Confidential - Property Inspection Report - Confidential



50017 N Eagle View Drive, Aguila, AZ 85320
Inspection prepared for: Robert Granholm
Real Estate Agent: -

Date of Inspection: 10/24/2026

Inspector: Brian Cook
License # 60892
17750 W Buckhorn Drive, Peeples Valley, AZ 86332
Phone: 623.533.0823
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THIS IS A SAMPLE CONTRACT OF WHAT YOU AGREED AND SIGNED PRIOR TO THE INSPECTION AND REPORT DELIVERY.

TERMS AND CONDITIONS
THIS CONTRACT LIMITS LIABILITY

Robert Granholm

It is agreed by all that this inspection is to be performed according to the following terms and conditions:
LIMITING CONDITIONS: THIS INSPECTION IS INTENDED FOR THE PRESENT PHYSICAL CONDITION OF THE STRUCTURE. THIS REPORT EXPRESSLY EXCLUDES ANY AREAS WHICH ARE INACCESSIBLE OR WHICH ARE UNABLE TO BE SEEN BY THE INSPECTOR. THIS INSPECTION IS DESIGNED TO IDENTIFY AND DISCLOSE TO THE CLIENT CONDITIONS OF THE MAJOR SYSTEMS AS THE CONDITION EXIST AT THE TIME OF THE INSPECTION. THE INSPECTION IS BASED ON A PRIMARILY VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PREMISES. THE INSPECTOR IS NOT A CERTIFIED CONTRACTOR AND TAKES NO RESPONSIBILITY OR LIABILITY FOR JUDGMENT IN VIEWING MECHANICAL SYSTEMS OF THIS DWELLING, UNLESS OTHERWISE STATED IN THE BODY OF THIS REPORT. UNLESS OTHERWISE INDICATED THIS INSPECTION EXPRESSLY DOES NOT INCLUDE ANY ANALYSIS OF THE STRUCTURAL INTEGRITY OF THE DWELLING. THIS INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE. IT SHALL NOT BE CONSTRUED TO WARRANT OR GUARANTEE THE ADEQUACY OF PERFORMANCE OF THE STRUCTURES SYSTEM OR THEIR COMPONENT PARTS IN THE DWELLING.

THE COMPONENTS FOR INSPECTION. PROCEDURES FOR EVALUATION AND SPECIAL SITUATIONS ARE SET FORTH IN THE STANDARDS OF PRACTICE FOR THE STATE OF ARIZONA HOME INSPECTORS. ADOPTED BY AZ ASHI 10/27/2023.

IT IS UNDERSTOOD THAT SPRIG RESIDENTIAL INSPECTION LLC IS NOT AN INSURER OF THE CONDITIONS FOUND IN THE PREMISES: THAT ANY SUMS PAYABLE HEREUNDER TO THE CUSTOMER BY SPRIG RESIDENTIAL INSPECTIONS LLC, ARE BASED UPON THE VALUE OF SERVICES OFFERED AND THE SCOPE OF LIABILITY UNDERTAKEN AND SUCH SUMS ARE NOT RELATED TO THE VALUE OF PROPERTY INSPECTED NOR RELATED TO COST OF REPAIR. THE CLIENT AGREES THAT SPRIG RESIDENTIAL INSPECTIONS LLC SHALL NOT BE LIABLE FOR ANY OF THE CLIENT'S LOSSES OR DAMAGES. IRRESPECTIVE OF ORIGIN TO PERSON OR TO PROPERTY WHETHER DIRECTLY OR INDIRECTLY CAUSED BY PERFORMANCE OR NON-PERFORMANCE OF OBLIGATIONS IMPOSED BY THIS CONTRACT OR BY NEGLIGENT ACTS OR ADMISSIONS OF SPRIG RESIDENTIAL INSPECTIONS LLC ITS AGENTS OR EMPLOYEES. THE CLIENT DOES HEREBY WAIVE AND RELEASE ANY RIGHTS OF RECOVERY AGAINST RESIDENTIAL INSPECTIONS LLC THAT IT MAY HAVE HEREUNDER. IT IS AGREED THAT IF SPRIG RESIDENTIAL INSPECTIONS LLC SHOULD BE FOUND LIABLE FOR ANY LOSSES OR DAMAGES ATTRIBUTABLE TO A FAILURE OF SERVICES IN ANY RESPECT ITS LIABILITY SHALL BE LIMITED TO A SUM OF THE VALUE OF THE INSPECTION PERFORMED TODAY DIVIDED BY THE INSPECTED SYSTEMS AND COMPONENTS INSPECTED.

