Valve & Discharge Pipe

Functional Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

The water heater is equipped with a mandated pressure-temperature relief valve - *Continued*



Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.



Drain Pan & Discharge Pipe

Informational Conditions

The water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.



Thermal Expansion Tank

Functional Conditions

The water heater has a thermal expansion tank installed and is presumed to be functional.

Water heater has a thermal expansion tank installed and presumed functional - *Continued*



Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive. You should be aware that P-traps for sinks, showers, bathtubs, and toilet that are not in use for long periods of time should be used bi-monthly so that the water in the traps do not dry up and cause sewer gases to escape into the living area.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, Az Superior Home Inspections recommends a video-scan of the main drainpipe in homes over 20 years old to confirm their actual condition.

Irrigation or Sprinklers

General Comments

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers

demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

We are not required to evaluate sprinkler/drip systems, however as a courtesy, we have made every attempt to evaluate the system is functioning. System contains two stations. Station 1 controls the front yard drips, station 2 controls the rear yard drips.



Hose Bibs

Informational Conditions

The hose bibs are functional and fitted with the mandated anti-siphon valves built into the bib.



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than forty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since

2002. However, as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. NEC 2011 Electrical Code, which was adopted by most jurisdictions in Maricopa county in 2104 require all 120-volt, single phase, 15 and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one. It is the responsibility of the buyer to verify permits for new or replaced electrical panels that are not originally permitted by the power company.

Service Entrance

Informational Conditions

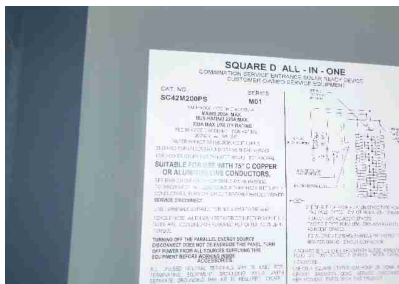
The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.



Panel Size & Location

Informational Conditions

The residence is served by a 200 amp, 240 volt panel, located front east side of the house.



Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

The interior or dead front panel cover is in acceptable condition.

Components and Conditions Needing Attention

The protective cover for the service entry conductors is missing and will need to be replaced.



Conductor Type

Informational Conditions

Conductor is a rail type connection and in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring consists of aluminum 240V and 120V copper branch wiring.



Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Panel does include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms and smoke detectors.

Effective August of 2010, the NEC 2011 Electrical code, adopted by most Jurisdictions in Maricopa County beginning of 2014, require all 120-volt, single phase, 15 and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, or combination-type, installed to provide protection of the branch circuits. Panel does include these.

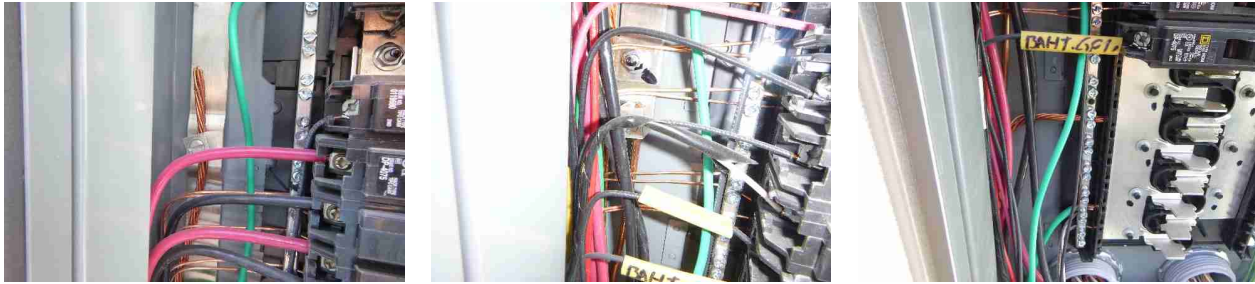
2014 NEC included kitchens and Laundry areas, you would need to check with your builder or local municipality to see if this code was adopted for this municipality. Panel does include these.

Grounding

Informational Conditions

The grounding wires are not visible or partially visible but they appear to be grounded to either a driven rod, a water pipe, or to foundation steel, known also as a UFR ground.

