

ADM Home Inspections LLC

Because Every Home Has a Story

P.O. Box 201 Snowflake Az 85937
Tel: 928-270-1818 Mobile: 928-270-1818 :
admhomeinspectionsllc@gmail.com

SUMMARY REPORT

Client: Scott & Brooke Gordon
Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date: 9/18/2026 Start: 9:00 am
Inspected by: Ayrton Mapes

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

Exterior Components

Steps & Handrails

- There is some wood rot to the front steps which should be repaired for the safety of the occupants.

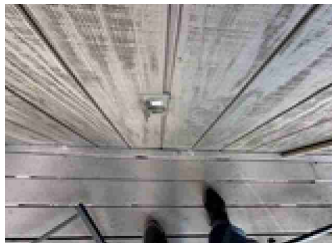


Electrical

Main Panel

Exterior outlets

- A ground-fault protected outlet does not trip when tested and should be serviced. Next front door.



Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
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Heat-A/C

HVAC Heat Pump Systems

Heat Pump Disconnect

- Electrical conduit not well secured to the wall.



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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Scott & Brooke Gordon

INSPECTION ADDRESS

1932 Aspen Ln, Overgaard, AZ 85933

INSPECTION DATE

9/18/2026 9:00 am

REPRESENTED BY:

John L. Payne
United Country Real Estate



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GENERAL INFORMATION

Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date: 9/18/2026 Time: 9:00 am
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees
Humidity at time of inspection: 65%

Inspected by: Ayrton Mapes

Client Information: Scott & Brooke Gordon

Seller's Agent: United Country Real Estate
John L. Payne
Mobile: 480-422-6800
Email: john@unitedcountryaz.com

Structure Type: Wood Frame
Foundation Type: Crawlspace
Furnished: Yes
Number of Stories: Two

Structure Style: Single Family

Estimated Year Built: 1998
Unofficial Sq.Ft.: 1883

PLEASE NOTE:

This report is the exclusive property of ADM Home Inspections and the client whose name appears herewith, and its use and or transfer to another buyer by any unauthorized persons is strictly prohibited. Liability is not transferable.

The observations and opinions expressed within this report are those of ADM Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Arizona BTR, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

The Buyer understands and agrees that if he or she was not present at the time of the inspection and,

Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am

therefore, did not sign this agreement that this agreement will form a part of the inspection report. Acceptance of and/or payment for the inspection report by the Buyer shall constitute acceptance of the terms and conditions of this agreement. Financial liability is limited to the inspection fee listed below.

ADM Home Inspections' service will present observations that are based on the visual examination of accessible areas of the property on the day of the inspection. There is no destructive testing, probing or dismantling of any components. We cannot predict the future life expectancy or sudden failure of any component or appliance. This report is not an engineering study, nor a substitute for an Insurance Policy, Home/Commercial Warranty, Guarantee or a Manufacturer's Warranty.

Report File: 09182026Gordon

Stuctural

This section describes the inspection results for the components located on the grounds/site: grading, drainage, sidewalks, driveways, retaining walls, fences, patios and installed fountains. This section also describes the inspection results for the building exterior components to include hose bibs, siding, trim, eaves, soffits, fascias, and ceiling fans. It does not include an assessment of the geological conditions and /or site stability nor the vegetation.

Overall Condition

General Condition

Informational Conditions

At the time of our inspection, the home, in general, was found to be in good condition with all the utilities operating properly. All homes will need to be maintained on an annual basis. After the close of escrow, feel free to use our report as a punch list to positively affect the overall condition of the home. However, please concentrate on the summary page items, if any, as these are health, safety and immediate concerns we have on the property.

Site & Other Observations

General Comments

Informational Conditions

At the time of the inspection, we describe the functionality or non-functionality of the home's appliances and their components within their respective sections throughout the report. However, all appliances and their components are mechanical machines and can and could fail without notice. You should consider purchasing a home warranty to cover any defects that may arise after the inspection that could not have been known or found during our inspection.

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Further, within this report we delineate between functional, informational, needs service, and minor repairs for all items we report on. This is to educate you on the specific items within the home as well as their respective condition at the time of the inspection.

ADM Home Inspections follows the Standards of Practice established by Arizona Bureau of Technical Registration and International Association of Certified Home Inspectors (InterNACHI). ADM Home Inspections is not a code compliance inspector, therefore not responsible for code violations. However, there will be preventative maintenance and home improvements and upgrades items that are not required to be reported on. If you are interested in these types of items please feel free to contact Ayron at ADM Home Inspections which will be only for your information in order to improve and maintain the quality of the home after the close of escrow but can and will incur additional costs to you as the buyer.

Please read the entire report carefully as its your responsibility as the client to fully understand the condition of the home and limitations of the inspection. This report is only a description of the day of the inspection.

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Landscaping Observations

Functional Components

The property's shrubs and trees, in general, appear healthy. As we are not specialists in shrubs and trees, I recommend that you consult a landscape/nursery contractor or arborist for a specialist's opinion.



Informational Conditions

Landscaping remains incomplete and or natural, but should include hard surfaces, area drains, and proper drainage away from the foundation walls etc.



Preventative Maintenance

There are tree limbs overgrowing the residence that you may wish to have trimmed or monitored as preventative maintenance, to insure that they do not impact or damage the roof and its components.

There are TREE LIMBS overgrowing the residence - *Continued*



Notice to Absent Clients

Informational Conditions

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the uninformed person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report pages. Please consult with us directly if you have any questions at all and to verify anything that we may have been purported to have said by calling Ayrone 928-270-1818

Grading & Drainage

Interior-Exterior Elevations

Functional Components

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

Informational Conditions

Drainage is solely dependant on soil percolation, which is not ideal, and water will certainly pond during prolonged rains. Gutters on every eave with downspouts piped away from the foundation are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

The general topography directs water toward the stem wall of the residence, not only surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this and recommend that you enlarge the drainage ditches, regrade the landscaping and add rain gutters to every eave.

Drainage Swales

Preventative Maintenance

There are no drainage swales to divert water away from the building which is recommended in order to keep moisture away from the foundation walls.

Area Drains

Functional Components

The property is served by area drains that appear to be, in general, in acceptable condition. However, because it is impossible to see inside them, they should be flushed through to the end of the pipe. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Minor Repairs

There are missing or broken area drain covers. This is indicative of poor maintenance service, and could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

There are missing or broken area drain covers which is indicative of poor maintenance service - *Continued*



Hillside

Informational Conditions

Because this is a hillside property, it should be monitored for dirt sliding into the foundation wall. Retaining walls on the uphill and downhill sides of the property along with area drains/swales would help hold back and divert both dirt and water.

