



## Inspection Report

Prepared For: New Home Buyer

Property Address:  
761 E. Main Street  
Gilbert AZ 85234



Inspected By: Timothy O'Neill, ACI

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<b>Date:</b> 5/25/2023	<b>Time:</b> 01:30 PM	<b>Report ID:</b> 052523
<b>Property:</b> 761 E. Main Street Gilbert AZ 85234	<b>Customer:</b> New Home Buyer	<b>Real Estate Professional:</b> Christie Ellis Home Smart

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:**

West

**Furnished:**

No

**Year Built:**

2023

**Square Feet:**

1661

**Weather:**

Clear and Dry

**Temperature:**

77

**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

Attention/Review Item:

(1) Site drainage was poor on the north side near the HVAC unit, alterations are suggested to control water flow and keep it away from the building - Attention.



(2) Rock/soil was too high at the south structure perimeter - Review.



### 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**

Satisfactory Item:

The fence appeared Satisfactory.

**1.6 Gates**

Satisfactory Item:

The gate(s) were Satisfactory/Operational.

**1.7 Various/General Issues**

Attention/Review Item:

(1) Several pvc, conduit and plastic covers at the property should be painted to protect from the UV rays of the sun - Review.



(2) Exposed protrusion/metal at the front yard are a cut/trip hazard - Review.



**1.8 Vegetation Concerns**

Monitor Item:

Trees/vegetation are located close to the structure foundation/roof - Monitor.



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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 Wood 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 wood

**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 and openings at the exterior walls - Review.



(2) Prior wall patching/repairs were observed - Review.

(3) Large gaps exist at the base of the wood siding on all sides of the house with exposed paper noted at several locations - Review.



Neighbors House Next Door

**2.3 Exterior Trim (Eaves, Soffits and Fascia)**

Satisfactory Item:

The exterior trim was in Satisfactory condition.

**2.4 Concrete Foundation**

Attention/Review Item:



(1) Protrusion at the south stem wall should be removed - Review.



(2) This is a slab on grade house in an area where many/most houses are built with crawlspace spaces due to the poor soil conditions. Suggest review with the builder concerning the soil testing done before construction - Attention.

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### 3. Attic

**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:

Debris found in the attic - Review.



#### 3.1 Insulation Depth

Satisfactory Item:

The average attic insulation depth 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.

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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.

Method of Evaluation:

Composition Shingle Roof:

Evaluated the roof by walking the surface.

Primary surface

Inspection Items

4.0 Flashings

Attention/Review Item:

Flashing separation needs correction at an east roof stack vent - Attention.

4.1 Composition Shingle

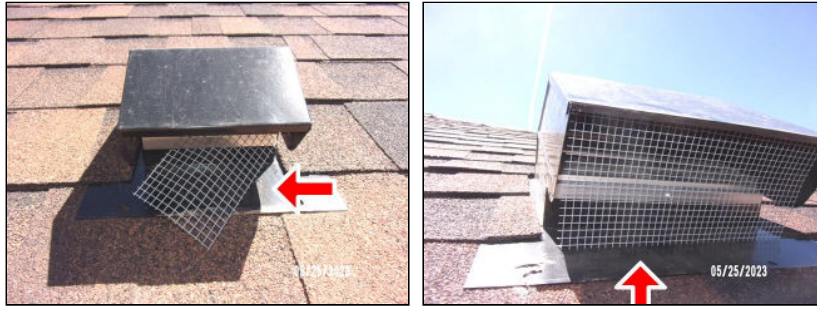
Satisfactory Item:

The composition shingle roof appeared to be in Satisfactory condition.

4.2 General

Attention/Review Item:

Loose/unsecured screens noted at the north and east roof vents - Review.



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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

Attention/Review Item:

(1) Staples at the garage door frame in the garage are a cut hazard - Review.



(2) 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.

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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:

Older style dryer bonnet vent cap has been installed - Review/Consult Builder.



#### 6.2 General/Laundry Cabinet(s)

Attention/Review Item:

Loose laundry cabinet hardware noted - Review.



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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 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 50 - 55 psi

**Main Valve Located:**

Laundry Room

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

ABS Plastic

Aqua Pex

**Water Heater Location:**

The water heater is located in the laundry room.

**Gas Meter Location:**

The gas meter is located at the side of the building

### 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). Main shut off in the laundry room.



#### 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 Gas System**

Satisfactory Item:

The visible portions of the gas system appears Satisfactory/Operational and supported where necessary.

**7.8 Irrigation System**

Attention/Review Item:

An irrigation system was noted but was not part of this inspection. Neighbor said there is an irrigation leak on the north side of the house that the builder is aware of - Review.

**7.9 Tankless Water Heater**

Operational Item:

The tankless water heater was Operational.

**7.10 W/H Plumbing**

Operational Item:

Water heater piping appeared Operational.

**7.11 General**

Attention/Review Item:

Unusual electric connection found at the tankless water heater - 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:

Gas heater(s) are 1 unit(s) at 88k+ 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 habitual rooms.

