



Inspection Report

Prepared For: John Doe

**Property Address:
123 E. Main Street
Phoenix AZ 85142**



Inspected By: Timothy O'Neill, ACI

**3961 E. Chandler Blvd., #111-236
Phoenix, AZ 85048
480-694-0650
InspectionsAZ.com**

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Date: 10/10/2022	Time: 02:00 PM	Report ID: 101022MainDoe
Property: 123 E. Main Street Phoenix AZ 85142	Customer: John Doe	Real Estate Professional: Jen Maclay Maclay Real Estate

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:

Single Family

Number of Stories:

One

Type Of Construction:

Framed

Home/Building Faces:

South

Furnished:

No

Year Built:

2022

Square Feet:

2600

Weather:

Clear and Dry

Temperature:

92

Present At Time Of Inspection:

Inspector Only

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

Monitor Item:

Suggest monitoring the east site drainage performance, confirmation of the flow path of surface water was not made by visual observation - Review/Consult Seller.



1.1 Driveway

Satisfactory Item:

The driveway was Satisfactory with normal cracks.

1.2 Walkways

Satisfactory Item:

Exterior walkways were Satisfactory with normal cracks.

1.3 Entry-Porch

Satisfactory Item:

The entry-porch was Satisfactory.

1.4 Patio

Satisfactory Item:

The patio-cover was Satisfactory.

1.5 Fence

Attention/Review Item:

Loose column cap block(s) were noted at the fence - Review.



1.6 Gates

Attention/Review Item:

The gate(s) need adjustment - 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.

Structural Wall Type:

Walls are Framed

Exterior Wall Material:

Walls are Clad With Stucco
Walls are Clad with Wood Siding
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 framed/stucco

Floor Type:

Concrete Slab On Grade

Inspection Items

2.0 Structural Walls - Observations

Satisfactory Item:

The wall structure appeared Satisfactory.

2.1 Column - Observations

Satisfactory Item:

The columns appeared Satisfactory.

2.2 Exterior Walls Cladding/Flashings

Attention/Review Item:

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



(2) Unpainted cpvc noted at the south exterior - Review.



2.3 Exterior Trim (Eaves, Soffits and Fascia)

Satisfactory Item:

The exterior trim was in Satisfactory condition.

2.4 Concrete Foundation

Satisfactory Item:

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

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3. Attic

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Roof Structure Type:

Roof/ceiling are structural trusses

Method of Evaluation:

Direct access

Insulation Type:

Sprayed in Foam (Visual Attic Assessment Limited)

Vapor Retarder:

Undetermined

.....
Inspection Items

3.0 Attic Observations

Attention/Review Item:

Cracked/damaged attic access covers noted at the small garage and interior locations - Review.



3.1 Insulation Depth

Satisfactory Item:

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

3.2 Insulation Condition/Issues

Satisfactory Item:

The insulation was in Satisfactory condition.

3.3 Vapor Retarder

Monitor Item:

The vapor retarder was not seen/found - Monitor.

3.4 Attic Ventilation

Attention/Review Item:

No ventilation found at either of the garage attics - Attention.



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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.

Method of Evaluation:

Evaluated the roof by walking the surface.

Concrete Tile Roof:

Primary surface

Inspection Items

4.0 Concrete Tile Roof

Attention/Review Item:

One cracked roof tile found above the small garage - Review.



4.1 Flashings

Satisfactory Item:

Roof flashings appeared satisfactory where visible.

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5. Garage

Most homes with occupants include a parking garage with limited access and only visible portions of the garage can be reported on. Occupied homes present a challenge concerning garage inspections due to the many items usually storage within them. Your inspector will make every effort to visually assess the garage.

Inspection Items

5.0 Garage Doors

Operational Item:

The garage door(s) were Operational.

5.1 Garage Door Opener

Operational Item:

The garage door opener(s) were Operational and the auto-reverse feature functioned.

5.2 Fire Separation

Satisfactory Item:

The garage/house/door fire separation appears Satisfactory.

5.3 Garage Walls/Ceiling

Satisfactory Item:

The garage walls and ceilings were Satisfactory where visible.

5.4 Miscellaneous/General

Attention/Review Item:

A wall mounted garage door opener button was not found at the small garage - Review.

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6. Laundry

Clothes dryers and/or washer machines and their connections, drainpipes, vents and ducts are not tested. General observations including the washer valves, dryer vent and connections, exhaust fan and venting, laundry sink and associated plumbing and shelving are reported on.

Dryer connection:

240 Volt Electric

Inspection Items

6.0 Laundry Area Observations

Satisfactory Item:

The laundry area appeared Satisfactory.