Moisture & Related Issues

Informational Conditions

Moisture intrusion, especially in the mountain areas, is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. It is always recommended to add rain gutters to every eave flowing into area drains to control the moisture draining from the roof.

General Comments

Functional Components

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be at least several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. However, we are not mold specialists and recommend that if we suspect any mold growth that you consult with a mold remediation specialist who can test the growth and make recommendations for its removal.

House Wall Finish

House Wall Finish Type

Functional Components

The walls are finished with sheet board siding.

House Wall Finish Observations

Functional Components

The exterior siding, in general, is in good condition. Annual maintenance will be needed to prevent premature deterioration of the siding, such as restaining to protect the siding.



Preventative Maintenance

There are hat hangers to the exterior siding which is a nail that secures the siding has pulled away or was never fully driven in that needs to be hammered in.



Exterior Components

Driveways

Functional Components

The gravel rock driveway is in acceptable condition.



Walkways

Functional Components

The walkways are in acceptable condition.

Fascia & Trim

Minor Repairs

Sections of the fascia and trim are weathered and need typical maintenance type service such as sanding, painting or staining in order to protect the wood underneath. This is particularly true on the south facing side where they are exposed to direct sunlight.

A portion of the trim pieces are loose, missing and or damaged.

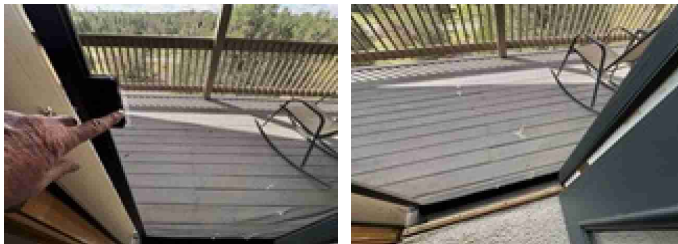
A portion of the trim pieces are loose and or damaged - *Continued*



Sliding Glass Doors

Minor Repairs

The slider's screen door screen is torn which you may wish to have replaced. Upstairs patio slider.



Exterior Wooden Doors

Functional Components

All exterior doors are in acceptable condition. They open and close smoothly as intended.



Minor Repairs

Exterior door rubs on the floor and or wood frame and/or the flooring which will need to be adjusted to close properly.



Patio Covers or Gazebos

Functional Components

The patio cover, in general, is sturdy and in acceptable condition.

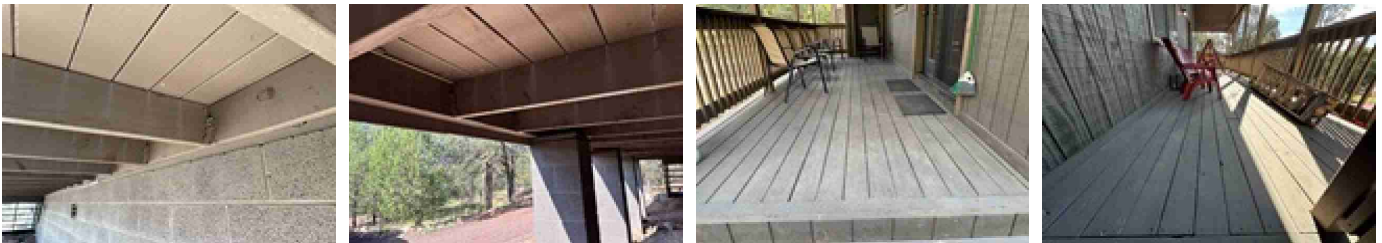
The patio cover is in acceptable condition - *Continued*



Wood & Masonry Decks

Functional Components

The wood deck in general is acceptable condition, though they should be maintained and periodically sealed. The porch decking is made of 2x6 boards, supported by conventional lumber floor joists secured to the beams with joist hangers and nails. It's a post and beam structure with concrete footing with wood posts. The decking feels firm as determined by walking on it.



Steps & Handrails

Functional Components

The steps are in acceptable condition.



Informational Conditions

The step concrete landing has eroding soil that should be back filled.



Components and Conditions Needing Service

There is some wood rot to the front steps which should be repaired for the safety of the occupants.



Minor Repairs

Due to the steps being uncovered they need to be re-stained to protect the wood. The uncovered wood steps need annual maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing with UV stain, all of which will prolong the life of the wood.

The lower support posts and steps to the deck steps are in contact with dirt due to over landscaping. To protect the wood against rot I recommend removing the soil and adding concrete underneath the wood. Front steps



The stringer on the porch steps is cracked leaving the steps loose. I recommend repairing the stringer to prevent someone from a potential fall. Front steps.



Balconies Guardrails etc

Functional Components

The wood balcony and the guardrails are in acceptable condition though they should be maintained such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the balcony. The balcony decking is made of 2x6 boards, supported by 2x8's support joists secured to the beams with joist hangers and nails. It's a post and beam structure with concrete footing with wood posts. The decking feels firm as determined by walking on it.

Minor Repairs

Balcony decking needs typical maintenance, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the balcony.

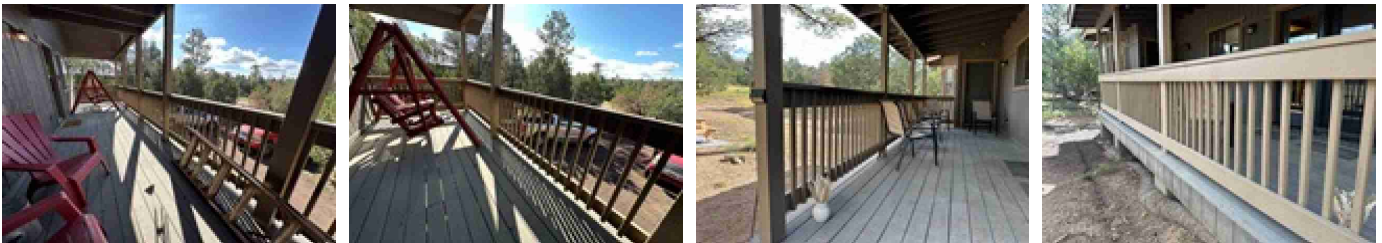
Balcony decking needs typical maintenance - *Continued*



Guardrails

Functional Components

All exterior guard rails are at an adequate height and, in general, are in acceptable condition. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade and the guardrail pickets should be no more than four inches apart for a child safety.