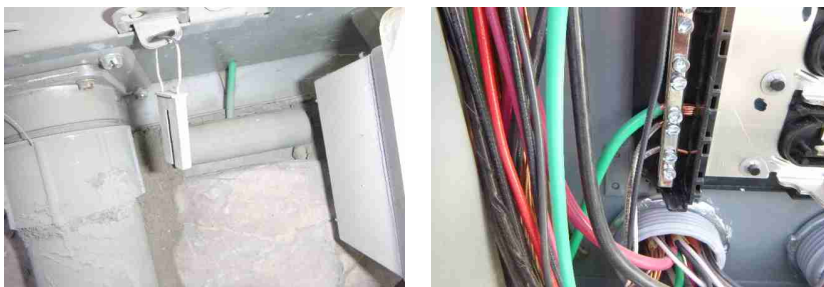
The grounding wires are not visible or partially visible but they appear to be grounded to either a driven rod and or a water



Bonding

Informational Conditions

I did observe an Intersystem Bonding Termination Block or IBT



Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We do not test drainage of the drip pan, visible inspection only. A water test is the only way to verify proper drainage. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Az Superior Home Inspections recommends you replace your filters every 30 days and keep an up to date home warranty policy in affect to cover unexpected expenses on major appliances like air-conditioning systems. Be aware that older units using R-22, chemical manufacturers will no longer be able to produce, and companies will no longer be able to import, R-22 for use in new A/C equipment after 2010, but they can continue production and import of R-22 until 2020 for use in servicing existing equipment. Given this schedule, which was established in 1993, the transition away from R-22 to the use of ozone-friendly refrigerants should be smooth. Visit <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html> for more information.

Inspection Address:
Inspection Date/Time:

1234 E Sample Lane, Phoenix, Arizona 85050
5/28/2024 7:00 am to 12:00 pm

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by dual systems, consisting of two furnaces with evaporator coils that are located in the attic, and two condensing coils that are located on the east side of residence. Unit one (south unit) is a year 2022, 3.5 ton unit that controls the downstairs. Unit two (north unit) is a year 2023, 3 ton unit that controls the upstairs.



Common Observations

Informational Conditions

The split systems are newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Manufacturer

Informational Conditions

Lennox

Refrigerant Type

Informational Conditions

According to the data tag, R-410A refrigerant is used

SEER Rating

Informational Conditions

17 SEER

The Seasonal Energy Efficiency Ratio (SEER) measures air conditioning and heat pump cooling efficiency, which is calculated by the cooling output for a typical cooling season divided by the total electric energy input during the same time frame. A higher SEER rating means greater energy efficiency.

Vent Pipe

Functional Conditions

The vent pipes have no visible deficiencies

The vent pipes have no visible deficiencies - *Continued*



Circulating Fan

Functional Conditions

The circulating fans are functional.

Gas Valve & Connector

Informational Conditions

The gas valves and connectors are in acceptable condition



Combustion-Air Vents

Informational Conditions

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

The return-air compartments are in acceptable condition

Evaporator Coil

Functional Conditions

The evaporator coils are functional

Condensate Drainpipe

Informational Conditions

We were unable to determine the point at which the condensate pipe discharges due to the insulation covering the pipes or the pipes going into the wall, these would need to be traced to verify.

Drip Pan

Informational Conditions

The drip pans are installed and connected to discharge pipes.

The drip pans are installed and connected to discharge pipes - *Continued*



Condensing Coil

Functional Conditions

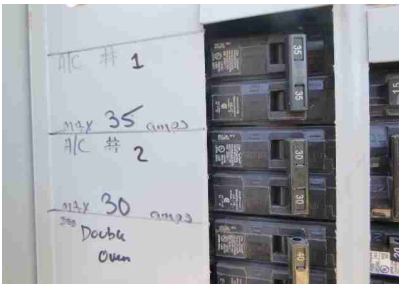
The condensing coils responded to the thermostats and are functional

Condensing Coil Disconnect

Informational Conditions

The electrical disconnects at the condensing coils are functional

The Maximum Breaker or Fuse Size according to the data plate is 35 & 30 Amps. Breaker Sizes at the Electrical panel are 35 & 30 Amps.



Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Thermostats

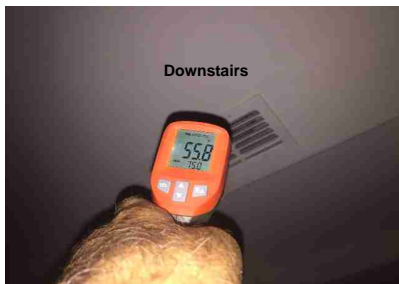
Functional Conditions

The thermostats are functional.

Differential Temperature Readings

Functional Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more. E.G. System one has a 21 degree split. System two has a 26 degree split.





acceptable differential temperature split as indicated within the report - *Continued*

Furnace

Informational Conditions

The furnaces are functional.



Registers

Functional Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Fresh Air Circulation Fan

Functional Conditions

The fresh air circulation fan is functional



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of insulation, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Only visible areas of the attic will be inspected.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the upstairs hallway ceiling.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access and inspected the area that were accessible.

Framing

Components and Conditions Needing Attention

One of the truss members is damaged and should be repaired. I strongly recommend getting a copy of the Truss Repair Design Drawing (TRDD) once repair is completed.



Ventilation

Informational Conditions

Ventilation is provided by a combination of o'hagin vents, and should be adequate.

Electrical

Informational Conditions

The electrical components that are fully visible appear to be in acceptable condition.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Water Pipes

Informational Conditions

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Blown-In Natural Fiber

Components and Conditions Needing Attention

The current R-30 standards for natural blown in fiber is 8.5 settled inches, I observed anywhere from X inches to X inches as shown in the pictures below.

The attic is insulated with less than the standard R30 requirements - *Continued*



Radiant Barrier

Informational Conditions

Roof sheathing consist of an installed radiant barrier.



Vapor Barrier

Informational Conditions

There are no signs of a vapor barrier present or it is concealed.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Az Superior Home Inspections recommends you keep an up to date home warranty policy in affect to cover unexpected expenses on major kitchen appliances.

Kitchen

Doors

Functional Conditions

The pantry door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Conditions

The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Informational Conditions

The valves and connectors below the sink are presumed functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Conditions

The sink faucet is functional.

Trap and Drain

Functional Conditions

The trap and drain are functional.



Garbage Disposal

Functional Conditions

The garbage disposal is functional.

Gas Cooktop

Functional Conditions

The gas cook top is functional.

Built-in Electric Oven

Informational Conditions

The electric ovens are functional.

Dishwasher

Informational Conditions

The dishwasher is functional.

Refrigerator

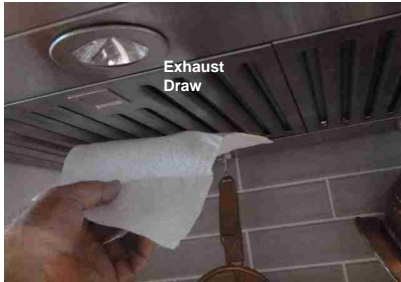
Informational Conditions

There is no inspection of the refrigerator

Exhaust Fan or Downdraft

Informational Conditions

The exhaust fan or downdraft is functional.



Built-in Microwave

Informational Conditions

The built-in microwave is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were tested are functional and include ground-fault protection and controlled by a combination AFCI/GFCI breakers in the electrical panel.

AFCI (Arc Fault Circuit Interrupter)



Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. As stated in the Arizona Standards of Practice for Home Inspectors, our service does not include the inspection of washer and dryers.

Laundry Room

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

The cabinets are functional.

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Sink

Informational Conditions

The laundry sink is functional, and does not need service at this time.

Faucet

Functional Conditions

The laundry sink faucet is functional.

Valves & Connectors

Informational Conditions

The valves and connectors are presumed functional.

Trap & Drain

Informational Conditions

The trap and drain are functional.

240 Volt Receptacle

Functional Conditions

The 240 volt receptacle for the dryer was tested for power and functional

Dryer Vent

Informational Conditions

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

The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Washer and Dryer

Informational Conditions

There is no inspection on the washer and dryer.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were tested are functional and include ground-fault protection and controlled by a combination AFCI/GFCI breakers in the electrical panel.

