

## General Summary



**Inspected By: Chad Cooper, ACI #52460**  
**3961 E. Chandler Blvd., #111-236**  
**Phoenix, AZ 85048**  
**480-250-6265**  
**InspectionsAZ.Com**

**Inspection Date: 3/2/2017**

**Prepared For: C. Ray Peery**

**Inspection Address:**  
**32366 West San Lorenzo Drive**  
**Maricopa AZ 85138**

The Summary Report is intended to provide a cursory preview of the conditions and components that we have identified within our report as Notice items. It is obviously not comprehensive and reading the entire report is still absolutely essential. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists/contractors, who may identify additional defects or recommend upgrades that could affect a purchasers evaluation of the property.

Key to Terms and Symbols used in the Summary Report:

**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 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.

## 1. Site

### 1.0 Site Grading and Drainage

#### Attention/Review Item:

(2) Suggest monitoring site drainage performance, confirmation of the flow path of surface water was not made by visual observation - Monitor.

(3) Curb & gutter is not provided in the area (drainage conditions unknown). Surface water can sheet flow across a property with multiple contributing sources. This condition is often magnified when no curb & gutter is provided in the area - Review.

(4) Stored fire wood should be removed from the side of the structure - Review.

(5) Soil was too high at the structure, correction is needed as required at the building perimeter to prevent moisture and termite intrusion - Attention.



### 1.3 Fence

#### Attention/Review Item:

(1) The fence appeared Satisfactory.

(2) Wood fence is damaged, needs repair. Attention.

### 1.4 Gates

#### Attention/Review Item:

The gate(s) were locked and could not be tested/inspected/operated - Review.

### 1.5 Issues - Soil

#### Attention/Review Item:

Certain areas in and around the town of Maricopa have been identified as having soils containing high sulfates. High sulfates in soils can adversely effect structures made with concrete such as foundations, driveways, walkways and others concrete related building structures. Further investigation/review is suggested - Review.

### 1.6 Present - Shed

#### Attention/Review Item:

The shed(s)/outbuilding(s) are not part of this inspection - Review.

## 2. Structure

### 2.2 Exterior Walls Cladding/Flashings

#### Attention/Review Item:

Caulk/seal **all** cracks, gaps and openings at walls (particularly at perimeters of windows and doors) - Review.

### 2.5 Manufactured Home

#### Attention/Review Item:

(1) We were unable to locate a hold-down system for the building - Review.

(2) Evidence of insects was observed at the raised foundation area - Consult a Pest Expert.

(3) Evidence of rodents was observed at the raised foundation area - Consult a Pest Expert.

(4) Evidence of past moisture was observed at the raised foundation area - Review.

## 2. Structure

- (5) Crawlspace screen cover(s) are damaged and should be repaired or replaced - Attention.
- (6) Damage/ open seams at the vapor barrier were observed. Attention.



- (7) Areas of the crawl space were not accessible and conditions may exist that were not visible. Review.

## 3. Roof

### 3.2 General

#### Attention/Review Item:

- (1) Debris has accumulated at the roof and should be removed - Review.



- (2) Trim vegetation away from the roof - Review.

## 4. Laundry

### 4.0 Laundry Area Observations

#### Attention/Review Item:

- (2) Moisture stains/damage was observed behind the washing machine. Review.



## 5. Plumbing

### 5.0 Meter and Supply Observations

**Attention/Review Item:**

The water meter was not located - Consult Seller.

### 5.1 Main Shut-Off Issues

**Attention/Review Item:**

The main water shut off valve is an older/original gate valve, suggest replacement with a ball valve - Review.



### 5.2 High/Low Pressure

**Attention/Review Item:**

The water pressure supplied to the residence exceeds 80psi (current water pressure is 83 psi ) which is too high and will stress components of the system. A pressure regulator should be installed - Attention.

### 5.3 Distribution Piping

**Attention/Review Item:**

(2) Distribution piping was not properly anchored/supported - Attention.