THE CLIENT MAY OBTAIN A GREATER LIMITATION OF LIABILITY IF DESIRED BY PAYMENT OF AN INCREASED ANNUAL RATE WHICH SHALL BE NEGOTIATED BETWEEN THE CLIENT AND SPRIG RESIDENTIAL INSPECTIONS LLC UPON THE REQUEST OF THE CLIENT IN WRITING.
FOR A COPY OR REVIEW OF THE STANDARDS OF PROFESSIONAL PRACTICE FOR ARIZONA HOME INSPECTORS GO TO THIS INTERNET ADDRESS:http://www.btr.state.az.us AND CLICK ON MINIMUM STANDARDS FOR HOME INSPECTORS. SPRIG RESIDENTIAL INSPECTIONS LLC DOES NOT INSPECT FOR PEST OR TEST FOR MOLD OR MILDEW.

THIS INSPECTION WAS PERFORMED BY: BRIAN M COOK LICENCE # 60892
INSPECTION FEE: $ 550.00

Conventions and Terms Used in this Report

USE OF PHOTOS: Your report may include photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the possible condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN/BLACK colored text: Denotes general descriptive type/comment, name or type of the systems and components installed at the property.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home if the inspector so decides to note on the report. These include comments of deficiencies which are estimated to be less than $1000.00 to fix, repair or replace. Comments here may be just recommendations, routine maintenance, tips, and other relevant resource information. Not all conditions are necessary for this report but are merely additional observation and information by the inspector of the system or component.

RED colored text: Denotes a brief comment of a system or component that the inspector believes to be in need of a immediate major repair or conditions which need relatively quick attention, repair, or replacement by a qualified licensed professional. These comments may also be duplicated in the Report Summary page(s).

COMMONLY USED TERMS and KEY TO RATINGS:

SVCBL/SERVICEABLE: A system or component that was visually inspected and/or tested and was found to be serving its intended function at the time of inspection with no immediate major apparent deficiencies.

NON SVCBL/ NON SERVICEABLE: A system or component that was visually inspector or tested and it was NOT serving its intended purpose at the time of this inspection. (major deficiencies)

Major deficiency/Immediate major repair: Any item that the inspector estimates or believes to exceed $1000.00 or more to fix, repair or be replaced by a qualified licensed professional. Or worsen appreciably, cause further damage or be a serious hazard to health and/or be a safety issue.

N/A-Non applicable: Does not exist or was not part of this inspection.

Unable to verify: Unable to visually see or inspect accurately and report on. Systems and components that I can not verify I recommend a qualified licensed professional to verify.

Unable to access: Unable to access safely without possible injury or violation of ASHI standards and /or Sprig Residential Inspections LLC.

Satisfactory condition: Items, systems and components that I found to be serviceable.

Inspection and Site Details

1. Attending Inspection

Client present

2. Residence Type/Style

Manufactured Home

3. Garage or carport

No Garage

4. Direction of the property entrance faces

East

5. Dwelling

2 Bedrooms • 2 Bathrooms • Living Room • Dining Room • Kitchen

6. Approximate Year Built

1979

7. Approximate Square Footage

1000-1500

8. Occupancy

Occupied - Furnished/some areas were restricted

9. Weather Conditions

Sunny • Dry • Temperature at the time of inspection approximately • 75 F

10. Time of inspection

Start time: 1:30 PM

11. Limitations

Limitations:
GENERAL LIMITATIONS AND EXCLUSIONS
General limitations:
Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.
These Standards are applicable to completed buildings with as a single-family dwelling, along with their garages and/or carports, and individual dwelling units in a multi-unit building.
General exclusions:
A. Inspectors are NOT required to report on:
1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable codes or regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any component or system which was not observed.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently installed.
11. property boundary lines or encroachments.
12. product recalls or conformance with manufacturers' installation instructions.
13. the insurability of the property.
B. Inspectors are NOT required to:
1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. operate any system or component which is shut down or otherwise inoperable.
5. operate any system or component which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. determine the presence or absence of any suspected environmental hazards including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, electromagnetic fields, hazardous waste, contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict life expectancy, future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.
12. determine the age of the structure, or component of a building, or differentiate between original construction, and subsequent additions, improvements, replacements or renovations.
13. observe any system, component or any non-primary function that is not included in the Standards.
14. I recommend upgrading all systems and components to ASHI/Arizona