6.1 Dryer

Attention/Review Item:

The exterior dryer vent cap was missing - Attention.



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7. 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.

Visible Type of Material From Meter:

Copper piping from meter

Supplied Water Pressure:

Between 55 - 60 psi

Main Valve Located:

South Exterior

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

ABS Plastic

Aqua Pex

Water Heater Location:

The water heater is located in the garage

Inspection Items

7.0 Meter/Supply Observations

Satisfactory Item:

The supply piping appears Satisfactory where visible at meter and riser areas (underground sections not identified or evaluated).



7.1 Distribution Piping

Operational Item:

The distribution piping was Operational (functional flow Satisfactory) with no cross connections observed.

7.2 Distrib. Pipe Supports

Satisfactory Item:

The distribution piping supports were Satisfactory where visible.

7.3 Distrib. Pipe Insulation

Satisfactory Item:

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

7.4 Hose Bibs

Satisfactory Item:

The tested hose bibs were Operational.

7.5 Waste/Vent Piping

Satisfactory Item:

The waste and vent piping was Operational (functional drainage Satisfactory).

7.6 Waste Piping Supports

Satisfactory Item:

The waste and vent piping supports were Satisfactory where visible.

7.7 Irrigation System

Attention/Review Item:

An irrigation system was noted but was not part of this inspection - Review.

7.8 W/H Size - Electric

Satisfactory Item:

Electric water heater is 1 unit at 50 gallons.

7.9 Electric W/H Operation

Operational Item:

Water heater(s) were Operational.

7.10 TPR Valve

Satisfactory Item:

The water heater was equipped with a mandated TPR safety valve that appeared Satisfactory but testing this device is not part of this inspection.

7.11 W/H Plumbing

Operational Item:

Water heater piping appeared Operational.

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8. Heating/Cooling

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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.

Filter Location:

Interior Ceiling(s)

Cooling System Location:

Electric cooling system location - exterior ground mounted

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Inspection Items
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8.0 Electric Heater Size & Type

Satisfactory Item:

(1) Electric heat pump is 1 unit at 3 tons.

(2) Electric heat pump is 1 unit at 3.5 tons.

8.1 Elec. Heat Observations

Operational Item:

The electric heating system(s) were Operational with a heating source present in all habital rooms.

8.2 Elec. Cooling Size & Type

Satisfactory Item:

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

8.3 Elec. Cooling Observations

Operational Item:

The cooling system(s) were Operational. We test this by evaluating the differential temperature split between the air entering the systems and that coming out (should be 14 to 23 degrees F.). Cooling source was present in all habital rooms.

8.4 Condensate Issues

Attention/Review Item:

The secondary condensate pans in the attic and the secondary condensate line are in use which indicates an issue - service/evaluation is required - Attention.



8.5 Distribution-Duct System

Operational Item:

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

8.6 Filter(s) & Return Air Compartment

Satisfactory Item:

Filter(s) were Satisfactory.

8.7 Controls-Thermostats

Operational Item:

The thermostat(s) were Operational..

8.8 Registers

Satisfactory Item:

The registers appeared Satisfactory.

8.9 General

Attention/Review Item:

Missing jump vents noted at the SE and South bedrooms - Attention.

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9. 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.

Type of Service Entrance Wiring:

Aluminum service entrance conductors

Type of Main Overcurrent Protection:

Breakers are main overcurrent protection

Location of Main Panel:

Main panel at east exterior

Electric Service Size:

200 amp. 120/240 volt panel

Distribution Wire Metal Type:

Copper at 120 volt - aluminum at 240 volt
(ok)

Overcurrent Protection Type:

Breakers are overcurrent protection

Wiring Type:

Romex (modern wiring)

Inspection Items

9.0 Service Entrance

Satisfactory Item:

The main service conductors are underground. This is characteristic of modern electrical services but since the service lines are underground and cannot be seen, they are not evaluated as part of the inspection.

9.1 Main Panel

Operational Item:

The main panel and its components have no visible deficiencies and appear Operational.

9.2 Overcurrent Protection

Operational Item:

There are no deficiencies with the overcurrent protection within the main panel (Operational).

9.3 Arc Fault Breakers Issues

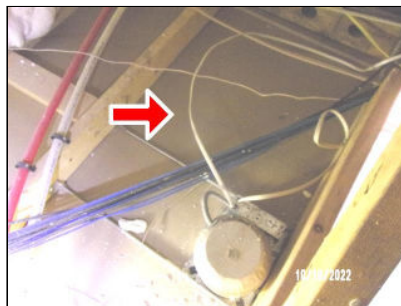
Operational Item:

The arc fault breaker(s) appeared Operational when tested.