### 5.6 Hose Bibs

**Attention/Review Item:**

(2) The back hose bib was dripping needing repair - Review.

(3) No water pressure at the South hose bib. Attention.

### 5.7 Anti-Siphon Devices

**Attention/Review Item:**

Some hose bibs were not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Review.

### 5.10 Gas System

**Attention/Review Item:**

(2) There is a flexible copper supply line at the gas meter that may not be rated for gas use, further review with gas supplier or a qualified contractor is suggested. Review.

## 5. Plumbing



(3) The gas meter is in a traffic corridor and does not have protection to shield it from damage - Review.

### 5.11 Irrigation System

**Attention/Review Item:**

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

### 5.12 Gas Water Heater Operation

**Monitor Item:**

(2) Water heater(s) are older (budget to replace) - Monitor.

### 5.14 TPR Valve

**Attention/Review Item:**

The water heater TPR discharge pipe was plumbed with a flexible connector which is not allowed in some jurisdictions and may void the home warranty - Review.

## 6. Heating/Cooling

### 6.0 Electric Heating System Observations

**Attention/Review Item:**

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

### 6.1 Electric Cooling System Size & Type

**Attention/Review Item:**

Electric air conditioner(s) are 1 unit(s) at unknown tons, label not visible. Review.

### 6.3 Condensate Issues

**Attention/Review Item:**

No vent is installed at the condensate drain line. Review

### 6.4 Cooling System Issues - General

**Attention/Review Item:**

The HVAC unit appears to have impact damage, this may affect components not visible and may have affect the life span of the unit. A complete review with a qualified HVAC contractor is suggested. Attention.



## 6. Heating/Cooling

### 6.6 Filter(s) & Return Air Compartment

**Attention/Review Item:**

(2) Moisture stains were observed in the air return, may indicate a past/ current leak. Review.



### 6.9 General

**Attention/Review Item:**

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

## 7. Electrical

### 7.2 Overcurrent Protection

**Attention/Review Item:**

Overcurrent device(s) in the main panel is serving multiple circuits (double-tapping). This condition should be evaluated and corrected - Attention.



### 7.4 Lighting Issues

**Attention/Review Item:**

Under cabinet lighting in the kitchen works intermittently. Review.

### 7.6 GFCI Outlets

**Safety Note Item:**

(1) The GFCI outlets tested were Operational.

(2) Some exterior outlets are missing (GFCI) ground fault circuit interrupter protection - Safety Note.

(3) Some GFCI outlets do not trip when tested at the exterior. Safety

### 7.7 Outlets

**Safety Note Item:**

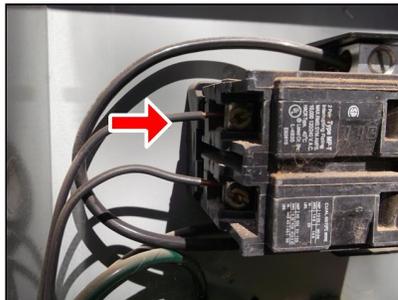
(2) Weatherproof enclosures are needed at outdoor outlets - Safety Note.

### 7.9 Sub Panel Breaker Issues

## 7. Electrical

### Attention/Review Item:

Overcurrent device(s) in the sub-panel are serving undersized wires, this condition is known as overfusing and creates a fire hazard that should be corrected by an electrician - Attention.



## 8. Interior

### 8.1 Exterior Screen Door Issues

#### Attention/Review Item:

- (1) Exterior screen door is damaged at the patio - Review.
- (2) Adjustment needed at the patio screen door - Review.
- (3) The patio screen door is difficult to operate - Review.

### 8.3 Interior Doors

#### Attention/Review Item:

- (2) Some damaged interior door stops noted - Review.

### 8.4 Windows

#### Attention/Review Item:

- (2) Windows were difficult to operate, damaged glides/ springs, recommend further review/ repair with a qualified contractor - Review.