10/27/2023 standards.
If access to any systems and/or components that I would normally inspect were restricted or blocked at the time of inspection by furniture, personal belongings, plants, vegetation or other such items they will be excluded from this inspection and report. This inspection is primarily a visual inspection. See A.S.H.I. standards of practice for details.

Exterior

1. Method used to inspect the roof and penetrations

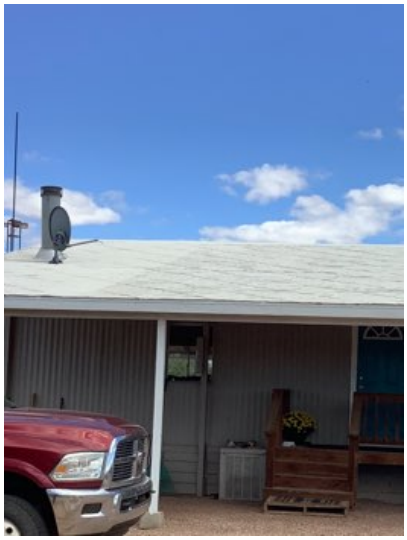
Method of inspection: I viewed the roof from the ground with the aid of binoculars.

2. Roof Material Coverings

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Asphalt shingles
Conditions: Some of the shingles appeared to be at the end of there useful life. I recommend budgeting for replacement.





3. Flashings, Penetrations, Skylights, Chimney

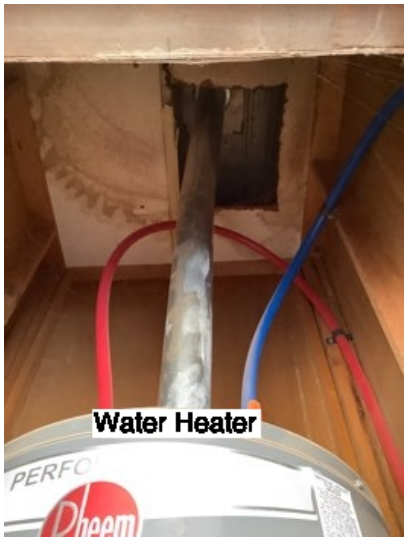
Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: The visual portions were satisfactory. Some areas are concealed by the roof coverings or concealed with in the structure. I did not observe any current signs of water penetration through the visible areas.

4. Evidence of leaking

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: Signs of old prior leaks observed. I was unable to verify if there were any active leaks at the time of this inspection.





5. Wall Cladding Observation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Wood • Aluminum
Condition: Damaged areas observed.





6. Facia, Eaves, Soffits

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: Faded and flaking paint observed.

7. Flashing and Trim

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: The trim appeared satisfactory. I was unable to inspect the wall flashing because it is concealed.

8. Roof Drainage System

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

9. Vegetation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: I did not observe any visible adverse impacts on the structure from the vegetation that was near the property.

10. Entryway Doors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: All entryway doors from the exterior to interior were satisfactory. All entry way doors had at least one working lock.

11. Overhead Door and Hardware

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

12. Garage Door Opener

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

13. Decks, Balconies and Steps

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: The deck did not appear to be secured to the home.



14. Porch, Areaway, Railings

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: Loose railing(s) observed.

15. Grading and Drainage

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: The drainage around the property is generally flat. Positive drainage away from the property is recommended.

16. Patio, Walks, Driveway

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: I recommend having the trip hazard(s) corrected for your safety.



17. Retaining Walls

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

18. Irrigation System

Irrigation systems are excluded from my inspection and report. Be sure to ask the current owner for information about the irrigation system and timer if one exist.

