



Inspection Report

Prepared For: John Smith

Property Address:
1234 N. Gilbert Rd.
Gilbert AZ 85258



Inspected By: Timothy O'Neall

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Date: 7/21/2017	Time: 02:30:00 PM	Report ID:
Property: 1234 N. Gilbert Rd. Gilbert AZ 85258	Customer: John Smith	Real Estate Professional:

You have contracted with AZ Property Inspections, Inc. to perform a general inspection in accordance with industry standards for the inspection profession and the State of Arizona. It is different from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, a general inspection is completed on-site at a fraction of the cost and within a few hours. Consequently a general inspection and its report could not possibly be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that need additional evaluation, are safety related or may lead to costs that would significantly affect your evaluation of the property. Included within both the full report and corresponding summary report are digital photos of inaccessible areas along with any applicable advisories.

We evaluate systems/components and report on their general condition. A Satisfactory or Operational notation does not mean that the item is perfect, but that it is either functional or met a reasonable standard on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the surfaces around windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects and may or may not note them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized and do not have the expertise to test or evaluate such things as asbestos, radon, methane, formaldehyde, pest and rodents, molds, microbes and electromagnetic fields to name some of the more commonplace excluded items. It is extremely important that you take the time to read the entire report and any recommendations that we make for service or evaluation by specialists/contractors and should be completed and documented well before the close of escrow (because additional defects could be revealed by specialists/contractors and upgrades recommended could affect your evaluation of the property). This service should not be construed as a warranty or guarantee of any kind.

Key to Terms and Symbols used in the Report:

FUNCTIONAL, SATISFACTORY or OPERATIONAL - The system or component appears capable of being used and is considered acceptable for its age and general usefulness. The item may not be in a perfect state but is considered either functional or meets a reasonable standard on the day of the inspection.

ATTENTION - Issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, we recommend a complete evaluation by a licensed contractor prior to closing escrow.

MONITOR - This item or condition should be monitored by the home buyer as required.

SAFETY NOTE - This notation refers to a condition that affects safety in or around the house, complete evaluation and/or correction is suggested.

CONSULT an ENGINEER - You should consult an appropriate licensed engineer for full review and further determination prior to closing escrow.

CONSULT SELLER - Consult the seller for past history details and/or other general information.

If you ever have a need for further or additional information concerning the above terms please feel free to contact us at (480) 694-0650 so we may provide you with any assistance possible.

Style Of Home:

Commercial Building

Number of Stories:

One

Type Of Construction:

Framed

Home/Building Faces:

West

Furnished:

Yes

Year Built:

2001

Square Feet:

5000

Weather:

Clear and Dry

Temperature:

104

Present At Time Of Inspection:

Tenant(s), Other(s)

Home Faces:

1. Site

This evaluation of the property site features typically do not include any non-visible or ancillary items such as in-ground drainage systems, fountains, ponds, fire pits, BBQ's, play equipment or display/security lighting. This inspection will include drainage, vegetation concerns, exterior elements such as driveways, sidewalks and fences.

Inspection Items

1.0 Grading/Drainage

Notations: Attention/Review Item:

Site drainage was poor, alterations are suggested to control water flow and keep it away from the building - Attention.

1.1 Driveway

Notations: Attention/Review Item:

Moderate driveway cracks noted - Review.

1.2 Walkways

Notations: Satisfactory Item:

Exterior walkways were Satisfactory with normal cracks.

1.3 Fence

Notations: Attention/Review Item:

(1) Moderate cracks noted at the south fence - Review.

(2) Trees/vegetation are planted close to the fence - Review.

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2. Structure

Cosmetic deficiencies or normal wear and tear that could be found on any building are not typically reported on. Applicable items within this report section shall include: foundations, wall structures, columns, chimneys, trim, crawl spaces and basements. Areas which are not fully accessible may not be reported on because this is a visual inspection.

Informational Components

Structural Wall Type:

Walls are Framed
Walls are Brick

Exterior Wall Material:

Walls are Clad With Stucco
Walls are Clad With Brick

Method of Slab Evaluation:

Examined the stem walls that project above the soil
Interior not visible due to floor coverings

Column Type:

Columns are concrete
Columns are brick

Inspection Items

2.0 Structural Walls - Observations

Notations: Satisfactory Item:

The wall structure appeared Satisfactory.

2.1 Exterior Walls Cladding/Flashings

Notations: Attention/Review Item:

(1) Caulk/seal **all** gaps, cracks and openings at the exterior walls - Review.



(2) An east side wall vent was missing it's cover - Attention.

2.2 Concrete Foundation

Notations: Satisfactory Item:

Visible concrete slab-foundation components appeared Satisfactory (inspection limited).

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3. Attic

Informational Components

Roof Structure Type:

Roof/ceiling are structural trusses

Method of Evaluation:

Direct access

Insulation Type:

Attic insulation is fiberglass

Vapor Retarder:

Undetermined

Inspection Items

3.0 Insulation Depth

Notations: Satisfactory Item:

The average attic insulation depth is approximately 8 to 10 inches, which meets or is close to current standards.