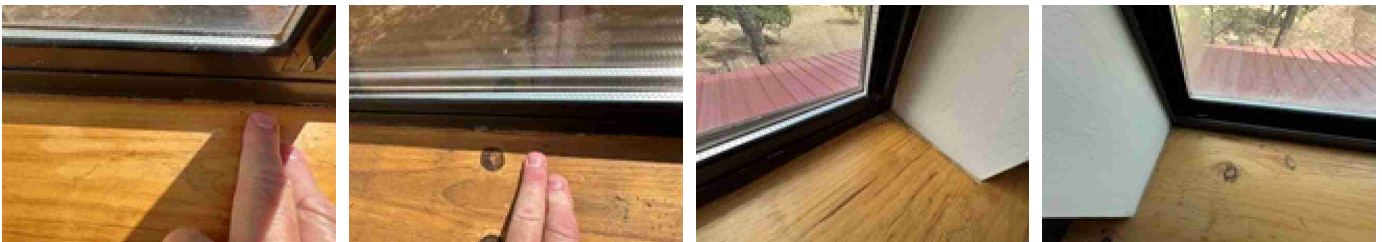
Windows

Functional Components

The dual pane windows are in working condition. We tested every unobstructed window throughout the building to ensure that they facilitate an emergency exit. All windows open and lock normally.

Informational Conditions

As a preventative measure, I recommend that you consider caulking all window sills in order to prevent condensation moisture damage to the sill.



The window tracks need to be cleaned and greased so the windows operate smoothly.

Minor Repairs

There are multiple window panes with broken hermetic seals which you should have all windows evaluated by a glass company and repaired as needed. Upstairs small bedroom.

There are window panes with broken hermetic seals that should be replaced - *Continued*



Preventative Maintenance

There is evidence of condensation intrusion at the window sills that is typical for the area in the winter time. Recommend caulking the outside trim to prevent moisture intrusion.

Screens

Functional Components

All installed window screens are functional.

Informational Conditions

A window screen is missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.



Many of the window screens are damaged, and you may wish to have them repaired.



Window coverings

Functional Components

All installed window blinds are in functional condition.

Lights

Functional Components

The lights outside the exit doors of the building are in working condition.

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against moisture intrusion and deterioration. Unsealed cracks around foundations, basements, windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a

thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Fire Pit

Informational Conditions

There is a wood fire pit on the property that we did not evaluate. For fire land safety, you should be aware of the local fire codes and seasonal restrictions by contacting the local fire department.



Exterior

Concrete and hard surfaces

Common Observations

Functional Components

The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

Structural Elements

Identification of Wall Structure

Functional Components

The walls are conventionally framed with 2x4 wooden studs which should be an insulated value of approximately R-13.

Identification of Floor Structure

Functional Components

The floor structure consists of posts, piers, girders and engineered I-beam joists sheathed with OSB.



Identification of Ceiling Structure

Informational Conditions

Unknown ceiling structure due to no access.

Identification of Roof Structure

Functional Components

The roof structure consists of a prefabricated 2x6 top rail manufactured truss system.

General Comments

Functional Components

All visible structural components appear to be in acceptable condition.

Crawl space

Raised Foundation Type

Functional Components

The foundation wall is raised with cinder blocks and the rim joist is bolted to the standards of the year in which it was constructed.

Method of Evaluation

Functional Components

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.



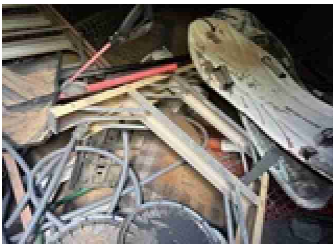
Crawlspace Observations

Functional Components

The crawlspace is accessible and is, in general, in acceptable condition.

Informational Conditions

Construction debris / storage items in crawl space should be cleaned.



Foundation or Stem Walls

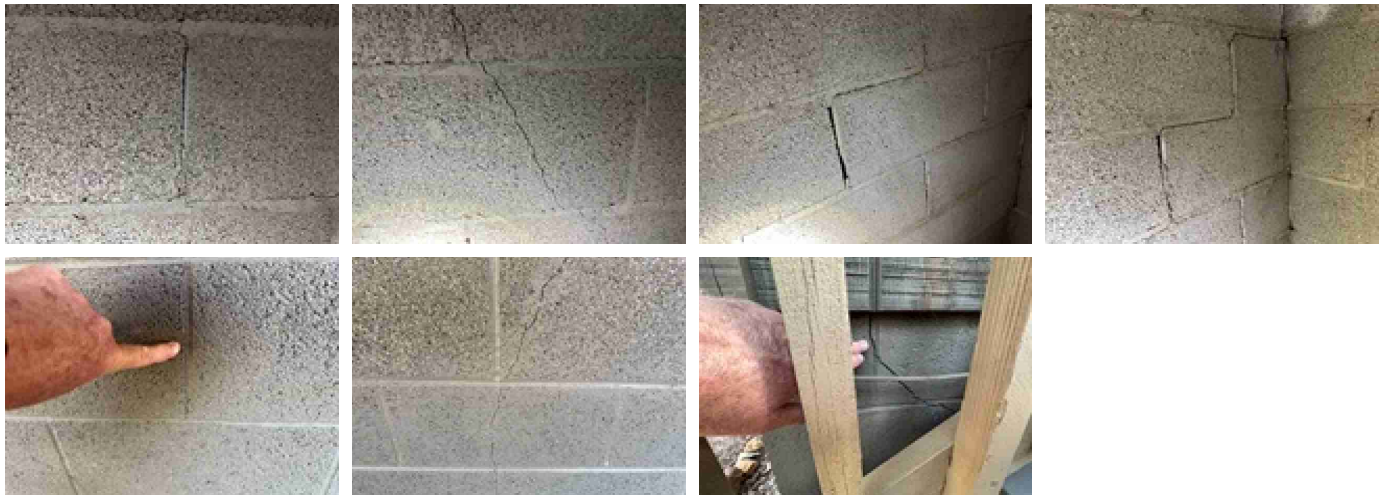
Functional Components

The visible foundation walls are standard CMU cinder blocks which appear to be in acceptable condition.

Informational Conditions

There are some relatively small vertical cracks in the concrete walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

There are relatively small cracks in the foundation walls that should be monitored - *Continued*



Intermediate Floor Framing

Functional Components

The visible intermediate floor framing, in general, appears to be in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Ventilation

Functional Components

The ventilation in the foundation crawl space appears to be standard and adequate. The crawl space should be monitored to ensure that no condensation forms on the wood. However, if you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move, the foundation may have to be mechanically ventilated. For future upgrades to improve air flow and reduce humidity install power crawl space vents go to: <http://www.lomanco.com/ProductPAGES/PCV1.html>

Informational Conditions

The crawl space vents have been closed. You should consider re-opening the vents to provide adequate and positive air flow in order to prevent moisture related issues.



