



## Inspection Report

**Prepared For: Business Buyer**

**Property Address:  
123 W. Main Street  
Phoenix AZ 85020**



**Inspected By: Timothy O'Neill, ACI**

**3961 E. Chandler Blvd., #111-236  
Phoenix, AZ 85048  
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<b>Date:</b> 2/20/2023	<b>Time:</b> 12:00 PM	<b>Report ID:</b> 022023Main
<b>Property:</b> 123 W. Main Street Phoenix AZ 85020	<b>Customer:</b> Business Buyer	<b>Real Estate Professional:</b> Benjamin Hernandez

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 buyer as required.

**SAFETY NOTE** - This notation refers to a condition that affects safety in or around the building, 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:**

Manufactured

**Home/Building Faces:**

North

**Furnished:**

Yes

**Year Built:**

1992

**Square Feet:**

6000

**Weather:**

Clear and Dry

**Temperature:**

56

**Present At Time Of Inspection:**

Buyers' Agent, Sellers' Agent, Owner(s)

# 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

Satisfactory Item:

Drainage appears Satisfactory based on a limited visual evaluation.

### 1.1 Driveway

Attention/Review Item:

(1) Older/cracked/offset/resealed asphalt driveway found - Review.



The first photograph shows a long, dark, recessed crack running down the center of an asphalt driveway. The second photograph shows a large, irregular crack in the asphalt near a concrete wall. The third photograph shows a crack in the asphalt near a concrete curb and some greenery.

(2) Moderate concrete driveway cracks noted - Review.



The photograph shows a close-up of a concrete driveway with a significant crack. A red arrow points to the crack, which is located near a concrete curb.

### 1.2 Walkways

Satisfactory Item:

Exterior walkways were Satisfactory with normal cracks.

### 1.3 Fence

Satisfactory Item:

The fence appeared Satisfactory.

### 1.4 Gates

Satisfactory Item:

The gate(s) were Satisfactory/Operational.

**1.5 Surface Drains**

Attention/Review Item:

Clogged surface drains found - Review.




**1.6 Deck**

Attention/Review Item:

(1) Damaged paint noted at the front stairs/deck - Review.



(2) Lifted/loose nails noted at the deck(s) - Review.



**1.7 Soil Issues**

Attention/Review Item:

Possible expansive soil noted at the property due to uneven floors and various interior and exterior cracks found - 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 Metal, Stone & Glass

**Exterior Wall Material:**

Walls are Clad With Aluminum Siding

**Method of Slab Evaluation:**

Examined the stem walls that project above the soil

Interior not visible due to floor coverings

**Column Type:**

Columns are metal

*Inspection Items*

### 2.0 Structural Walls - Observations

Satisfactory Item:

The wall structure appeared Satisfactory.

### 2.1 Exterior Walls Cladding/Flashings

Attention/Review Item:

(1) Damaged/missing flapper sidewall vents noted - Review.



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



(3) Birds roosting in an east sidewall vent - Review.



### 2.2 Exterior Trim (Eaves, Soffits and Fascia)

Attention/Review Item:

Damaged metal trim noted - Review.



### 2.3 Concrete Foundation

Attention/Review Item:

(1) Moderate stem wall cracks found - Review.





(2) Slab issues were found at several locations - Attention.



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### 3. Attic

**Method of Evaluation:**

Direct access

**Insulation Type:**

Attic insulation is fiberglass

**Vapor Retarder:**

Plastic

*Inspection Items*

#### 3.0 Attic Observations

Attention/Review Item:

There are moisture stains within the attic (consult the seller for the roof maintenance/leak history) - Review.

#### 3.1 Insulation Condition/Issues

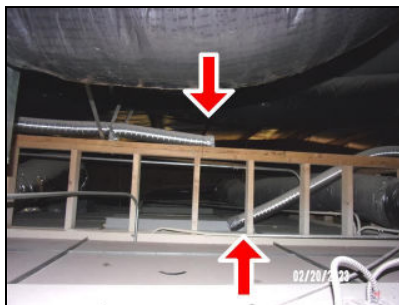
Attention/Review Item:

Insulation was displaced in areas above the offices - Attention.

#### 3.2 Vents/Flues In The Attic

Attention/Review Item:

Vent tube(s) are separated within the attic - 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 - 30 year service life and should be checked by a licensed roofing contractor periodically.