3.1 Insulation Condition/Issues

Notations: Attention/Review Item:

Insulation was displaced in areas, correction suggested - Attention.



3.2 Attic Ventilation

Notations: Satisfactory Item:

Ventilation within the attic appeared to be Satisfactory.

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4. Roof

Roof access is done whenever physically possible and does not include a prediction of remaining life or a guarantee against leakage. The majority of inspections include at least partial access to the roof and if access is not possible the inspector will use binoculars to visibly review the roof. Tile roofs normally have a 20 - 45 year service life and should be checked by a licensed roofing contractor periodically.

Informational Components

Method of Evaluation:

Evaluated the roof by walking the surface.

Concrete Tile Roof:

Primary surface

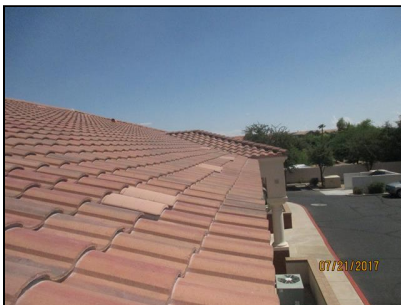
Inspection Items

4.0 Concrete Tile Roof

Notations: Attention/Review Item:

(1) The tile roof is older (the normal service life of a tile roof is between 20 - 30 years) - Review.

(2) The concrete tile roof appeared Satisfactory.



4.1 Flashings

Notations: Satisfactory Item:

Roof flashings appeared satisfactory where visible.

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5. Carport

Only visible portions of the carport can be reported on. Due to the many items usually stored within the carport storage area, the inspection may be limited.

Inspection Items

5.0 Carport Miscellaneous

Notations: Satisfactory Item:

The carport appeared Satisfactory.

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6. Plumbing

Per state regulations, only visible piping will be evaluated during this inspection. Functional flow and drainage is evaluated and commented on in various sections of this report. Plumbing items within this report shall include the water meter, main valve, distribution piping, waste piping, shut offs, water pressure, hose bibs, gas systems and water heaters.

Informational Components

Waste and Vent Plumbing Material Type: Visible Supply Plumbing Type:

ABS Plastic

Copper (Where visible - Other piping types may exist)

Water Heater Location:

Water Heater is located in the Attic

Inspection Items

6.0 Distribution Piping

Notations: Satisfactory Item:

The distribution piping was Operational (functional flow Satisfactory).

6.1 Distrib. Pipe Supports

Notations: Satisfactory Item:

The distribution piping supports were Satisfactory where visible.

6.2 Distrib. Pipe Insulation

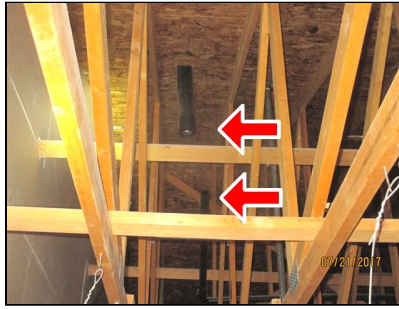
Notations: Monitor Item:

There was no distribution piping insulation installed at the visible sections of piping which is a normal condition in this area.

6.3 Waste/Vent Piping

Notations: Attention/Review Item:

Disconnected waste piping noted in the attic - Attention.



6.4 W/H Size - Electric

Notations: Satisfactory Item:

Electric water heater(s) are 1 units at 10+ gallons.

6.5 Electric W/H Operation

Notations: Attention/Review Item:

Water heater was Operational but could not be fully accessed - Review.



6.6 Fire Sprinklers

Notations: Attention/Review Item:

The structure is equipped with fire sprinklers and piping which were not evaluated as part of this inspection. Missing sprinkler head noted in the riser room - Review.



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7. Heating/Cooling

We do not dismantle the heating-cooling system, nor do we evaluate the following components: heat exchanger, electronic air cleaners, humidifiers, in-line duct motors or dampers. Airflow diagnostics testing is not performed at the registers and any recommendations that we make for service for a second opinion should be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades. No warranty or guarantee on the systems is implied.

Informational Components

Filter Location:

Interior Ceiling(s)

Cooling System Location:

Electric cooling system location - exterior ground mounted

Inspection Items

7.0 Electric Heater Size & Type

Notations: Satisfactory Item:

(1) Electric heat pump(s) are 2 unit(s) at 5 tons.

(2) Electric heat pump(s) are 2 unit(s) at 4 tons.

(3) Electric heat pump(s) are 2 unit(s) at 3 tons.

7.1 Electric Heating System Observations

Notations: Attention/Review Item:

Ambient temperature too high (electric unit not operated in heat mode) - Review.

7.2 Electric Cooling System Size & Type

Notations: Satisfactory Item:

See heating system notes for size and location of heat pumps (provides heating & cooling).

7.3 Electric Cooling System Observations

Notations: Attention/Review Item:

The cooling systems were Operational except for the unit for 106-1 & 2 which could not be operated - Review.