### 8.5 Window Screen Issues

#### Attention/Review Item:

Window screens missing/not installed/damaged - Review.

### 8.6 Floors

#### Attention/Review Item:

- (1) Damaged flooring observed - Attention.
- (2) The carpet flooring is stained (evaluate for yourself) - Review.
- (3) Damaged carpet noted - Review.

### 8.7 Walls & Ceilings

**8. Interior****Attention/Review Item:**

(2) Moisture damage was observed at the wall/ base board adjacent to the hall tub and master shower . Review.



(3) Holes in drywall should be patched as needed. Review.

**8.11 General****Attention/Review Item:**

(1) Excessive amount of possessions exist at the property, this condition severely limits the inspection. Seller was in middle of move out at time of inspection - Review.

(2) There is a pump type device plumbed into the waste system, function is unknown, further review with a qualified contractor is suggested. Attention.

**8.12 Systems not evaluated****Attention/Review Item:**

(1) Wine chiller present but is not part of this inspection - Review.

(2) Trash compactor not evaluated. Review.

**8.13 Pool/Spa Excluded****Safety Note Item:**

(1) The pool/spa are not part of this inspection. It was noted that the child safe provisions are incomplete/ inoperative - Attention.

## 8. Interior

- (2) The spa was not part of this inspection, you should have a spa specialist provide an evaluation before close of escrow, and you should be aware of local ordinances governing spa safety/child safe provisions - Review.
- (3) Conditions exist at the the spa that pose a safety concern, no GFCI protection, no bond wire at pump. Complete review of spa is suggested. Review/ Safety

## 9. Kitchen

### 9.5 Venting

#### Attention/Review Item:

The duct at the range for venting is separated and should be connected. Attention.

### 9.6 Ancillary Appliances

#### Attention/Review Item:

- (1) The built-in microwave oven was Operational.
- (2) The R/O system appeared Operational.
- (3) Area behind the refrigerator was not visible, further review is suggested. Review.

## 10. Bathrooms

### 10.4 Tub & Shower Faucet/Spout Issues

#### Attention/Review Item:

The hall stand up tub faucet continually drips and should be serviced. Attention.



### 10.5 Whirlpool Tub

#### Attention/Review Item:

- (1) Top side power button at the whirlpool tub did not operate. Attention.



### 10.6 Toilets

#### Attention/Review Item:

- (1) The toilets were Operational.

**10. Bathrooms**

(2) The hall toilet is loose and should be secured - Attention.

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**Chad Cooper**

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Phoenix, AZ 85048  
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**CERTIFIED  
INSPECTOR**





## Inspection Report

**Prepared For: C. Ray Peery**

**Property Address:**  
32366 West San Lorenzo Drive  
Maricopa AZ 85138



**Inspected By: Chad Cooper, ACI #52460**  
3961 E. Chandler Blvd., #111-236  
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<b>Date:</b> 3/2/2017	<b>Time:</b> 01:00:00 PM	<b>Report ID:</b> 030217CC
<b>Property:</b> 32366 West San Lorenzo Drive Maricopa AZ 85138	<b>Customer:</b> C. Ray Peery	<b>Real Estate Professional:</b> John Payne United Country 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:**

Manufactured Building

**Number of Stories:**

One

**Type Of Construction:**

Framed

**Home Faces:**

South West

**Furnished:**

Yes

**Year Built:**

2007

**Square Feet:**

1400

**Weather:**

Clear and Dry

**Temperature:**

78 Degrees

**Present At Time Of Inspection:**

Seller(s), 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 Site Grading and Drainage

**Notations:** Attention/Review Item:

- (2) Suggest monitoring site drainage performance, confirmation of the flow path of surface water was not made by visual observation - Monitor.
- (3) Curb & gutter is not provided in the area (drainage conditions unknown). Surface water can sheet flow across a property with multiple contributing sources. This condition is often magnified when no curb & gutter is provided in the area - Review.
- (4) Stored fire wood should be removed from the side of the structure - Review.
- (5) Soil was too high at the structure, correction is needed as required at the building perimeter to prevent moisture and termite intrusion - Attention.