Method of Evaluation:

Foam Roof:

Primary surface

### Inspection Items

#### 4.0 Flashings

Attention/Review Item:

(1) Prior patching noted at the roof flashings - Review.



(2) Flashing separations need correction at various roof locations - Attention.



#### 4.1 Metal Roof

Attention/Review Item:

(1) Prior roof repairs evident - Consult Seller/Review.



(2) Many rusted/damaged grommet screws noted at the metal roof need attention - Attention.



Screw In Good Condition

**4.2 Drainage System**

Attention/Review Item:

(1) Some damage noted at the gutters - Review.



(2) The roof gutters need service (i.e., cleaning, sealing seams, securing as needed and aligning them to drain properly) - Review.



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**5. Garage**

Most buildings with occupants include a parking garage with limited access and only visible portions of the garage can be reported on. Occupied buildings 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**

Attention/Review Item:

(1) The bottom garage door gasket/seal was damaged/short - Review.

(2) Slightly bent/damaged garage door(s) noted - Review.


(3) The garage door side weatherstripping was damaged - Review.

(4) The garage doors should be adjusted to operate properly - Review.

**5.1 Garage Walls/Ceiling**

Attention/Review Item:

Damaged insulation found at the garage walls - Review.




02/20/2023

**5.2 Garage Storage Issues**

Attention/Review Item:

Garage storage provisions need complete review before use - Attention.



02/20/2023

**5.3 Garage Slab Issues**

Attention/Review Item:

Offsets found at the garage door openings - Review.



**5.4 Miscellaneous/General**

Attention/Review Item:

(1) Many rodent/rat droppings found - Attention.



(2) Possessions prevent a full inspection of the 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 Dryer**

Attention/Review Item:

Dryer vent cleaning is recommended for general use and for fire safety - Attention.

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**7. Plumbing**

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 off's, water pressure, hose bibs, gas systems and water heaters.

**Visible Type of Material From Meter:**

Copper piping from meter

**Supplied Water Pressure:**

Between 65 - 70 psi

**Main Valve Located:**

At The Water Meter

**Waste and Vent Plumbing Material Type:**

ABS Plastic

**Visible Supply Plumbing Type:**

Copper (Where visible - Other piping types may exist)

**Water Heater Location:**

Water Heater located at an Interior Space

*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).

**7.2 Hose Bibs**

Operational Item:

The hose bib tested was Operational.

**7.3 Anti-Siphon Devices**

Attention/Review Item:

The hose bibs was missing anti-siphon fitting which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Review.

**7.4 Waste/Vent Piping**

Operational Item:

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

**7.5 Gas System**

Attention/Review Item:

Rusted main gas pipe noted at the east exterior - Review.



**7.6 W/H Size - Electric**

Satisfactory Item:

Electric water heater(s) are 1 units at 40 gallons.

**7.7 Electric W/H Operation**

Satisfactory Item:

Water heater(s) were Operational.

**7.8 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 - Monitor.

**7.9 Drip pan**

Attention/Review Item:

The interior water heater was not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak - Review.

**7.10 General**

Attention/Review Item:

(1) Unusual sink drain traps should be accessed by a plumber - Review.



(2) Low flow hot water noted at the central sink - Review.



(3) Fire sprinkler main noted in the NE office - Review.



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## 8. 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.

**Filter Location:**

Interior Ceiling(s)

**Cooling System Location:**

Electric cooling system location - exterior ground mounted

*Inspection Items*

### 8.0 Gas Heater Size & Type

Satisfactory Item:

(1) Gas heater(s) are 2 unit(s) at 110k+ btu's.

(2) Gas heater(s) are 1 unit(s) at 80k+ btu's.

### 8.1 Gas Heating System Observations

Operational Item:

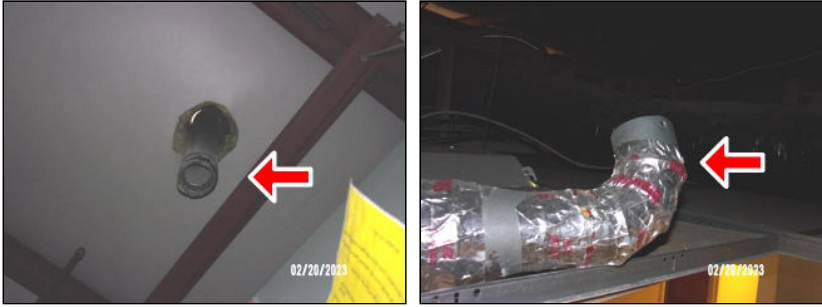


The gas heating system(s) were Operational (function and safety controls) with a heating source present in all habital rooms.