### 8.2 Automatic Safety Controls

Satisfactory Item:

The gas heating system automatic safety controls are Satisfactory where visible (inspection is limited - units not disassembled).

### 8.3 Vent Pipe(s)

Operational Item:

The furnace flue vent pipe(s) appeared Operational.

### 8.4 Gas Connector

Satisfactory Item:

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

### 8.5 Combustion Venting

Attention/Review Item:

There are no combustion-air vents within the attic where the furnace is located to support combustion. This condition should be evaluated by the builder or an HVAC contractor - Review.



### 8.6 Elec. Cooling Size & Type

Satisfactory Item:

Electric air conditioner(s) are 1 unit(s) at 3 tons.

### 8.7 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.

### 8.8 Condensate Issues

Attention/Review Item:

The condensate line termination should be painted - Review.



### 8.9 Distribution-Duct System

Attention/Review Item:



(1) The HVAC supply plenum in the attic is damaged. The box is normally square and appears crushed - Attention.



(2) Opening noted at the attic air handler - Attention.



(3) Two supply air ducts in the attic do not appear to be properly supported - Review.



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

Satisfactory Item:

Filter(s) were Satisfactory.

**8.11 Controls-Thermostats**

Operational Item:

The thermostat(s) were Operational..

**8.12 Registers**

Satisfactory Item:

The registers appeared Satisfactory.

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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:**

Service entrance wires are not visible - type unknown

**Type of Main Overcurrent Protection:**

Breakers are main overcurrent protection

**Location of Main Panel:**

Main panel at south 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

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

Attention/Review Item:

Arc fault breakers have not yet been installed and will be required on the final electric clearance from the city (per my conversation with the city of Gilbert code enforcement) - Review.



**9.4 Distribution System Components**

Attention/Review Item:

Loose/open electrical junction box noted under the attic HVAC unit - Review.



**9.5 Lighting Issues**

Attention/Review Item:

Loose carriage lights noted at the garage exterior - Review.



**9.6 Switches**

Operational Item:

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

**9.7 GFCI Outlets**

Operational Item:

The GFCI outlets tested were Operational.

**9.8 Outlets**

Attention/Review Item:

(1) Loose outlets noted in the sw-b/r and laundry room (see stickers) - Review.

(2) Two inoperative outlets found in the dining area (see stickers) - Attention.



(3) Missing outlet cover plate noted above the microwave - Review.



**9.9 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 garage/interior door does not latch properly - Review.

(2) Poor seal noted at the garage side service door - Review.



**10.1 Doorbell**

Operational Item:

The doorbell was Operational.

**10.2 Interior Doors**

Attention/Review Item:

(1) Interior and exterior door stops are missing, install as required - Review.

(2) Many interior and exterior door margins are wide and need adjustment. There is a lot of play at many of the interior doors when they are closed and latched - Review.



**10.3 Windows**

Attention/Review Item:

(1) The spring at the NE master b/r window is not properly attached - Attention.



(2) The south family room window film is delaminating - Review.



**10.4 Floors**

Satisfactory Item:

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

**10.5 Walls & Ceilings**

Satisfactory Item:

The walls and ceilings were Satisfactory where visible.

**10.6 Safety Components**

Operational Item:

Smoke detector button and audible signal was Operational.

**10.7 Interior Counters/Cabinets**

Satisfactory Item:

The interior counters and cabinets were in Satisfactory condition.

**10.8 General**

Attention/Review Item:

Fit/finish is not yet complete - 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:

Gas range-oven

### Inspection Items

#### 11.0 Cabinets

Satisfactory Item:

The cabinets in the kitchen were Satisfactory.

#### 11.1 Countertops

Satisfactory Item:

The kitchen countertops were Satisfactory.

#### 11.2 Sink

Operational Item:

The kitchen sink/faucet were Operational.

#### 11.3 Sink Faucet and Supply Piping Issues

Attention/Review Item:

The kitchen sink faucet was loose and should be secured - Review.

#### 11.4 Garbage Disposal

Operational Item:

The garbage disposal was Operational.

#### 11.5 Dishwasher

Operational Item:

The dishwasher was Operational.

#### 11.6 Range-Oven

Operational Item:

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 oven was Operational.

### 11.9 General

Attention/Review Item:

(1) The refrigerator could not be moved for inspection behind the unit - Review.

(2) The kitchen garbage cans have not yet been installed - 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

Satisfactory Item:

The cabinets in the bathroom(s) were Satisfactory.

#### 12.1 Countertops

Satisfactory Item:

The bathroom countertops were Satisfactory.

#### 12.2 Sinks

Operational Item:

The bathroom sinks were Operational.

#### 12.3 Tubs/showers

Operational Item:



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

**12.4 T/S Faucet&Spout**

Attention/Review Item:

The guest bathroom tub spout should be sealed/caulked - Review.

**12.5 Toilets**

Operational Item:

The toilets were Operational.

**12.6 Ventilation**

Operational Item:

The bathroom venting provisions were present and Operational.

**12.7 Medicine Cabinet Issues**

Attention/Review Item:

Medicine cabinets have not been installed - Review.

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