AFCI (Arc Fault Circuit Interrupter)

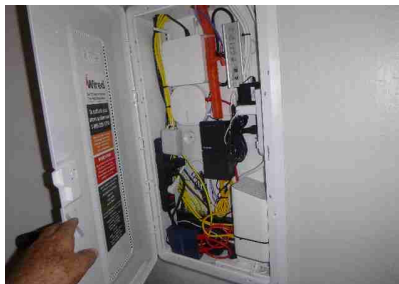
The outlets tested are functional and are AFCI and GFCI protected by breakers in the electrical panel - *Continued*



Residential Structured Wiring System

Informational Conditions

Residence is equipped with a Residential Structured Wiring System with a distribution panel located in the laundry room. We are not required or qualified to inspect such distribution panels. You will need to contact the manufacturer regarding information or additional details on this panel. Outlet has power.



Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. Be aware that doors will swell depending on humidity, doors that were initial tested may not have rubbed and can later swell and start to rub. Az Superior Home Inspections will test the smoke alarms by pressing the test button which only test the alarm, but does not test the workability of the device itself. Az Superior Home Inspections also recommends that you check all smoke detectors every 6 months, change the batteries every 12 months, and replace the smoke detector every 10 years, unless otherwise stated by the manufacturer. It is beyond the scope of this inspection to determine the age of the smoke alarms.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

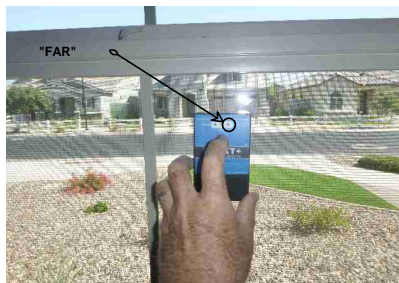
Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

General Window Information

Low-E Film present on Windows and Doors

Components and Conditions Needing Attention

Low E film is inconsistent with one or more of the windows. E.G. All the Windows and Doors tested for the Low E film on the "FAR" side when testing from the interior of the house with the exception of the Downstairs Living room window upper pane. which tested on the "NEAR" side only.



Thermal Imaging

Thermal Imaging

Informational Conditions

Thermal Imaging revealed no anomalies in the walls or ceilings.

Alarm System

Alarm System is Present

Informational Conditions

Residence is equipped with an alarm system. This is an FYI only. We are not required or qualified to inspect alarm systems.

Main Entry

Doors

Components and Conditions Needing Attention

The door threshold needs to be adjusted. E.G. You can see daylight between the door sweep and threshold.



Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

Living Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The window is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Ceiling fan

Functional Conditions

Ceiling fan is operational

Family Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The window is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Ceiling fan

Functional Conditions

The ceiling fan is functional

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

Dining Area

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The window is functional.

Lights

Functional Conditions

The light is functional.

Outlets

Components and Conditions Needing Attention

An outlet has reversed polarity, and should be serviced. E.G. Hot and Neutral wires are reversed.

An outlet has reversed polarity and should be serviced - *Continued*



Den

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Ceiling fan

Functional Conditions

Ceiling fan is operational

Loft

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

The windows are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Ceiling fan

Functional Conditions

Ceiling fan is operational

Smoke Alarm

Functional Conditions

The smoke alarm is functional, but should be checked periodically.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Location

Informational Conditions

Primary hallway is located upstairs.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet or closet(s) are in acceptable condition.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and tested are functional.

Smoke Alarm

Functional Conditions

The smoke alarm is functional, but should be checked periodically.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

No Recommended Service

Informational Conditions

We have evaluated the stairs and landing, and found them to be in acceptable condition.

Walls & Ceiling

Informational Conditions

The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

Lights

Functional Conditions

The lights are functional.

Smoke Alarm

Functional Conditions

The smoke alarm is functional, but should be checked periodically.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. Az Superior Home Inspections also recommends that you check all smoke detectors every 6 months, change the batteries every 12 months, and replace the smoke detector every 10 years, unless otherwise stated by the manufacturer.

Master Bedroom

Location

Informational Conditions

The master bedroom is located south west.

Doors

Other Conditions

The door does not have a privacy lock for the Master bedroom. E.G. Door handle has no locking device.



Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Inspection Address: 1234 E Sample Lane, Phoenix, Arizona 85050
Inspection Date/Time: 5/28/2024 7:00 am to 12:00 pm

Closets

Informational Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

The Smoke Alarm outside of the bedrooms includes Carbon Monoxide Detection.