9.4 Distribution System Components

Attention/Review Item:

(1) Some romex cables in the attic are not properly secured at the light fixtures - Review.



(2) The visible electrical components appear to be Operational.

9.5 Switches

Operational Item:

A representative number of electric switches in and around the property appeared to be Operational.
(Unidentified switches noted)

9.6 GFCI Outlets

Operational Item:

The GFCI outlets tested were Operational.

9.7 Outlets

Attention/Review Item:

Open neutral noted at the laundry room GFCI outlet and all outlets in that room - Attention.

9.8 Grounding/Bond

Satisfactory Item:

The electrical system grounding/bonding appears Satisfactory where visible.

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10. 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.

Window Type:

Multi-pane windows

Inspection Items

10.0 Exterior Doors

Attention/Review Item:

(1) The patio arcadia door track needs cleaning - Review.

(2) Loose exterior door hardware noted at the entry - Review.

(3) Exterior door weatherstrip was loose/damaged at the master b/r - Review.



10.1 Exterior Screen Door Issues

Attention/Review Item:

Exterior screen door missing at the patio - Review.

10.2 Doorbell

Operational Item:

The doorbell was Operational.

10.3 Interior Doors

Attention/Review Item:

(1) Lock noted at the ne-b/r closet door - Review.

(2) Interior doors do not latch at the master bathroom and hall closet - Review.

10.4 Windows

Attention/Review Item:

(1) Window difficult to operate at the kitchen - Review.

(2) Cracked window glass noted at the roof level window - Attention.



10.5 Floors

Satisfactory Item:

The flooring appeared Satisfactory (this is a subjective opinion and you should judge for yourself).

10.6 Walls & Ceilings

Satisfactory Item:

The walls and ceilings were Satisfactory where visible.

10.7 Safety Components

Operational Item:

Smoke detector button and audible signal was Operational.

10.8 Ceiling Fan - Issues

Attention/Review Item:

The ceiling fan wobbles in the office - Review.

10.9 Interior Counters/Cabinets

Satisfactory Item:

The interior counters and cabinets were in Satisfactory condition.

10.10 General

Attention/Review Item:

Fit/finish not yet complete at some areas around the house - Review.



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11. 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.

Range & Oven Type:

Electric range-oven

Inspection Items

11.0 Cabinets

Attention/Review Item:

Hole/loose outlet found under the kitchen sink - Attention.



11.1 Countertops

Satisfactory Item:

The kitchen countertops were Satisfactory.

11.2 Sink

Operational Item:

The kitchen sink/faucet were Operational.

11.3 Sink Drain Issues

Attention/Review Item:

The kitchen sink is slow draining and should be serviced - Attention.

11.4 Garbage Disposal

Operational Item:

The garbage disposal was Operational.

11.5 Dishwasher

Attention/Review Item:

The upper and middle dish washer racks need review - Review.

11.6 Range-Oven

Attention/Review Item:

(1) Loose oven control panel noted - Review.



(2) The range-oven was Operational.

11.7 Venting

Operational Item:

Stove venting/lighting were Operational.

11.8 Ancillary Appliances

Operational Item:

The built-in microwave/convection oven was Operational.

11.9 General

Attention/Review Item:

Exposed low voltage wires noted at the under cabinet kitchen lights - Review.



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12. 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

12.0 Cabinets

Attention/Review Item:

(1) Drawers need adjustment at the master bathroom - Review.

(2) Loose master bathroom cabinet hardware noted - Review.

12.1 Countertops

Attention/Review Item:

Separations/gaps should be caulked/sealed at the bathroom countertops/side splashes/back splashes to prevent moisture intrusion - Review.

12.2 Sinks

Monitor Item:

(1) Evidence of past leakage noted under the left side east bathroom sink - Monitor.



(2) The bathroom sinks were Operational.

12.3 Sink Stopper/Drain Issues

Attention/Review Item:

The bathroom sink stopper(s) need adjustment to operate properly - Review.

12.4 Tubs>Showers

Attention/Review Item:

(1) The shower head leaks at the hallway bathroom - Review.

(2) The tub-showers were Operational (overflows are not tested).

12.5 Toilets

Operational Item:

The toilets were Operational.

12.6 Ventilation

Attention/Review Item:

The east bathroom exhaust fan did not respond - Attention.