**8.2 Vent Pipe(s)**

Attention/Review Item:

Separated/damaged flue pipe noted above the production room - Attention.



**8.3 Gas Connector**

Satisfactory Item:

The gas valve(s) and connector(s) appear Satisfactory.

**8.4 Combustion Venting**

Satisfactory Item:

The gas furnace combustion-air vents appeared Satisfactory.

**8.5 Elec. Cooling Size & Type**

Satisfactory Item:

(1) Electric air conditioner(s) are 2 unit(s) at 5 tons.

(2) Electric air conditioner(s) are 1 unit(s) at 2 tons.

**8.6 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.

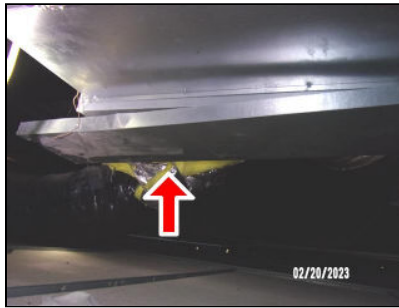
**8.7 Condensate Issues**

Attention/Review Item:

(1) The condensate line(s) need a 90 degree elbow at the termination location - Attention.



(2) The condensate pan above the production room is not sloped to drain correctly - Attention.



(3) Evidence of past condensate leakage noted at the air handlers - Review.

**8.8 Cooling Sys. - General**

Attention/Review Item:

Insulation was missing from the cooling system refrigerant lines, install as required - Review.



**8.9 Distribution-Duct System**

Attention/Review Item:

(1) Many repairs noted at the HVAC ducts - Review/Consult Sellers.



(2) Loose/unsecured duct insulation noted - Review.



**8.10 Filter(s) & Return Air Compartment**

Satisfactory Item:

Filter(s) were Satisfactory.

**8.11 Controls-Thermostats**

Attention/Review Item:

(1) Older garage thermostat noted - Review.



(2) Difficult to operate the south thermostat - Review.



**8.12 Registers**

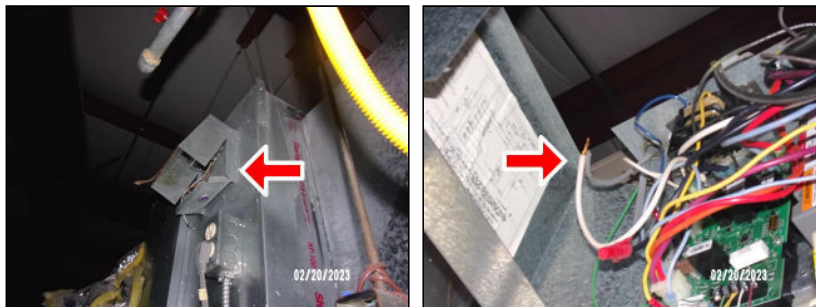
Satisfactory Item:

The registers appeared Satisfactory.

**8.13 General**

Attention/Review Item:

(1) Open covers/exposed wires noted at the attic HVAC units - Review.



(2) The Heating, Ventilation and Air Conditioning system(s) (HVAC) are older - budget to replace. Older systems can contain R-22 Freon which is becoming very scarce/expensive, we suggest consultation with an HVAC technician with regards to this issue - Review.

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

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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:**  
 Copper service entrance conductors

**Type of Main Overcurrent Protection:**  
 Fuses 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:**

All copper wiring

**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**

Satisfactory Item:

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

**9.2 Distribution System Components**

Attention/Review Item:

(1) Exposed wiring terminations were observed which need to be contained in an enclosed junction box - Attention.



(2) Open electrical junction box(s) were found, which should be covered so that any arcing or sparking would be contained within the box - Attention.



(3) Electrical connections (exposed splices) at the property have been incorrectly made outside of a junction box (potential fire-hazard) - Attention.



