

Az Superior Home Inspections

"The Right Choice!"

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Summary Report

Client: Mr Sample Report
Inspection Address: 1234 E Sample Lane, Phoenix, Arizona 85050
Inspection Date: 5/28/2024 Start: 7:00 am End: 12:00 pm
Inspected by: Bryan Snyder

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Although codes may be quoted, I am not a code inspector, codes are different with every jurisdiction and you would need to verify any codes with your local jurisdiction. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Roof

Concrete Tile Roof

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.

I observed a number of slipped tiles that will need service - *Continued*



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.



Exterior

Site & Other Observations

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.



House Wall Finish

House Wall Finish Observations

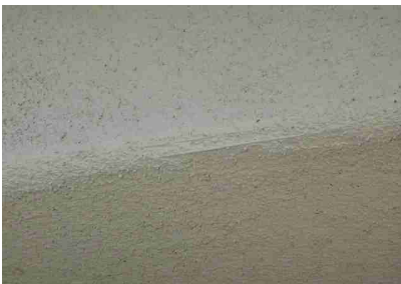
Other Conditions

- 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.

There are typical cracks in the stucco which you should view for yourself - *Continued*



- 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.



Exterior Components

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.



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.

Garage combustion vent needs sealed - *Continued*



Plumbing

General Gas Components

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.



Electrical

Main Panel

Panel Cover Observations

Components and Conditions Needing Attention

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



Attic

Primary Attic 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.



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.



Living

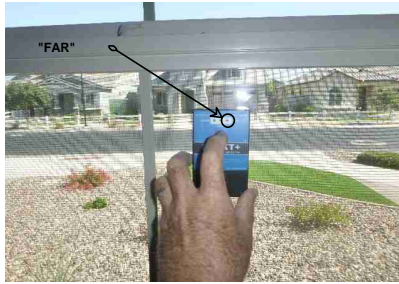
General Window Information

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.

Low E film is inconsistent with one or more of the windows - *Continued*



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.



Dining Area

Outlets

Components and Conditions Needing Attention

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



Bedrooms

Master Bedroom

Doors

Other Conditions

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

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The door does not have a privacy lock for the Master bedroom - *Continued*



Bedroom 1

Location

Other Conditions

- Bedroom 1 is located upstairs south west.

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.