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13. Contracts

Inspection Items

13.0 Contract Sign-off

Contract

HOME INSPECTION AGREEMENT
THIS CONTRACT LIMITS OUR LIABILITY AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS - PLEASE READ CAREFULLY
For the fee of \$390.00 Customer(s)/Client(s) (Client) hereby request a limited visual inspection of the property at the above address to be conducted on 101022 by Timothy O'Neall #38600 of AZ Property Inspections Inc. 3961 E. Chandler Blvd. #111-236 Phoenix, AZ 85048 (480) 694-0650 (Company) for my sole use and benefit. I understand that I am bound by all the terms of this contract and that the inspection fees are immediately due and payable upon completion of the inspection.
SCOPE OF THE INSPECTION

Company will perform a limited visual inspection to identify the general features and major deficiencies of the property in accordance with the American Society of Home Inspectors "Standards of Practice" and/or the AZ Board of Technical Registrations "Standards of Professional Practice for Arizona Home Inspectors" (available at www.btr.state.az.us). The inspection will address major components and systems such as: site grading, structure, roof, heating & cooling, visible portions of plumbing & electrical systems, built-in appliances, doors and windows and pool/spa if specifically requested and agreed to, in order to provide the Client with a better understanding of the property condition. Any area, which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other item, is not included in this inspection. Items not addressed in the inspection report are to be considered not inspected and no opinion is expressed upon by their omission. The inspection does not include any destructive testing, or dismantling or plugging in disconnected components. Client agrees to assume the risk for all conditions that are concealed from view at the time of the inspection or are outside the inspection scope. The full testing of heat pump systems is dependant on the outside ambient temperature. Heat pumps will be tested in the heat mode only when the ambient temperature is below 70 degrees and tested in the cooling mode only when the ambient temperature is above 70 degrees while inspecting a home. If the ambient temperature is 70 degrees, both the heating and cooling modes can be tested. This inspection is not a warranty, guarantee, insurance policy or substitute for the seller property disclosure.

Whether or not they are concealed, the following are OUTSIDE THE SCOPE OF THIS INSPECTION:

Cosmetic or subjective defects; building code or zoning ordinance violations; geological stability or soil condition; flood potential determination; structural certification or engineering analysis; presence/damage caused by termites, (Company may inspect for termite presence if requested for an additional fee and under separate contract) pests; fungi or dry rot; building value appraisal; insurability of property; cost estimates; specific components noted as being excluded in the inspection report; systems shut down or inactive; private water or sewage systems or any component thereof; common areas; buried piping; high sulfate soil concentrating; drip, bubbler or irrigation systems; fountains; shower pans; saunas; mist systems; steam baths & equipment; ponds; outbuildings of any kind except garage or carport; landscaping; playground equipment; buried or non visible foundations; the operation of pool/spa valves; underground pool/spa piping; radio-controlled devices; automatic gates; elevators; low voltage systems including connections, circuits, switches and wires; central vacuum systems; in wall pest control systems; load control devices; audio/security/intercom systems; thermostatic, motion, light sensitive, and time clock controls; telephone or television systems; security/display lighting; water conditioners or circulating devices; ice makers; interior portions of ejector pumps for waste systems; solar systems; Chinese drywall; fire sprinklers & piping; hidden moisture or the hermetic seal of dual-glazed windows and skylights; sink/tub overflows; heat exchangers; freestanding appliances, or other personal property; gas fired cooling systems; humidifiers; electronic air cleaners; environmental conditions such as asbestos, radon, formaldehyde, lead, water pollutants; mold/fungus; sick building syndrome; air quality; toxic or flammable substances; electromagnetic fields; fire resistive qualities; acoustical or other nuisance characteristics; adequacy or efficiency of any system; the prediction of system life expectancy; verification of compliance with installation guidelines and manufacturer's recalls. The inspection will not include any area that has access or clearance less than twenty-four inches in any direction, or is not safely accessible from a fourteen-foot ladder. Inspection will include only visible portions of the attic and the attic area/space inspection is considered limited. Certain excluded systems may or may not be specifically noted within the provided summary report.

The inspector is a property inspection generalist and is not acting as a licensed engineer or expert in every trade. It is the Client's duty and obligation to exercise reasonable care to discover facts and provide protection regarding issues of property condition which are known to or within the diligent attention and observation of the Client. The inspector may recommend consulting other specialized experts, Client agrees to do so at Client's expense. Client is responsible for whatever could have been determined from consultation with those other experts had Client contacted them as recommended. Company is not responsible for the advice of other experts or consultants contacted by Client. Any items not specifically addressed in the written report are considered beyond the scope of this inspection and are excluded. No verbal statements or information provided as a courtesy by the inspector shall expand the scope of the inspection or take precedence over the inspection report.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.