Humidity Level

Informational Conditions

The humidity level in the crawl space is 40-50%. Humidity above 60% can contribute to differential settling and facilitate the growth of a variety of molds that can promote unhealthy conditions if not corrected. Re-grading the landscaping, keeping the crawl space vents open and adding more vents could help with the crawl space moisture.

Floor Insulation

Home Improvements or Upgrades

There is no floor insulation, which would not have been required when this residence was constructed but is recommended as an upgrade to improve the insulation value. For best insulation value, insulate around the rim

joist, stem wall and between all floor joists with unfaced insulation.

Electrical

Functional Components

The electrical components that are visible within the crawlspace, in general, appear to be in acceptable condition.

Roof

This section describes the inspection results for the roof covering system to include a visual inspection of the roof covering materials, connections, penetrations and roof water drainage systems. The roofing material was examined for damage, deterioration and conditions that may suggest limited remaining useful life. Our inspection focuses on conditions that may indicate a current roof leak and/or conditions that may increase the likelihood that the roof will leak. Inspections included looking for water stains, bubbled paint and repaired areas on the interior wall/ceiling surfaces that may indicate a roof leak. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. We are generalists and not specialists and, therefore, any and all of the said defects need to be evaluated by a roofing specialist for repairs and/or replacement.

Metal Roof

Method of Evaluation

Functional Components

We evaluated the roof and its components by walking on its surface.



Informational Conditions

We were unable to access the second-story roof due to its height, and evaluated with the use of binoculars from various vantage points. Therefore, we cannot fully endorse the roof, its materials, flashings and components. I recommend that you have a roofing specialist evaluate the roof.

We were unable to safely access the roof due to its steepness, and evaluated it either from within the attic or from several vantage points with binoculars and a ladder.



Roofing Material

Functional Components

The roof, in general, is in acceptable condition, but this is not a guarantee against leaks. There is no indication of water actively leaking into the building or attic space. The screws will have to be monitored annually and tightened when needed. With the proper annual maintenance the roof should last the manufactured life span.

Flashings

Functional Components

The roof flashings, in general, are in good condition. Annual maintenance will be needed to maintain a water tight seal such as sealing all roof penetrations with clear roofing silicone to prevent any water penetration into the attic space.



Gutters & Drainage

Informational Conditions

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Pitch

Informational Conditions

Pitch is approximately 55 degrees.

Estimated Age

Functional Components

The metal roof appears to be relatively newer, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow. For a guarantee, you would need to have a chimney/masonry company examine the flue. We are generalists and not specialists and, therefore, all fireplaces, stoves need to be evaluated by a chimney specialist for repairs and/or replacement.

Living Room Chimney

Common Observations

Functional Components

The chimney walls appear to be in acceptable condition. Controlled with a Thermostat.



Fireplace

Informational Conditions

The gas fireplace is in good condition which is located in the main living area. The hearth appears to be in good condition. There is a 3 walled metal flue extending through the chimney chase with a metal cap.



There are insignificant cracks, or missing mortar, in the fireplace that would not necessarily need to be serviced, but you may wish to have a specialist confirm this.



Weather Cap-Spark Arrestor

Functional Components

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Functional Components

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition. Recommend resealing as needed.



Chimney Flashings

Informational Conditions

We were unable to evaluate the chimney flashing due to the steepness and height of the chimney. We evaluated it with the use of binoculars from various vantage points. Therefore, we cannot fully endorse the chimney, its materials, flashing's and components. I recommend that you have a specialist evaluate the chimney.



Chimney Flue

Functional Components

The portions of the gas flue that are visible appear to be in acceptable condition. I recommend monitoring the flue for any leaks and keep the seams well sealed. I recommend installing several plug-in carbon monoxide detectors nearby and in the bedroom areas to protect the occupants of the home. Plug in types, per industry standards, should be placed near the gas appliances and in each bedroom at about 2-3 feet above the floor level for maximum protection as carbon monoxide is heavier than air.

Flue Chase

Functional Components

There is a functional chase that surrounds the chimney flue as it passes through the attic.

Fireblock

Informational Conditions

Interior fire brick is in good condition.

Glass Doors

Functional Components

The fireplace doors are functional.

Hearth

Functional Components

The hearth is in acceptable condition with no visible cracks or missing mortar.

Mantle

Functional Components

The fireplace mantle is in acceptable condition.

FAN

Minor Repairs

The fan is not responding which you may wish to have a specialist evaluate for any needed repairs. Fan did not come on only bussed

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper and/or PEX, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. In fact,

whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipe pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. You should consider purchasing a home warranty to cover any defects that may arise after the inspection that could not have been known or found during our inspection.

Potable Water Supply Pipes

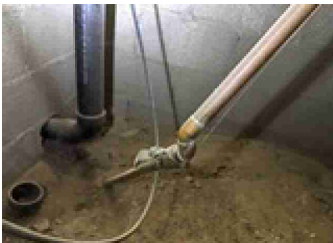
Water Main Shut-off Location

Functional Components

The main water shut-off valve is located at the front of the residence and at the cold water piping near the water heater.

Informational Conditions

The main water shut-off valves are located in the crawl space of the residence, at the meter located at the street and at the cold water piping near the water heater.



There is no apparent second or home owner shut-off valve within 18 inches of the city valve to facilitate an emergency shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key.



Pressure Regulators

Functional Components

Water pressure between 40 and 80 PSI is normal for adequate flow. Current water pressure is 65 PSI and all the faucets have functional flow.



Pipe Insulation

Functional Components

The potable water pipes appear to be adequately insulated in the crawl space.



Copper Water Pipes

Functional Components

The visible potable water lines are copper water pipes.

Winterizing hose bibs

Functional Components

The home water lines are equipped with winterizing / low point drains that are designed to passively drain the hot and cold water lines in the winter so that the pipes do not burst. It is recommended that you have the current owner demonstrate the proper method of winterizing the home.



Propane Tank

Size and location

Functional Components

The 150 gallon propane tank's location is on the side of the house. Tank is at 60%

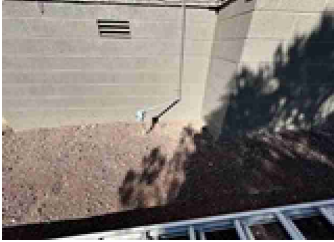


Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am

Gas shut off valves

Functional Components

The gas shut off valves are located next to the tank and the building.



Electric Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by a electric, 50 gallon heater that is located in a bedroom closet.