19. Limitations of Exterior Inspection

Limitation: According to the ASHI standards of practice. The inspector is not required to inspect: Fences, storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Safety glazing, garage door operator remote control transmitters, geological condition, soil condition, recreational facilities, out buildings other than garages and car ports. If a garage or carport has personal belongings stored in it. This makes it impossible for the inspector to verify every system and component in the garage.

Structure

1. Under Floor Crawl Space

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Observation: No visual on Hurricane Straps
Partially accessed. I viewed the crawlspace through the crawlspace access door.
Conditions: Area was restricted, low beams.

2. Foundation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Factory built steel frames resting on concrete blocks.

3. Wall Structure

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
			✓	

Type: Unknown
Conditions: This inspection is limited. I was unable to visually see inside the walls and inspect the structural components of this system.

4. Columns

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Wood
Conditions: Damaged areas and substandard construction observed.





5. Floor Structure

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Unknown
Conditions: Repaired area(s) observed.

6. Roofs/Ceiling Structure

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
			✓	

Type: Sealed area
Conditions: See column section for non serviceable.

7. Limitations of Structure Inspection

Limitation: The Structural inspection is limited to what I can visually see. Access to all of the areas was not possible because the area was restricted.

Interior

1. Walls, Ceilings, Floors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: Damaged area(s) observed.

2. Steps and Stairways

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

3. Interior Balconies and Railings

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

4. Counters and Cabinets

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: The accessible visible areas of the counters and cabinetry were satisfactory.

5. Ceiling Fans

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Operational by wall switches and pull cords.
Conditions: The over all conditions and operations were satisfactory.

6. Interior Doors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: All the doors I inspected were operational and in satisfactory condition.

7. Windows

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: Multiple windows in the dining room and living room were sealed.

8. Signs of Leaks or abnormal condensation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: There were signs of old prior leaks. I was unable to verify if there were any current leaks.

9. Fire Separation Walls and Ceilings

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

10. Fire Separation Doors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

11. Smoke Detectors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Test method: Smoke detectors observed.
Conditions: I recommend always using interconnect type smoke detectors that are in sync and changing there back up batteries once a year.

12. Carbon Monoxide Alarms

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Materials: Carbon Monoxide Alarm
Observations: I did not observe a Carbon Monoxide Alarm, I recommend having them installed for your safety.

13. Limitations of Interiors Inspection

Limitations: Systems and components that were blocked by furniture, personal belongings or other safety factors at the time of inspection are not possible for inspection. The test button on smoke detectors only confirms that the battery, electronics and alert system are working; it does not verify that the smoke sensor is working. The only way to test this is with “canned smoke.” If you feel you need a further evaluation of your smoke detectors. I recommend calling a qualified licensed professional who specializes in smoke detectors.

Heating and Air Conditioning

1. Air Filter(s)

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Disposable
Conditions: I recommend using disposable filters and change them every month during high use months. If HVAC manufactures require washable, electronic filters or any other type, always go with manufacture recommendations.
Dirty

2. Thermostat(s)

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Analog-non programmable type • Location Zone #1 • Hallway
Conditions: A wall switch must be in the on position for the furnace/air handler to work.



3. Cooling System

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: I did not observe a central cooling system for this property.

4. Heating Equipment

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Unit #1 • Gas
Conditions: The heating system(s) differential between the air return and the vent closest to the heating system was greater then 20 degree Fahrenheit during the test. This is believed by industry standards to be considered a satisfactory condition.

5. Gas Heater-Chimneys/Flues/Vent

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Observation: I observed the visible sections of the chimney(s) and flue(s) and found these components to be in satisfactory condition.
Observation: There appears to be enough combustion ventilation in the area.
Conditions: The exhaust flue appeared to be installed incorrectly.





6. Automatic Safety Controls

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Safety controls Gas: Safety switch(s)no visual
Conditions: The safety device(s) were observed and the visible condition appeared to be satisfactory.

7. Solid Fuel Heating Devices

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Wood burning
Damper: Manual operation
Conditions: I recommend that all solid fuel burning fireplaces and chimneys be cleaned and/or further examined by a qualified licensed professional before use for your safety.
The doors are off their track and are not in use, interior damage observed.





8. Gas Fireplace/Damper

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

9. Cooling Presence in every room

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: There was not a cooling source presence in every room.

10. Heating Presence in every room

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: There was a heating source vent presence in every room.