7.4 Cooling System Issues - General

Notations: Attention/Review Item:

Insulation was damaged at the cooling system refrigerant lines, replace as required - Review.



7.5 Distribution-Duct System

Notations: Operational Item:

Ductwork appeared Operational/Satisfactory where visible with a heating/cooling source present in all habital rooms.

7.6 Filter(s) & Return Air Compartment

Notations: Attention/Review Item:

Dirty heating/cooling system filter(s) were noted - Review.

7.7 Controls-Thermostats

Notations: Attention/Review Item:

The thermostat in 106-1 did not operate and maybe subordinate to the inaccessible thermostat in 106-2 - Review.

7.8 Registers

Notations: Satisfactory Item:

The registers appeared Satisfactory.

7.9 General

Notations: Attention/Review Item:

(1) Difficult to locate and access the attic air handlers - Review.

(2) There were eight north HVAC units but Susan with the Management company said she thought only six of the units were part of this inspection - Review.

(3) Portions of the Heating, Ventilation and Air Conditioning system(s) (HVAC) are older - budget to replace - Review.

(4) Due to the age of the HVAC system(s), we recommend they be cleaned/serviced - Review.

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8. Electrical

Any service recommendations or upgrades that are made should be completed before the close of escrow because a specialist could reveal additional deficiencies or recommend upgrades. Generally, the comments made in this section are safety related and critically important. Adding Arc Fault Circuit Interrupter (AFCI) protection, a breaker designed to stop arcs and sparking from occurring, should be considered.

*Informational Components***Sub Panel Locations:**

Interior Wall

Sub Panel Overcurrent Protection:

Breakers are sub panel overcurrent protection

Distribution Wire Metal Type:

All copper wiring

Overcurrent Protection Type:

Breakers are overcurrent protection

Wiring Type:

Romex (modern wiring)

Inspection Items

8.0 Distribution System Components

Notations: Satisfactory Item:

The visible electrical components appear to be Operational.

8.1 Lighting Issues

Notations: Attention/Review Item:

Light bulbs are missing/not responding (possibly burned out) - Review.

8.2 Switches

Notations: Attention/Review Item:

Damaged switch noted in the men's bathroom - Attention.

8.3 GFCI Outlets

Notations: Operational Item:

The GFCI outlets tested were Operational.

8.4 Outlets

Notations: Operational Item:

A representative number of outlets (receptacles) in and around the house appeared Operational and in Satisfactory Condition.

8.5 Sub Panel(s)

Notations: Attention/Review Item:

Circuits within the sub-panels need to be labeled - Review,

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9. Interior

All visually accessible areas of walls, floors, cabinets and counters, including the testing of a representative number of windows and doors are included in this report. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. A number of environmental pollutants may exist within the home which are outside the scope of this home inspection.

Informational Components

Window Type:

Multi-pane windows

Inspection Items

9.0 Exterior Doors

Notations: Operational Item:

The exterior doors were Operational.

9.1 Interior Doors

Notations: Attention/Review Item:

(1) Interior doors stick and rub, service needed - Review.

(2) Loose interior door hardware noted - Review.

9.2 Windows

Notations: Attention/Review Item:

(1) Broken dual pane window seal(s) (fogged windows) observed (check all) - Review.

(2) Dirty window glass noted, full verification of the dual pane window seals could not be completed (check all) - Review.

9.3 Floors

Notations: Attention/Review Item:

Damaged carpet noted at 106-1 - Review.

9.4 Walls & Ceilings

Notations: Attention/Review Item:

Moisture stains noted at the SE janitor closet ceiling - Review.



9.5 General

Notations: Attention/Review Item:

Could not access 106-2, keys did not operate. Could not access some other rooms which were occupied during the inspection - Review.

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10. Kitchen

All working built-in appliances shall be inspected including counters and cabinets, the sink and associated plumbing and some ancillary appliances. Because occupied homes typically have items stored under the kitchen sink the inspection can be limited.

Inspection Items

10.0 Cabinets

Notations: Satisfactory Item:

The cabinets in the kitchen were Satisfactory.

10.1 Countertops

Notations: Satisfactory Item:

The kitchen countertops were Satisfactory.

10.2 Sink

Notations: Operational Item:

The kitchen sink/faucet was Operational.

10.3 Sink Faucet and Supply Piping Issues

Notations: Attention/Review Item:

The kitchen sink faucet leaks around the stem and should be repaired - Review.



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11. Bathrooms

This inspection does not include leak testing of shower pans and we normally do not evaluate steam showers and saunas. Typical homes inspections shall include the cabinets and counters, sinks and associated plumbing, toilets, showers and tubs, enclosures, ventilation, missing/damaged components and whirlpools units.

Inspection Items

11.0 Sinks

Notations: Operational Item:

The bathroom sinks were Operational.

11.1 Toilets

Notations: Operational Item:

The toilets were Operational.

11.2 Ventilation

Notations: Attention/Review Item:

The bathroom vent fan grill(s) are dirty - Review.



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12. Contracts