Common Observations

Functional Components

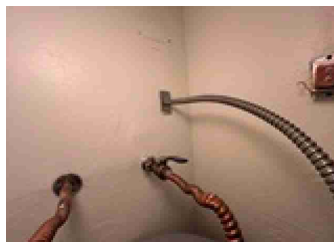
The water heater is functional, producing adequate degree of heated water.



Electrical Connections

Functional Components

The electrical wire connection to the water heater is wired safely.



Water Shut-Off Valve & Connectors

Functional Components

The shut-off valve and water connectors are functional.



Relief Valve & Discharge Pipe

Functional Components

The water heater is equipped with a mandated pressure-temperature relief valve which discharges to the exterior.



Drain Valve

Functional Components

The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe

Functional Components

The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.



General Comments

Informational Conditions

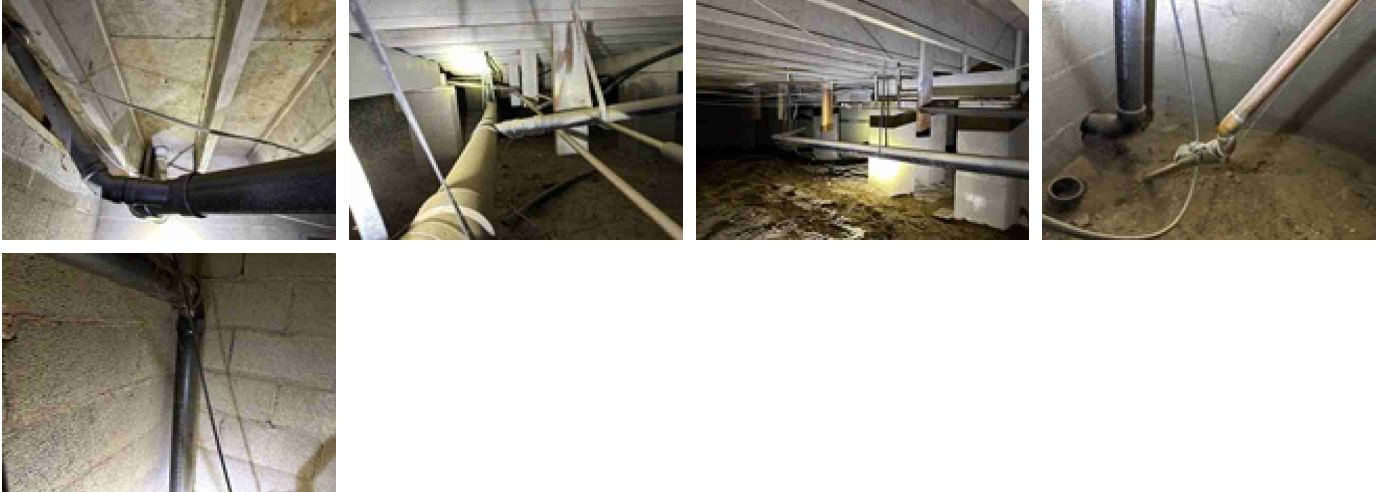
There are a wide variety of electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. For more information see http://www.asktooltalk.com/questions/faq/plumbing/water_heaters/index.php. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Waste & Drainage Systems

Drain Waste & Vent Pipes

Functional Components

Based on industry recommended water tests, the drainpipes are functional at this time.
The waste lines are properly supported in the crawl space.



Informational Conditions

The main drainpipe does not appear to have an exterior cleanout. Although one was never installed on the system plumbers commonly identify this as being a deficiency and recommend installing one. However, the main drainpipe can be accessed by removing a toilet, and at considerably less expense than that of installing a cleanout.

General Comments

Functional Components

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

Hose Bibs

Exterior hose bibs

Functional Components

The exterior hose bibs are anti freeze type bibs. During the winter time it is advisable to remove all hoses from the bibs to allow the bibs to properly drain and prevent freezing and breaking of the pipes.

Electrical

This section describes the inspection results for the electrical system and includes the service entrance cable/conduit, main electrical panel, sub-panels and interconnecting wiring. A visual inspection of these components is included for wear, function, rust, scorched insulation, proper breaker size, grounding wiring methods and ground fault circuit interrupter protection where applicable. The following are outside the scope of the electrical inspection: low voltage systems such as; cable, telephone, security systems, Malibu lighting, intercom systems, sound and video systems, timers and photoelectric sensors, buried or concealed components and breakers/ disconnect devices. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. However, we are generalists and not specialists and, therefore, any and all of the said defects need to be evaluated by a licensed electrician specialist for repairs, upgrades and/or replacement.

Main Panel

Service Entrance

Functional Components

The main electrical service entrance, mast weather head, and cleat are in acceptable condition. The wires are more than 12 feet above the ground as mandated.



Minor Repairs

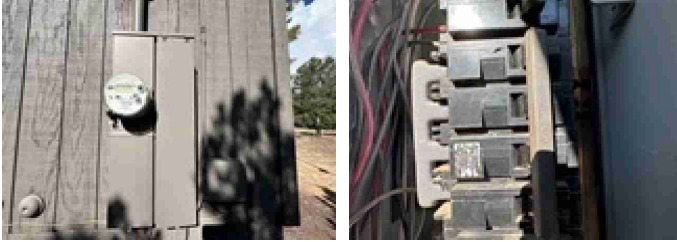
The electrical overhead service pole is missing the rubber boot on the roof jack which prevents moisture intrusion into the roof wood framing. I recommend sealing the pole with clear roofing silicone to prevent any water penetration into the attic space/eaves below.



Panel Size & Location

Functional Components

The building is served by a 200 amp, 240/120 volt panel, located in the rear.



Main Panel Observations

Informational Conditions

The main electrical panel is only partially labeled. For convenience I recommend labeling all the breakers with a sharpie pen.

The cover panel is marked but the lettering has faded making it difficult to read. I recommend reprinting the breakers with a sharpie.



Panel Cover Observations

Functional Components

The exterior panel cover is in acceptable condition.

Informational Conditions

The interior panel cover has missing screws which holds the panel in place.



Wiring Observations

Functional Components

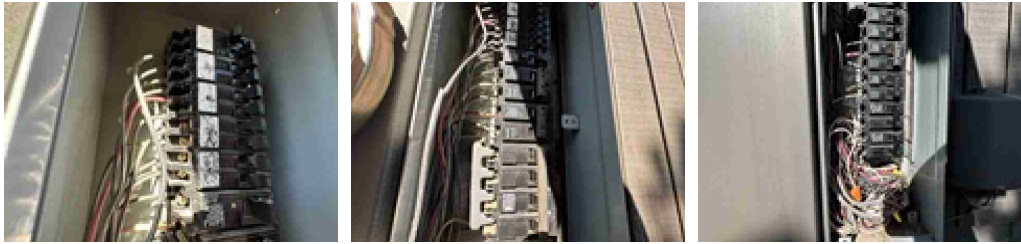
The visible portions of the wiring have no visible deficiencies.