11. Distribution System

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Ducts with air handler and blower motor
Conditions: Ducts laying on the ground observed.

12. Limitations of Heating and Air Conditioning Inspection

Limitations: A.S.H.I and/or the State of Arizona standards of practice does not require a home inspector to operate the heating and/or cooling systems when the weather conditions or other circumstances may cause equipment damage. Inspectors are not required to operate or inspect anything other then central HVAC systems. Also the inspector is not required to operate automatic safety controls, ignite or extinguish solid fuel fires, observe the interior of flues, fireplace insert flue connections, humidifiers, electric air filters, the uniformity or adequacy of a heating/cooling supply to the various rooms.

Electrical

1. Service Type

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Underground

2. Service Conductor

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: I was unable to verify the cable size of your service conductors because I was unable to visually see the labels on the cable(s).

3. Service Amperage/Voltage

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Appears to be 125 amp
Conditions: I was unable to verify your service amperage because I was unable to visually see the labels on the cables of your service conductors.

4. Service Ground

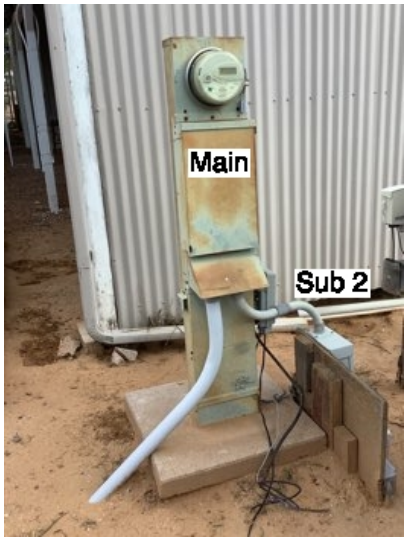
Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Location: West side of the house connected to the water supply line. • I observed a bonding wire in the panel.
Conditions: I visually observed a grounding wire for the electrical service and it appeared to be satisfactory.

5. Main and Distribution Panels

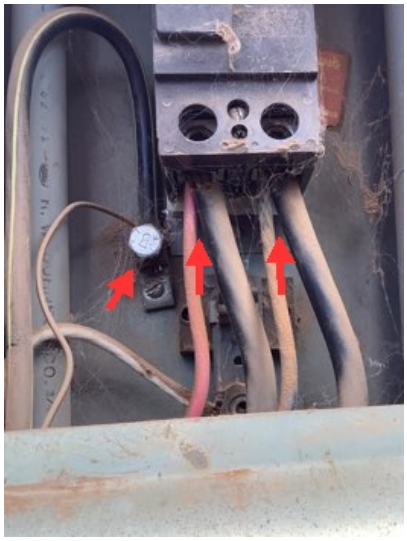
Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

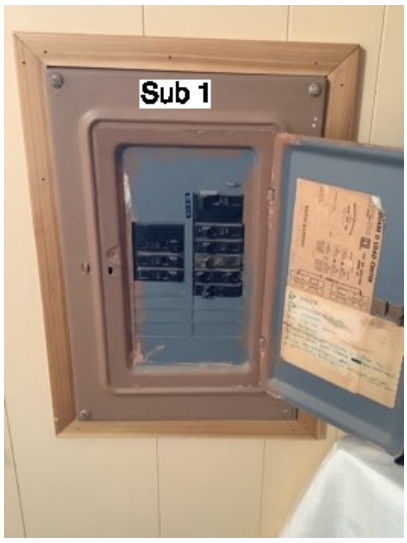
Main Panel Location: West side exterior
Sub Panel Location(s): Sub Panel 1 • Bedroom • Sub Panel 2 • Exterior West
Conditions: In the main panel, I observed multiple wire connections on the main breaker single lug connectors. Sub panel 1, I observed non stranded aluminum wire. Sub panel 2 and its receptacles should be mounted off the ground, sub panels neutral and ground wires should be on their own bus bars, green wires used for hot should be wrapped in black tape, flex style conduit should not be used for burial branch wires.