#### 1.1 Entry-Porch

**Notations:** Satisfactory Item:

The entry-porch was Satisfactory.

#### 1.2 Patio

**Notations:** Satisfactory Item:

The patio-cover was Satisfactory.

#### 1.3 Fence

**Notations:** Attention/Review Item:

- (1) The fence appeared Satisfactory.
- (2) Wood fence is damaged, needs repair. Attention.

#### 1.4 Gates

**Notations:** Attention/Review Item:

The gate(s) were locked and could not be tested/inspected/operated - Review.

#### 1.5 Issues - Soil

**Notations:** Attention/Review Item:

Certain areas in and around the town of Maricopa have been identified as having soils containing high sulfates. High sulfates in soils can adversely effect structures made with concrete such as foundations, driveways, walkways and others concrete related building structures. Further investigation/review is suggested - Review.

#### 1.6 Present - Shed

**Notations:** Attention/Review Item:

The shed(s)/outbuilding(s) are not part of this inspection - 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

**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

### Inspection Items:

#### 2.0 Structural Walls - Observations

**Notations:** Satisfactory Item:

The wall structure appeared Satisfactory.

#### 2.1 Column - Observations

**Notations:** Satisfactory Item:

The columns appeared Satisfactory.

#### 2.2 Exterior Walls Cladding/Flashings

**Notations:** Attention/Review Item:

Caulk/seal **all** cracks, gaps and openings at walls (particularly at perimeters of windows and doors) - Review.

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

**Notations:** Satisfactory Item:

The exterior trim was in Satisfactory condition.

#### 2.4 Concrete-Masonry Foundation

**Notations:** Satisfactory Item:

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

#### 2.5 Manufactured Home

**Notations:** Attention/Review Item:

- (1) We were unable to locate a hold-down system for the building - Review.
- (2) Evidence of insects was observed at the raised foundation area - Consult a Pest Expert.
- (3) Evidence of rodents was observed at the raised foundation area - Consult a Pest Expert.
- (4) Evidence of past moisture was observed at the raised foundation area - Review.
- (5) Crawlspace screen cover(s) are damaged and should be repaired or replaced - Attention.
- (6) Damage/ open seams at the vapor barrier were observed. Attention.



(7) Areas of the crawl space were not accessible and conditions may exist that were not visible. Review.

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**3. 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.

**Composition Shingle Roof:**

Primary surface

**Inspection Items:**

**3.0 Flashings**

**Notations:** Satisfactory Item:

Roof flashings appeared satisfactory where visible.

**3.1 Composition Shingle**

**Notations:** Satisfactory Item:

The composition shingle roof appeared to be in Satisfactory condition.

**3.2 General**

**Notations:** Attention/Review Item:

(1) Debris has accumulated at the roof and should be removed - Review.



(2) Trim vegetation away from the roof - Review.

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**4. 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.

**Informational Components:**

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**Dryer connection:**

Undetermined Dryer Connection

**Inspection Items:**

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**4.0 Laundry Area Observations**

**Notations:** Attention/Review Item:

- (1) The laundry area appeared Satisfactory.
- (2) Moisture stains/damage was observed behind the washing machine. Review.



**4.1 Dryer Vent**

**Notations:** Satisfactory Item:

Visible portions of the dryer vent appeared Satisfactory.

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**5. 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.

**Informational Components:**

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**Supplied Water Pressure:**

Between 80 - 85 psi

**Main Valve Located:**

South Exterior

**Waste and Vent Plumbing Material Type:**

ABS Plastic

**Visible Supply Plumbing Type:**

Aqua Pex

**Water Heater Location:**

Water heater is located in an exterior closet

**Gas Meter Location:**

The gas meter is located at the front of the building

**Inspection Items:**

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**5.0 Meter and Supply Observations**

**Notations:** Attention/Review Item:

The water meter was not located - Consult Seller.