Circuit Breakers

Functional Components

There are no visible deficiencies with the circuit breakers. The breakers appear to be in working condition.

There are no visible deficiencies with the circuit breakers - *Continued*



Grounding

Functional Components

The panel is grounded to a driven rod.

Exterior outlets

Components and Conditions Needing Service

A ground-fault protected outlet does not trip when tested and should be serviced. Next front door.



Interior outlets

Functional Components

The outlets tested are in working condition and include a ground-fault protection within six feet of a water source.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. You should also consider purchasing a home warranty to cover any defects that may arise after the inspection that could not have been known or found during our inspection.

HVAC Heat Pump Systems

Age & Location

Functional Components

Central heat and air-conditioning are provided by a heat pump, with an air handler located on the side of the house.



Common Observations

Functional Components

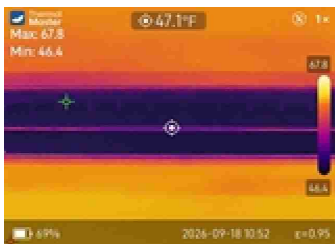
The heat pump system is functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.



Heat Pump & Air-Handler

Functional Components

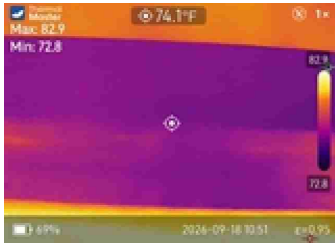
The heat pump responded in the cool and heat mode and is operating properly.



Minor Repairs

Central heat and air-conditioning are provided by a heat pump. It did not respond adequately to the request for cooling, and should be serviced. Downstairs

Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am



Return-Air Compartment

Functional Components

The return-air compartment is in acceptable condition. It's recommended to change the filter and vacuum the compartment regularly. If filters are not changed and the compartment not cleaned regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Condensate Drainpipe

Functional Components

The condensate drainpipe discharges correctly away from the unit and to the exterior.

Heat Pump Disconnect

Functional Components

The electrical disconnect at the condensing coil is functional.



Informational Conditions

The electrical connection to the heat pump has been made without a wire clamp to protect the wires from chaffing.

Components and Conditions Needing Service

Electrical conduit not well secured to the wall.



Refrigerant Lines

Functional Components

The refrigerant lines are in acceptable condition.

Thermostats

Informational Conditions

The unit is controlled by a remote.

Registers

Functional Components

The registers in general, are reasonably clean and functional. You may wish to have them periodically cleaned for improved air quality.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Living Space

Furniture

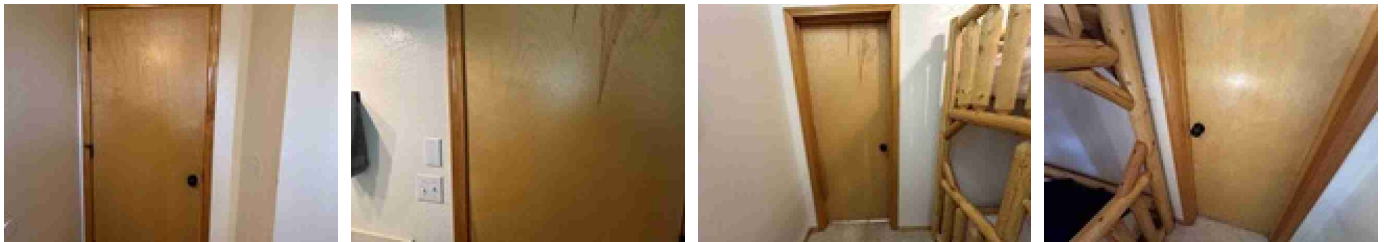
Functional Components

The building is furnished and, in accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. Due to the building being furnished, some floor and or wall defect might not have been seen.

Doors

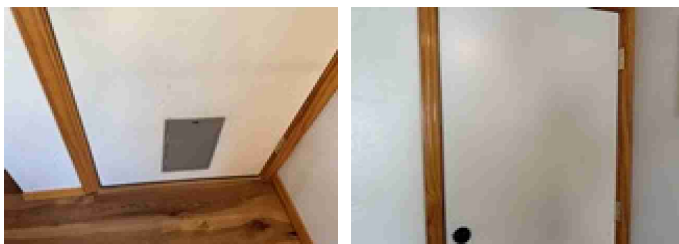
Functional Components

All interior doors open and close smoothly and are in functional condition.



Informational Conditions

There is an interior door that has been scratched by animals.



Flooring

Informational Conditions

The floor coverings have typical lived in cosmetic damage, which is typical for the it's age.



Minor Repairs

There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by foundation movement, cracking or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.



There are some deviations from plumb or level in the intermediate floor framing, which has little structural significance. You may wish to have the floor structure evaluated for possible re-leveling and or adding addition support structure.

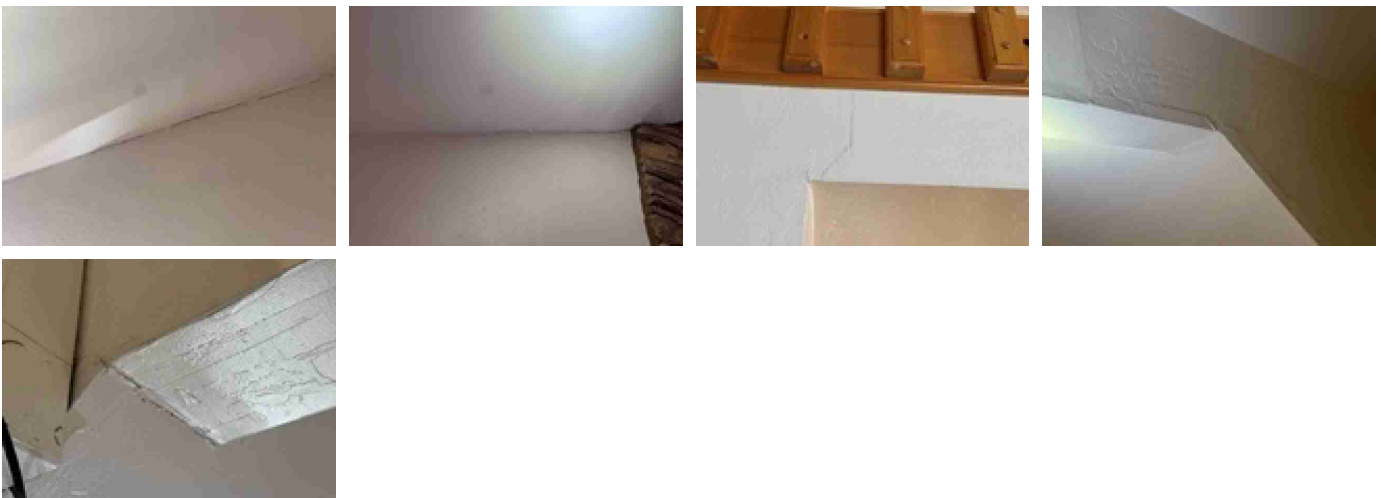
Walls & Ceiling

Functional Components

The walls and ceilings, in general, are in acceptable condition.