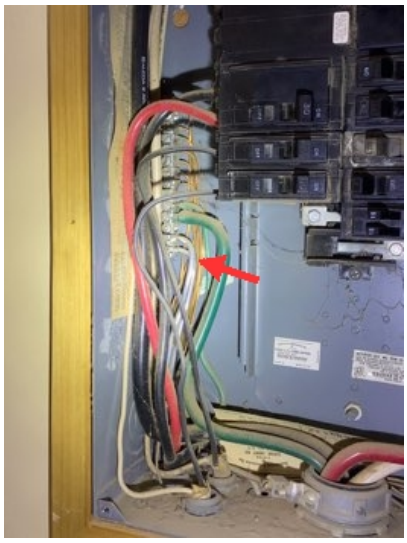









Sub 1




Sub 2







6. Overcurrent Protection Devices

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Breakers
Conditions: I am unable to verify your overcurrent protections devices and there capability because I am not permitted to do so. I recommend upgrading to AFCI where applicable.

7. Breaker and Wire Compatibility

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Compatibility: The breaker to wire compatibility appeared to be correct at the time of this inspection. I did not observe any over or undersized breaker to wire size.
Conditions: I could not verify all of the breaker to wire size compatibility because the labels on the wires were unreadable.

8. Branch Circuit Conductors

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Copper • Aluminum
Conditions: I was unable to verify all of the branch circuit conductors because some of the conductors are concealed in the electrical box and the labels were unreadable.

9. Aluminum Branch Circuit Wiring

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Non stranded aluminum wire
Conditions: Non stranded aluminum wire was observed in sub panel 2. I recommend a further evaluation of this system.

10. Lights and Switches

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Manual
Conditions: All the lights and switches that I could visually see and operate worked correctly unless noted in this report.

11. Receptacles

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Test method: I tested a representative number of the outlets that I could visually see and get access to for open ground, open neutral, open hot and reversed polarity. All tested receptacles were serviceable unless noted otherwise in this report.
Conditions: I observed missing cover(s)

12. GFCI

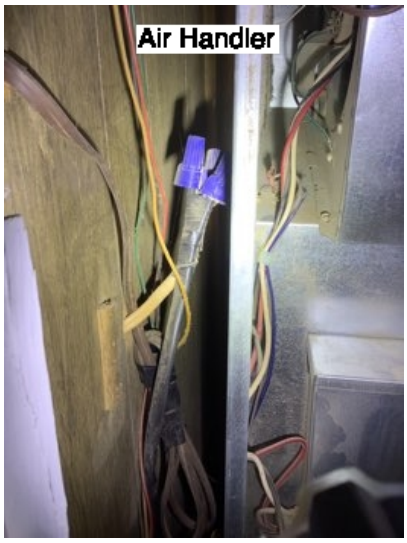
Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

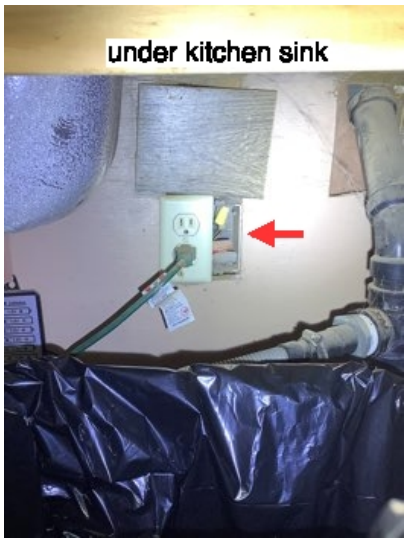
Conditions: The GFCI receptacles in the following areas were not working correctly
Exterior
Kitchen area
Bathrooms

13. Other

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Exposed nonmetallic cable, Open junction box
Conditions: All Nonmetallic cables should be ran through approved safe materials.
All open junction boxes should have covers installed.





14. Limitations

Limitations: A.S.H.I and/or the State of Arizona standards of practice does not require a home inspector to insert any tool, probe or testing device inside the panel. Test or operate any overcurrent device except ground fault interrupters. Dismantle any electrical device or control other then to remove covers of the main and auxiliary distribution panels. Inspectors are not required to observe low voltage systems, telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical system.

Plumbing

1. Main Water Shut Off

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
			✓	

Location: West side
Conditions: Located on the west side of the property in the meter box.

2. Main Gas Shut Off

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Location: West side of house
Observations: This was a visual inspection only. I did not operate the main shut off valve.