**5.1 Main Shut-Off Issues**

**Notations:** Attention/Review Item:

The main water shut off valve is an older/original gate valve, suggest replacement with a ball valve - Review.



### 5.2 High/Low Pressure

**Notations:** Attention/Review Item:

The water pressure supplied to the residence exceeds 80psi (current water pressure is 83 psi ) which is too high and will stress components of the system. A pressure regulator should be installed - Attention.

### 5.3 Distribution Piping

**Notations:** Attention/Review Item:

- (1) The distribution piping was Operational (functional flow Satisfactory).
- (2) Distribution piping was not properly anchored/supported - Attention.



### 5.4 Distribution Piping Supports

**Notations:** Satisfactory Item:

The distribution piping supports were Satisfactory where visible.

### 5.5 Distribution Piping Insulation

**Notations:** Satisfactory Item:

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

### 5.6 Hose Bibs

**Notations:** Attention/Review Item:

- (1) The hose bibs tested were Operational.
- (2) The back hose bib was dripping needing repair - Review.
- (3) No water pressure at the South hose bib. Attention.

### 5.7 Anti-Siphon Devices

**Notations:** Attention/Review Item:

Some hose bibs were not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Review.

### 5.8 Waste and Vent Piping

**Notations:** Operational Item:

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

### 5.9 Waste and Vent Piping Supports

**Notations:** Satisfactory Item:

The waste and vent piping supports were Satisfactory where visible.

### 5.10 Gas System

**Notations:** Attention/Review Item:

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

(2) There is a flexible copper supply line at the gas meter that may not be rated for gas use, further review with gas supplier or a qualified contractor is suggested. Review.



(3) The gas meter is in a traffic corridor and does not have protection to shield it from damage - Review.

### 5.11 Irrigation System

**Notations:** Attention/Review Item:

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

### 5.12 Gas Water Heater Operation

**Notations:** Monitor Item:

(1) Water heater(s) were Operational.

(2) Water heater(s) are older (budget to replace) - Monitor.

### 5.13 Flue Vent

**Notations:** Satisfactory Item:

The water heater vent pipe and cap are Satisfactory where visible.

### 5.14 TPR Valve

**Notations:** Attention/Review Item:

The water heater TPR discharge pipe was plumbed with a flexible connector which is not allowed in some jurisdictions and may void the home warranty - Review.

### 5.15 Water Heater Combustion Venting

**Notations:** Satisfactory Item:

The water heater combustion venting appears Satisfactory.

### 5.16 Water Heater Plumbing

**Notations:** Operational Item:

Water heater piping was Operational.

### 5.17 Water Heater Automatic Safety Controls

**Notations:** Satisfactory Item:

Water heater automatic safety controls were Satisfactory where visible (inspection limited - units are not disassembled).

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## 6. 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 Wall(s)

#### Cooling System Location:

Electric cooling system location - exterior ground mounted

### Inspection Items:

#### 6.0 Electric Heating System Observations

**Notations:** Attention/Review Item:

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

#### 6.1 Electric Cooling System Size & Type

**Notations:** Attention/Review Item:

Electric air conditioner(s) are 1 unit(s) at unknown tons, label not visible. Review.

#### 6.2 Electric Cooling System Observations

**Notations:** 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 15 to 23 degrees F.). Cooling source was present in all habital rooms.

#### 6.3 Condensate Issues

**Notations:** Attention/Review Item:

No vent is installed at the condensate drain line. Review

#### 6.4 Cooling System Issues - General

**Notations:** Attention/Review Item:

The HVAC unit appears to have impact damage, this may affect components not visible and may have affect the life span of the unit. A complete review with a qualified HVAC contractor is suggested. Attention.



#### 6.5 Distribution-Duct System

**Notations:** Operational Item:

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

#### 6.6 Filter(s) & Return Air Compartment

**Notations:** Attention/Review Item:

(1) Filter(s) were Satisfactory.