Informational Conditions

The walls and ceiling have typical cosmetic/lived in damage with minor settlement cracks and nail pops which is normal for it's age. I recommend that any cracks be sealed with paintable silicone caulking.



Smoke and CO2 detectors

Functional Components

All installed smoke detectors within reach are functional, each should be checked periodically for battery life. It's recommended to install detectors in every bedroom and main living space throughout the house. I also recommend installing new batteries and testing the units when you move in to ensure your safety and every six months thereafter. If the detectors are suspected to be older, I recommend replacing.

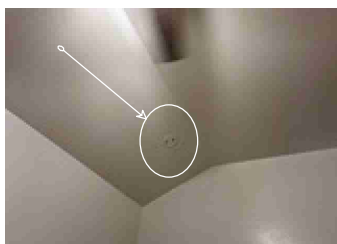


Informational Conditions

Since there are gas appliances within the home, I recommend installing carbon monoxide detectors to protect the occupants of the home. Plug in types, per industry standards, should be placed near the gas appliances and in each bedroom at about 2-3 feet above the floor level for maximum protection as carbon monoxide is heavier than air. Place it where you will see it every night before you go to bed so you can check the level. Symptoms of carbon monoxide poisoning are similar to the flu without fever: dizziness, nausea, fatigue, headache and irregular breathing. If you have these symptoms immediately open windows, shut down furnace and vacate the home. Have your furnace and other gas appliances professionally maintained every year. I recommend installing new batteries when you move in to ensure your safety. For further information see: <http://www.epa.gov/iaq/pubs/coftsht.html>

Minor Repairs

There have been a few smoke detectors removed from the mounts. I recommend re-installing the detectors for your family's protection. It's recommended to install detectors in every bedroom and main living space throughout the house.



Closets

Functional Components

The closets, in general, are in acceptable condition.

Lights

Functional Components

All installed interior lights are functional.
All tested ceiling fans are in working condition.

All tested ceiling fans are working - *Continued*



Informational Conditions

There is a light switch cover plate cracked. Upstairs master bedroom.



Outlets

Functional Components

The outlets which were tested were functional.



Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, any older appliance may well exhibit decreased efficiency and may or will fail at any time. You should consider purchasing a home warranty to cover any defects that may arise after the inspection that could not have been known or found during our inspection.

Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. This section describes the inspection results for the kitchen components to include the cabinets, countertops, sink, disposal, dishwasher, range/cook top, built-in microwave, exhaust fan/hood, electrical receptacles and built-in refrigerator.

Kitchen

Sink & Countertop

Functional Components

The sink and countertops, in general, are functional.

Informational Conditions

The counter top has typical cosmetic damage, which would not necessarily need to be serviced.



Cabinets

Functional Components

The solid cabinets are functional, and do not have any significant damage. There was no visible water damage under the sink. All drawers and doors open and close smoothly.

Informational Conditions

The cabinets have typical, cosmetic lived-in damage which is normal for it's age.



Valves & Connectors

Functional Components

The valves and connectors below the sink are functional. No signs of past leaks or active leaks were found at the time of the inspection. However, because they are not in daily use they typically become stiff or frozen.

Faucet

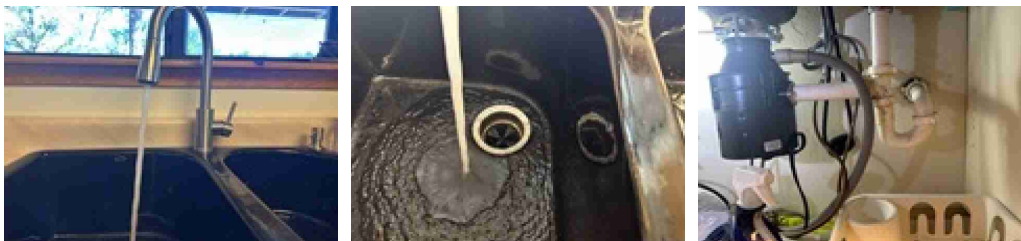
Functional Components

The sink faucet is functional.

Trap and Drain

Functional Components

The trap and drain remove water smoothly.



Garbage Disposal

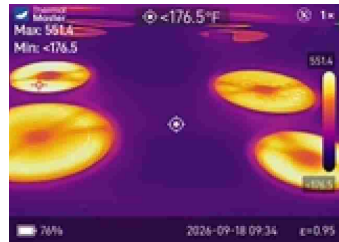
Functional Components

The garbage disposal is functional.

Electric Range

Functional Components

The electric range is in working condition. All burners and the oven heat to set temperatures.



Exhaust Fan or Downdraft

Functional Components

The exhaust fan or downdraft is functional.

Informational Conditions

The exhaust fan's light did not respond to the switch and may need a new light bulb or a qualified serviceman to evaluate the wiring.

Dishwasher

Functional Components

The dishwasher ran appropriately through all cycles of it's operation.



Refrigerator

Functional Components

The refrigerator is functional with appropriate temperature in each compartment.



Built-in Microwave

Functional Components

The microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am

The built-in microwave is functional - *Continued*



Lights

Functional Components

The overhead light is functional.



Outlets

Functional Components

All kitchen outlets are in functional condition and include GFCI protection within six feet of the sink. GFCI receptacles provide superior shock protection compared to non-protected receptacles. Non-GFCI outlets can be up-graded to GFCI for improved protection. GFCI should be tested monthly to verify proper operation.

Dual-Glazed Windows

Functional Components

The window is functional.



Walls & Ceiling

Functional Components

The walls and ceiling are in acceptable condition with no visible cracks or water stains.

Doors

Functional Components

The door is functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving the stair treads, handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

Functional Components

The floor has no significant defects. Each tread and riser are equally spaced.



Handrails & Guardrails

Functional Components

Handrails and guardrails are in acceptable condition.



Lights

Functional Components

The lights are functional with a switch at the top and bottom of the stairs.