3. Water Pressure

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Test location(s): Exterior spigot(s).
Conditions: Pressure between 40psi-80psi is believed by industry standards to be a satisfactory condition. Your pressure at the time of the inspection was 50 psi.

4. Cross Connections

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: I did not observe a high loop between the dishwasher and the sinks drain. There was at least one anti-siphon device (back flow preventer) missing on an exterior spigot.

5. Main Sewer Clean Out

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Observations: The location of your main sewer clean out is on the West side of the property.

6. Interior Supply and Distribution Piping

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Interior Supply: Galvanized
Distribution Piping: Galvanized, Wirsbo Aquapex
Conditions: Damaged line observed.

7. Insulation and Supports

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: Loose water line(s) observed.

8. Fixtures and Faucets

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: All accessible tested fixtures and faucets were satisfactory unless noted in this report.

9. Functional Flow

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Test method: I observed a reasonable amount of water flow at the highest fixture inside this property while another fixture was operated simultaneously.
Conditions: I did not observe any major water flow loss during this test.

10. Water Supply Leaks

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: There were no current visual signs or evidence of water supply leaks found during this inspection.

11. Waste and Vent Piping System

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: ABS/plastic
Conditions: The kitchen drain line runs uphill.





12. Waste Drain Leaks

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Observations: I did not observe any signs of waste drain leaks at the time of this inspection.

13. Functional Waste Drainage

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Test method: I flushed every accessible toilet, filled and drained every accessible fixture and observed the functional waste drainage.
Observations: I did not observe any unusual waste drainage concerns or major deficiencies.

14. Water Heating Equipment

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Gas • Gallon capacity • 40
Operating Controls: Manual temperature controls/operational
Conditions: Warm flowing water observed.
I observed the following conditions,
No catch pan underneath the tank.

15. TPR Valve and Thermocouple

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Safety Device: TPR Valve
Safety Device Gas: Thermocouple
Conditions: I recommend having your water heater drained at least once a year to try and extend its life. I recommend testing the TPR valve several times a year. If it does not operate correctly, I recommend calling a qualified licensed plumber to further evaluate this system. The presence of a TPR valve was observed and the visible condition appeared satisfactory. The visible condition of the thermocouple appeared satisfactory.
I observed the following conditions
the TPR valve drain line does not terminate to an approved location.

16. Gas Water Heater Flues and Vents

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Flue Type: Single wall. The section that passes through the ceiling appears to be double walled.
Ventilation: Two vents are installed in the area of the gas water heater.
Condtions: The flue is not secured to the tank.

17. Fuel Storage and Fuel Distribution System and Supports

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

18. Sump Pump

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

19. Limitations of Plumbing Inspection

Limitations: A.S.H.I and/or the State of Arizona standards of practice does not require a home inspector to state the effectiveness the adequacy of anti-siphon devices or high loops. Determine whether water supply and waste disposal systems are public or private. Operate automatic safety controls. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Or observe water conditioning system, fire, lawn sprinkler systems, on site water supply quantity or quality. On site waste disposal systems, foundation irrigation systems. Jetted tubs, except as to functional flow and drainage.

Appliances

1. Washer and Dryer Capability

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Washer: Two water lines, a drain, isolation valves and electrical receptacle for service were observed.
Dryer: 220 Electric
Observations: I did not operated or test the washer or dryer. See limitations.

2. Dishwasher

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: I operated the dishwasher while empty. I did not observe any visual leaks or abnormal sounds at the time of this inspection.

3. Oven/Range

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Gas
Conditions: Operational. I could not verify the isolation valve for the gas oven and range because I am not permitted to move appliances. This should be located near all gas appliances.

4. Microwave

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Built in
Conditions: I tested the microwave with an InterNACHI LED Microwave Oven Tester and a cup of water. There were no signs of microwave leaks. The cup of water increased temperature during the test.

5. Disposal

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
				✓

6. Refrigerator/Freezer

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Conditions: Refrigerator temperature at the time of this inspection: 37 F
Freezer temperature at the time of this inspection: 5 F
I recommend having your coils cleaned several times a year. Keeping clean coils helps reduce higher utility bills and may extend the life expectancy of your refrigerator/freezer.