(2) Moisture stains were observed in the air return, may indicate a past/ current leak. Review.



**6.7 Controls-Thermostats**

**Notations:** Operational Item:  
The thermostat(s) were Operational and in satisfactory condition.

**6.8 Registers**

**Notations:** Satisfactory Item:  
The registers appeared Satisfactory.

**6.9 General**

**Notations:** Attention/Review Item:  
Due to the age of the HVAC system(s), we recommend they be cleaned/serviced - Review.

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**7. 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:**

<p><b>Type of Service Entrance Wiring:</b> Copper service entrance conductors</p>	<p><b>Type of Main Overcurrent Protection:</b> Breakers are main overcurrent protection</p>	<p><b>Location of Main Panel:</b> Main panel at south exterior</p>
<p><b>Electric Service Size:</b> 200 amp. 120/240 volt panel</p>	<p><b>Sub Panel Locations:</b> Interior Wall Backyard</p>	<p><b>Sub Panel Overcurrent Protection:</b> Breakers are sub panel overcurrent protection</p>
<p><b>Distribution Wire Metal Type:</b> Copper at 120 volt - aluminum at 240 volt (ok)</p>	<p><b>Overcurrent Protection Type:</b> Breakers are overcurrent protection</p>	<p><b>Wiring Type:</b> Romex (modern wiring)</p>

**Inspection Items:**

**7.0 Service Entrance**

**Notations:** 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.

**7.1 Main Panel**

**Notations:** Operational Item:  
The main panel and its components have no visible deficiencies and appear Operational.

**7.2 Overcurrent Protection**

**Notations:** Attention/Review Item:

Overcurrent device(s) in the main panel is serving multiple circuits (double-tapping). This condition should be evaluated and corrected - Attention.



### 7.3 Distribution System Components

**Notations:** Operational Item:

The visible electrical components appear to be Operational.

### 7.4 Lighting Issues

**Notations:** Attention/Review Item:

Under cabinet lighting in the kitchen works intermittently. Review.

### 7.5 Switches

**Notations:** Satisfactory Item:

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

### 7.6 GFCI Outlets

**Notations:** Safety Note Item:

- (1) The GFCI outlets tested were Operational.
- (2) Some exterior outlets are missing (GFCI) ground fault circuit interrupter protection - Safety Note.
- (3) Some GFCI outlets do not trip when tested at the exterior. Safety

### 7.7 Outlets

**Notations:** Safety Note Item:

- (1) A representative number of outlets (receptacles) in and around the house appeared Operational and in Satisfactory Condition.
- (2) Weatherproof enclosures are needed at outdoor outlets - Safety Note.

### 7.8 Grounding/Bond

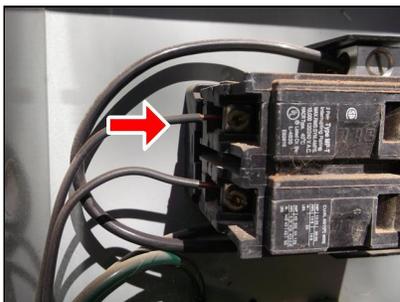
**Notations:** Satisfactory Item:

The electrical system grounding/bonding appears Satisfactory where visible.

### 7.9 Sub Panel Breaker Issues

**Notations:** Attention/Review Item:

Overcurrent device(s) in the sub-panel are serving undersized wires, this condition is known as overfusing and creates a fire hazard that should be corrected by an electrician - Attention.



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## 8. 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:

#### 8.0 Exterior Doors

**Notations:** Operational Item:

The exterior doors were Operational.

#### 8.1 Exterior Screen Door Issues

**Notations:** Attention/Review Item:

- (1) Exterior screen door is damaged at the patio - Review.
- (2) Adjustment needed at the patio screen door - Review.
- (3) The patio screen door is difficult to operate - Review.