Ceiling fan

Functional Conditions

Ceiling fans is operational

Bedroom 1

Location

Other Conditions

Bedroom 1 is located upstairs south west.

Doors

Functional Conditions

The door is functional.

Flooring

Components and Conditions Needing Attention

There are audible sub-floor squeaks at points on the second floor. E.G. Home owner pointed out as well.



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The window is functional.

Closets

Functional Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

The Smoke Alarm outside of the bedrooms includes Carbon Monoxide Detection.



Ceiling fan

Functional Conditions

Ceiling fan is operational.

Bedroom 2

Location

Informational Conditions

Bedroom 2 is located upstairs south east.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

The Smoke Alarm outside of the bedrooms includes Carbon Monoxide Detection.



Ceiling fan

Functional Conditions

Ceiling fan is operational

Bedroom 3

Location

Informational Conditions

Bedroom 3 is located upstairs east.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Conditions

The closet and its components are functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Alarm

Informational Conditions

The smoke alarm is functional, but should be checked periodically.

The Smoke Alarm outside of the bedrooms includes Carbon Monoxide Detection.



Ceiling fan

Functional Conditions

Ceiling fan is operational

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Powder Room

Size and Location

Informational Conditions

The Powder Room or 1/2 Bath is located adjacent to Laundry Room

No Recommended Service

Informational Conditions

We have evaluated the main bathroom, and found it to be in acceptable condition.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Pedestal Sink

Functional Conditions

The pedestal sink is functional

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The sink and its components are presumed functional.

Toilet & Bidet

Functional Conditions

The toilet is functional.

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlet is functional and include ground-fault protection and are controlled by the GFCI outlet in the Master bedroom bathroom.

Upstairs Bathroom

Size and Location

Informational Conditions

The upstairs bathroom is a full bath.

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The sinks and their components are presumed functional.

Tub-Shower

Functional Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Conditions

The toilet is functional.

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection and is controlled by the Master bedroom bathroom GFCI outlet.

Inspection Address: 1234 E Sample Lane, Phoenix, Arizona 85050
Inspection Date/Time: 5/28/2024 7:00 am to 12:00 pm

AFFILIATIONS AND CERTIFICATIONS

Arizona Board of Technical Registration License # 54170

Inspector:

Bryan Snyder

InterNachi (International Association of Certified Home Inspectors NACHI12090407

ASHI (American Society of Home Inspectors) Arizona Chapter member

A handwritten signature in black ink that reads "Bryan Snyder". The signature is written in a cursive style and is contained within a light gray rectangular box.

REPORT CONCLUSION

1234 E Sample Lane, Phoenix, Arizona 85050

Congratulations on the purchase of your new home. We never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



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Az Superior Home Inspections

"The Right Choice!"

P.O. Box 71244 Phoenix Arizona 85050

Tel: 602-708-4690

Email Address: bryan.snyder@azsuperiorhomeinspections.com

Tuesday, May 28, 2024

Property Address: 1234 E Sample Lane, Phoenix, Arizona 85050

Inspection Date: 5/28/2024 Time: 7:00 am to 12:00 pm

999-999-9999

Dear Mr Sample Report:

Thank you for hiring Az Superior Home Inspections to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,

Bryan Snyder
Az Superior Home Inspections

A handwritten signature in black ink that reads "Bryan Snyder". The signature is written in a cursive style and is positioned above a light gray rectangular background.

Az Superior Home Inspections

"The Right Choice!"

P.O. Box 71244 Phoenix Arizona 85050

Tel: 602-708-4690

Email Address: bryan.snyder@azsuperiorhomeinspections.com

Tuesday, May 28, 2024

Property Owner
1234 E Sample Lane
Phoenix, Arizona 85050

Dear Property Owner:

Thank you for allowing us to inspect your home. Although we had to open and close windows and doors, and test systems and appliances, etc, we attempted to leave your property in the condition that we found it. However, please take a moment to check the settings on the range and thermostat, etc, to make sure that we have not inadvertently left something on or changed settings. Once again, thank you very much for allowing us into your home, and if you have any questions or observations, please call us at 602-708-4690.

Sincerely,

Az Superior Home Inspections
Bryan Snyder

A handwritten signature in black ink that reads "Bryan Snyder". The signature is written in a cursive style and is contained within a light gray rectangular box.