Bathrooms

This section describes the inspection results for the bathroom sinks, cabinets, countertops, electrical receptacles, tub, shower, toilet and ventilation. Fixtures are operated for a short time period to determine water flow, drainage and leakage. Some adverse conditions may not be identified during this short period of operation. Shut off valves are not operated due to their high potential for leakage and or failure.

Main Hall Bathroom

Size and Location

Functional Components

This bathroom is a full bathroom.

This bathroom is a full bathroom - *Continued*



Cabinets

Functional Components

The cabinets are in acceptable condition. No water stains or damage was found.

The cabinets have typical, cosmetic damage which is normal for it's age.

Informational Conditions

The floor of the sink cabinet is functional but stained, which you may wish to see for yourself.

Sink Countertop

Functional Components

The sink and countertop are functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components

The sink and its components are present. However, because they are not in daily use they typically become stiff or frozen.



Tub

Functional Components

The tub is functional and in good condition.



Stall Shower

Functional Components

The stall shower is functional. The surround will need to be re-caulked annually as preventative maintenance, in order to maintain a water tight seal.

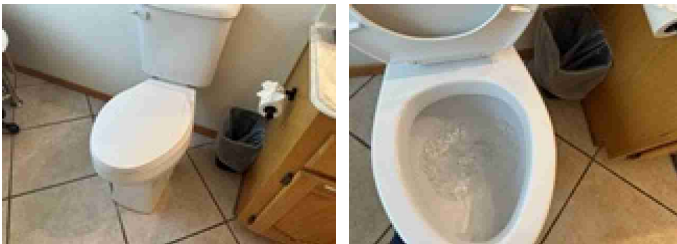
The stall shower is functional - *Continued*



Toilet & Bidet

Functional Components

The toilet is functional, has no visible cracks and is tightly secured to the floor with no evidence of leaking.



Exhaust Fan

Informational Conditions

Although there is an openable window, there is no bathroom exhaust fan for ventilation. Additional moisture prevention is recommended by installing an exhaust fan which extends to the exterior of the gabled side of the house.

Lights

Functional Components

The lights are functional.

Outlets

Functional Components

The outlets are functional and include ground-fault protection.

Ceiling Heater

Functional Components

The ceiling heater is functional. To operate efficiently the heater needs to be kept clean.



Doors

Functional Components

The door is functional.

Flooring

Informational Conditions

The tile flooring has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition with no visible cracks or water stains.

Dual-Glazed Windows

Functional Components

The window is functional.

1st Guest Bathroom

Size and Location

Functional Components

This bathroom is a full bathroom. Upstairs

Sink Countertop

Functional Components

The pedestal sink is secure to the wall and in good condition.



Sink Faucet Valves & Connectors Trap & Drain

Functional Components

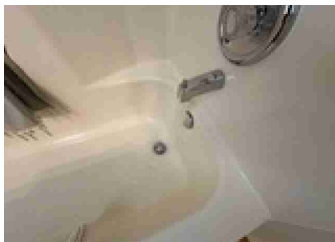
The sink and its components are present. However, because they are not in daily use they typically become stiff or frozen.



Tub-Shower

Functional Components

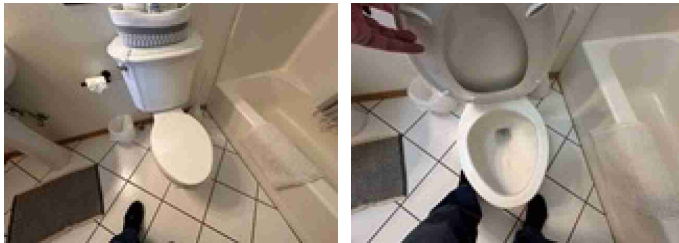
The tub/shower is functional. The shower tub surround will need to be re-caulked annually as preventative maintenance, in order to maintain a water tight seal.



Toilet & Bidet

Functional Components

The toilet is functional, has no visible cracks and is tightly secured to the floor with no evidence of leaking.



Exhaust Fan

Informational Conditions

Although there is an openable window, there is no bathroom exhaust fan for ventilation. Additional moisture prevention is recommended by installing a exhaust fan which extends to the exterior of the gabled side of the house.

Lights

Functional Components

The lights are functional.

Outlets

Functional Components

The outlets are functional and include ground-fault protection.

Ceiling Heater

Functional Components

The ceiling heater is functional. To operate efficiently the heater needs to be kept clean.

Doors

Functional Components

The door is functional.

Flooring

Informational Conditions

The tile flooring has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition with no visible cracks or water stains.

Dual-Glazed Windows

Functional Components

The window is functional.

Laundry

This section describes the inspection results for the laundry room/area to include the washing machine hookups, tub/sink, dryer venting, electrical receptacles, room ventilation and gas hookups. You should consider purchasing a home warranty to cover any defects that may arise after the inspection that could not have been known or found during our inspection.

Laundry Room

Appliances

Functional Components

Both the washer and dryer were tested and found to be in working condition. The washer and dryer ran appropriately through all cycles of their operation.



Cabinets

Functional Components

The cabinets are functional.



Trap & Drain

Functional Components

The trap and drain removes water smoothly.

Valves & Connectors

Functional Components

The water valves and connectors are present. However, because they are not in daily use they typically become stiff or frozen.

220 Volt Receptacle

Functional Components

The home is equipped for a 220 volt dryer.

Dryer Vent

Functional Components

The dryer vent extends appropriately to the exterior of the home. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect. As preventative maintenance they should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.



Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am

Lights

Functional Components

The lights are functional.



Outlets

Functional Components

The outlets that were tested are functional.

Doors

Functional Components

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Inspection Address: 1932 Aspen Ln, Overgaard, AZ 85933
Inspection Date/Time: 9/18/2026 9:00 am to

INDEX

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
Stuctural	4
Overall Condition	4
Site & Other Observations	4
Grading & Drainage	6
House Wall Finish	7
Exterior Components	8
Exterior	14
Concrete and hard surfaces	14
Structural Elements	14
Crawl space	15
Roof	17
Metal Roof	17
Chimney	18
Living Room Chimney	19
Plumbing	20
Potable Water Supply Pipes	21
Propane Tank	22
Electric Water Heaters	23
Waste & Drainage Systems	25
Hose Bibs	26
Electrical	26
Main Panel	26
Heat-A/C	28
HVAC Heat Pump Systems	29
Living	31
Living Space	31
Kitchen	34
Kitchen	35
Stairs	38
Main Stairs	38
Bathrooms	38
Main Hall Bathroom	38
1st Guest Bathroom	41
Laundry	42
Laundry Room	43
ATTACHMENTS	