#### 8.2 Doorbell

**Notations:** Operational Item:

The doorbell was Operational.

#### 8.3 Interior Doors

**Notations:** Attention/Review Item:

- (1) The interior doors were Operational.
- (2) Some damaged interior door stops noted - Review.

#### 8.4 Windows

**Notations:** Attention/Review Item:

- (1) The evaluated windows were Operational.
- (2) Windows were difficult to operate, damaged glides/ springs, recommend further review/ repair with a qualified contractor - Review.



#### 8.5 Window Screen Issues

**Notations:** Attention/Review Item:

Window screens missing/not installed/damaged - Review.

#### 8.6 Floors

**Notations:** Attention/Review Item:

- (1) Damaged flooring observed - Attention.
- (2) The carpet flooring is stained (evaluate for yourself) - Review.
- (3) Damaged carpet noted - Review.

### 8.7 Walls & Ceilings

**Notations:** Attention/Review Item:

- (1) The walls and ceilings were Satisfactory where visible.
- (2) Moisture damage was observed at the wall/ base board adjacent to the hall tub and master shower . Review.



- (3) Holes in drywall should be patched as needed. Review.



### 8.8 Safety Components

**Notations:** Operational Item:

Smoke detector button and audible signal was Operational.

### 8.9 Interior Counters/Cabinets

**Notations:** Satisfactory Item:

The interior counters and cabinets were in Satisfactory condition.

### 8.10 Gas Fireplace

**Notations:** Operational Item:

The gas fireplace/firebox appeared Satisfactory/Operational.

### 8.11 General

**Notations:** Attention/Review Item:

- (1) Excessive amount of possessions exist at the property, this condition severely limits the inspection. Seller was in middle of move out at time of inspection - Review.
- (2) There is a pump type device plumbed into the waste system, function is unknown, further review with a qualified contractor is suggested. Attention.



### 8.12 Systems not evaluated

**Notations:** Attention/Review Item:

- (1) Wine chiller present but is not part of this inspection - Review.
- (2) Trash compactor not evaluated. Review.

### 8.13 Pool/Spa Excluded

**Notations:** Safety Note Item:

- (1) The pool/spa are not part of this inspection. It was noted that the child safe provisions are incomplete/inoperative - Attention.
- (2) The spa was not part of this inspection, you should have a spa specialist provide an evaluation before close of escrow, and you should be aware of local ordinances governing spa safety/child safe provisions - Review.
- (3) Conditions exist at the the spa that pose a safety concern, no GFCI protection, no bond wire at pump. Complete review of spa is suggested. Review/ Safety

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## 9. 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.

### Informational Components:

#### Range & Oven Type:

Gas range-oven

### Inspection Items:

#### 9.0 Cabinets

**Notations:** Satisfactory Item:

The cabinets in the kitchen were Satisfactory.

#### 9.1 Countertops

**Notations:** Satisfactory Item:

The kitchen countertops were Satisfactory.

#### 9.2 Sink

**Notations:** Operational Item:

The kitchen sink/faucet was Operational.

#### 9.3 Dishwasher

**Notations:** Operational Item:

The dishwasher was Operational.

#### 9.4 Range-Oven

**Notations:** Operational Item:

The range-oven was Operational.

### 9.5 Venting

**Notations:** Attention/Review Item:

The duct at the range for venting is separated and should be connected. Attention.

### 9.6 Ancillary Appliances

**Notations:** Attention/Review Item:

- (1) The built-in microwave oven was Operational.
- (2) The R/O system appeared Operational.
- (3) Area behind the refrigerator was not visible, further review is suggested. Review.

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## 10. 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:

#### 10.0 Cabinets

**Notations:** Satisfactory Item:

The cabinets in the bathroom(s) were Satisfactory.

#### 10.1 Countertops

**Notations:** Satisfactory Item:

The bathroom countertops were Satisfactory.

#### 10.2 Sinks

**Notations:** Operational Item:

The bathroom sinks were Operational.