**9.3 Lighting Issues**

Attention/Review Item:

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

(2) Damaged light fixtures noted - Attention.



(3) Light lens/globes are damaged - Review.

**9.4 Switches**

Attention/Review Item:

Missing switch/open junction box noted in the garage - Review.



**9.5 GFCI Outlets**

**9.6 Outlets**

Attention/Review Item:

(1) Loose outlets noted at various locations - Review.

(2) Outlets did not operate under the east wall hood - Review/Consult Sellers.



(3) Loose/missing outlet cover plates noted - Review.



**9.7 Grounding/Bond**

**9.8 Sub Panel(s)**

Attention/Review Item:

(1) The tree sub panels contained several breakers that had been switched off - Review/Consult Sellers.



(2) Full electric A - sub-panel found - Review.

**9.9 General**

Attention/Review Item:

The generator was not part of this inspection - Review.



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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 building which are outside the scope of this inspection.

### Window Type:

Multi-pane windows

### Inspection Items

#### 10.0 Exterior Doors

Attention/Review Item:

(1) Exterior door(s) stick and rub - Review.

(2) Exterior door weatherstrip is damaged/missing - Review.

(3) Loose/worn exterior door hardware noted - Review.

(4) Gap noted at the entry door frame and wall - Review.





(5) Exterior door sweeps were missing - Review.



(6) Several rusted/damaged exterior doors noted - Review.



(7) The SE exterior door could not be operated - Attention.



(8) Damaged exterior door hardware noted - Attention.



**10.1 Interior Doors**

Attention/Review Item:

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

(2) Several interior doors do not latch - Review.

(3) Cracked Mens Room door frame noted - Review.



**10.2 Windows**

Attention/Review Item:

(1) Windows were difficult to operate - Review.

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



(3) Windows and doors should be resealed/recalulked around the interior perimeters - Review.



(4) Damaged window treatments noted - Review.



(5) Windows were difficult to operate - Review.

(6) Moisture stains/damage was observed at some window perimeters (check all) - Review.



**10.3 Window Hardware Issues**

Attention/Review Item:

Inoperative window hardware was noted - Review.

**10.4 Window Screen Issues**

Attention/Review Item:

Damaged/worn window screens observed - Review.

**10.5 Floors**

Attention/Review Item:

(1) Worn/damaged flooring noted - Review.

(2) Moderate cracks exist at the flooring - Review.

(3) Prior flooring repairs noted - Review



**10.6 Walls & Ceilings**

Attention/Review Item:

(1) Prior patching was observed at the interior surfaces - Review.

(2) Moisture stains noted at several locations - Review/Consult Sellers.



(3) Moderate interior wall/ceiling cracks noted - Review.



(4) Walls/ceilings have typical cosmetic issues noted - Review.



(5) Prior patching was observed at the north laundry room wall - Review/Consult Sellers.



(6) Mold noted at the back room ceiling - Review.



**10.7 Safety Components**

Attention/Review Item:

Smoke/carbon dioxide detectors not found/tested - Review.

**10.8 Interior Counters/Cabinets**

**10.9 General**

Attention/Review Item:

Loose closet shelf/clothes rod noted - Review.



**10.10 Sys. not evaluated**

Attention/Review Item:

(1) Audio system present but is not part of this inspection - Review.

(2) Vacuum and vent hoods present but is not part of this inspection - Review.



(3) Phone system present but is not part of this inspection - 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 buildings typically have items stored under the kitchen sink the inspection can be limited.

### *Inspection Items*

#### **11.0 Ancillary Appliances**

Operational Item:

The R/O system appeared Operational.

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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 building 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 Sinks**

Attention/Review Item:

(1) Recommend caulking perimeter of bathroom sinks - Review.

(2) The Mens Room bathroom sink needs securing/repair - Attention.



**12.1 Sink Stopper/Drain Issues**

Attention/Review Item:

(1) The drain lines under the bathrooms sinks are corroded - Review.

(2) The Mens bathroom sink is slow draining and should be serviced - Attention.

**12.2 Tubs/Showers**

Operational Item:

The shower was Operational.

**12.3 Toilets**

Operational Item:

The toilets should be sealed/caulked at their base - Review.

**12.4 Ventilation**

Operational Item:

The bathroom venting provisions were present and Operational.

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