Client Code & Inspector (as witness) Code Here: 01 ISN to

LIMITATION OF LIABILITY

Client agrees that the maximum liability for the Company, its employees, subcontractors or agents in connection with services hereunder to the Client and to all persons having contractual relationships with them, resulting from any negligent acts, errors, and/or omissions of the Company, its employees, subcontractors or agents is limited to the total fee actually paid by the Client to the Company for services rendered by the Company hereunder. Client agrees that there will be no recovery for damages or any other relief other than this sole and exclusive liquidated remedy. The Company assumes no responsibility or liability for damages outside this limitation, whether property, financial, bodily injury or fatality, regardless of the cause or claimant. Company's liability for undetected/undisclosed defects in this inspection and report is limited to a maximum period of one year from date of inspection and is limited to a refund of the fee paid. The liability of the Company's principals, agents, sub-contractors, and employees is also limited to the fee paid. This liability limitation is binding on Client and Client's spouse, heirs, principals, assigns and anyone else who may otherwise submit a claim through the Client. Customer assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims that may arise from this inspection. If a dispute arises from the inspection, Client agrees not to alter, repair or modify any disputed component or condition without the Company re-inspecting the situation following written notice from Client. Failure of Client to provide written notice and the opportunity to re-inspect the component or condition prior to repair shall result in the forfeiture of Client's right to a claim/refund. Unresolved disputes relating to the Agreement, the inspection, or the Inspection Report, except any claim for non-payment of fees to the Company, shall be settled by Mediation using an Arizona Mediator or, if unsuccessful, by Binding Arbitration in accordance with Arizona's Arbitration Act 12-1501 et seq. Judgment upon the arbitration award rendered may be entered in any court having jurisdiction. Inspector has no liability whatsoever for Inspections or Inspection Reports not paid for by the Client. IN NO EVENT SHALL THE TIME FOR COMMENCEMENT OF A CLAIM EXCEED ONE YEAR FROM THE DATE OF THE SUBJECT INSPECTION AND YOU AGREE TO THIS TERM THOUGH THE TIME PERIOD MAY BE SHORTER THAN OTHERWISE PROVIDED BY LAW.

Client and/or Client Representative(s) are responsible for their own safety during the inspection. Use of inspector's equipment is at prohibited. Company specifically advises against entering dangerous areas or manipulating equipment. Client is responsible for security at the property and any damage caused to property

components and systems resulting from the inspection. Client is responsible for any damage caused to property components and systems resulting from the inspection. The inspection is performed for the purpose of informing the Client of the condition of the property on the day of the inspection. If any stated limitation or standard is exceeded it is done solely at the inspectors option and does not void the terms and conditions of this contract. Furthermore, if any portion of this contract conflicts with local statutes, only those sections are to be amended, the balance of the contract applies as stated. This report contains technical information that may not be understandable to the layperson. If you have questions about any part of this report it is your responsibility to consult with the inspector. Company is not responsible for report misunderstandings resulting from the failure to request a clarification.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority by law to execute this Agreement on behalf of the named party(s). If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Company that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement. Use or reliance on the findings of this inspection and report in any way binds the Client to the terms and limitations of the inspection as noted herein and within the aforementioned "Standards of Practice".

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client only. The report is not for use or to be relied upon by any third party. Receipt of this report by any purchasers of the property (other than the above listed Client) is strictly prohibited. Unless specifically authorized in writing by the Inspector, the inspection report may not be circulated to any other person or entity for material use other than Client or it shall become void. Client agrees to indemnify, defend and hold Company harmless from any third party claims arising out of distribution of the inspection report without the specific authorization by the Company in writing. The parties agree that should any provision of this Agreement be determined to be void or unenforceable, the remaining portions shall remain in full force and effect. If there is more than one Client as "Client", this Agreement binds all Clients. This Agreement may be signed in counterpart and by fax or other electronic or mechanical means and it shall be deemed properly signed and any copy thereof can be deemed an original. Client agrees that the Agreement is binding by signed before, during or after issuance of the Inspection Report. All inspection fees are immediately due and payable upon completion of the physical inspection of the property. Charge for a returned check is \$25.00 and payments due are assessed interest at 24% per annum. This agreement shall be governed by the laws of the State of Arizona.

I have read, understand and agree to all terms and conditions of this contract. I agree to pay the inspection fee listed and read all pages of the inspection report including any Supplemental Information provided.

Client Code & Inspector (as witness) Code Here: 01 ISN to