#### 10.3 Tubs & Showers

**Notations:** Operational Item:

The tub-showers are Operational.

#### 10.4 Tub & Shower Faucet/Spout Issues

**Notations:** Attention/Review Item:

The hall stand up tub faucet continually drips and should be serviced. Attention.



#### 10.5 Whirlpool Tub

**Notations:** Attention/Review Item:

- (1) Top side power button at the whirlpool tub did not operate. Attention.



(2) The whirlpool tub unit was Operational (individual jets were not tested).

#### 10.6 Toilets

**Notations:** Attention/Review Item:

(1) The toilets were Operational.

(2) The hall toilet is loose and should be secured - Attention.

#### 10.7 Ventilation

**Notations:** Operational Item:

The bathroom venting provisions were present and Operational.

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## 11. Contracts

### Inspection Items:

#### 11.0 Contract Sign-off

**Notations:** Contract

HOME INSPECTION AGREEMENT

THIS CONTRACT LIMITS OUR LIABILITY AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS - PLEASE READ CAREFULLY

For the fee of \$325.00 Customer(s)/Client(s) (Client) hereby request a limited visual inspection of the property at the above address to be conducted on 3/2/2017 by Chad Cooper #52460 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](http://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: : crpp1857 cc03

## 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: crpp1857 cc03

### 11.1 Termite Contract

**Notations:** Contract

WOOD DESTROYING INSECT  
INSPECTION AGREEMENT

For the fee of \$50.00 Customer(s)/Client(s) (Client) hereby request a visual wood destroying insect inspection of the property to be conducted by Timothy O'Neall #041034 of AZ Property Inspections Inc. 3961 E. Chandler Blvd. #111-236 Phoenix, AZ 85048 (480) 694-0650 #8886 (Company) for the above fee. 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. Please read this document carefully. THE CLIENT AGREES TO CONDUCT/SIGN THIS TRANSACTION BY ELECTRONIC MEANS.

#### SCOPE OF THE INSPECTION

Company will perform a visual wood destroying insect inspection to identify all wood destroying insects such as: subterranean termites, dry wood termites, damp wood termites, carpenter bees/ants and powder post beetles. The inspection will be conducted at the same time as the home inspection and will result in a wood destroying insect inspection report (WDIIR). Included within the WDIIR are basic property information, areas included and not included in the inspection, visual evidence of found damage, visual evidence of insects, conditions conducive to infestation and visual evidence of previous treatments. Similar to a home inspection, the WDIIR covers areas in and around the home from the base perimeter stem wall to the roof. The inspector is fully certified and licensed to perform said inspections through and in accordance with the Arizona Department of Agriculture Office of Pest Management (AZ OPM). This inspection is typically done as a protective measure for banks or lending institutions which often require that homes be inspected for insect damage or infestation before the sale of the home.

#### LIMITATIONS

The WDIIR is not a structural damage report, it is only a report concerning visible damage and/or infestation due to insects. The WDIIR does not include mold or fungi, is not a guarantee, warranty or insurance policy. This inspection does not include any remedy if wood destroying insects are found. All inspection reports are forwarded to AZ OPM for TARF/WDIIR numbering and submission. Company does not take responsibility for any subterranean termite tubes

which may appear after the inspection has been completed. 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. The inspector may recommend consulting other specialized experts; Client agrees to do so at Client's expense. 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.

**LIMITATION OF LIABILITY**

The liability of the Company's principals, agents, sub-contractors, and employees is 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. Client 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 Clients right to a claim/refund. Any dispute relating to this contract or breach thereof shall be settled by Mediation using an Arizona approved 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.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority 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 Inspector 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. 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.

Client Code & Inspector (as witness) Code Here \_\_\_\_\_



**AZ Property Inspections**

**Chad Cooper**

**3961 E. Chandler Blvd.  
Phoenix, AZ 85048  
480-250-6265**



**CERTIFIED  
INSPECTOR**