7. Limitations of Appliances Inspection

Limitation: My primarily visual inspection of these systems and/or components does not guarantee or warranty any such items that I have inspected or reported on. These systems and components are only tested under normal momentarily use at the time of this inspection. The inspector also does not guarantee that all these systems and components will be part of the sale of this property. Some appliances are considered "chattle" such as washer and dryers and may or may not be sold with the property. Washer and Dryers are not part of this inspection. Washer and Dryer capability in a dwelling unit are.

Insulaton and Ventilation

1. Attic Access

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
			✓	

Observation method: Area was sealed.

2. Insulation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Conditions: Disturbed insulation was observed.

3. Vapor Retarder

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Type: Black felt paper was observed.

4. Attic Ventilation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Soffit
Condittion: There appears to be enough vents to properly ventilate this attic.

5. Under Floor Crawl Space Ventilation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Conditions: There appears to be enough vents to properly ventilate the crawl space.

6. Bathroom Ventilation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
✓				

Type: Window for ventilation

7. Kitchen Ventilation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
		✓		

Type: Exterior kitchen exhaust a with filter in place.
Conditions: The ventilation appears to be exhausting to the exterior of the house. I was unable to verify the entire exhaust duct, some areas are concealed.

8. Laundry ventilation

Svcbl	Non Svcbl	Unable to verify	Unable to access	N/A
	✓			

Dryer vent: A dryer exhaust was observed in the laundry room.
Room ventilation: No visual
Conditions: I was unable to verify that the dryer exhaust terminates to the exterior of this property do to the fact that some portions are concealed within the structure and/or behind the dryer.
I recommend having your dryer vent/lint cleaned out before use.
The dryer exhaust line is pinched behind the dryer.

9. Limitations

Limitations: Sprig Residential Inspections LLC only permits me to walk or crawl around in an attic where flooring is provided. ASHI standards of practice does not require an inspector to access an attic where flooring is not provided.
ASHI standards of practice, Sprig Residential Inspections LLC and the state of Arizona only requires home inspectors to access areas were flooring is provided and are NOT required to access areas that are not accessible or access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard and/or a major deficiency requiring immediate major repair. These are items I would like to draw extra attention to and may require a major expense to correct. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all of the pages of the report, as the summary alone does not explain all the issues. All system and components I report on I recommend their repair or replacement to be done by a qualified licensed professional who is properly licensed, insured or bonded.

Exterior		
Page 6 Item: 2	Roof Material Coverings	Some of the shingles appeared to be at the end of there useful life. I recommend budgeting for replacement.
Page 7 Item: 5	Wall Cladding Observation	Damaged areas observed.
Page 8 Item: 14	Porch, Areaway, Railings	Loose railing(s) observed.
Page 8 Item: 16	Patio, Walks, Driveway	I recommend having the trip hazard(s) corrected for your safety.
Structure		
Page 10 Item: 4	Columns	Damaged areas and substandard construction observed.
Interior		
Page 13 Item: 12	Carbon Monoxide Alarms	I did not observe a Carbon Monoxide Alarm, I recommend having them installed for your safety.
Heating and Air Conditioning		
Page 14 Item: 1	Air Filter(s)	Dirty
Page 14 Item: 3	Cooling System	I did not observe a central cooling system for this property.
Page 15 Item: 7	Solid Fuel Heating Devices	The doors are off their track and are not in use, interior damage observed.
Page 16 Item: 9	Cooling Presence in every room	There was not a cooling source presence in every room.
Page 16 Item: 11	Distribution System	Ducts laying on the ground observed.
Electrical		
Page 17 Item: 5	Main and Distribution Panels	In the main panel, I observed multiple wire connections on the main breaker single lug connectors. Sub panel 1, I observed non stranded aluminum wire. Sub panel 2 and its receptacles should be mounted off the ground, sub panels neutral and ground wires should be on their own bus bars, green wires used for hot should be wrapped in black tape, flex style conduit should not be used for burial branch wires.
Page 19 Item: 9	Aluminum Branch Circuit Wiring	Non stranded aluminum wire was observed in sub panel 2. I recommend a further evaluation of this system.
Page 19 Item: 11	Receptacles	I observed missing cover(s)
Page 20 Item: 12	GFCI	The GFCI receptacles in the following areas were not working correctly Exterior Kitchen area Bathrooms
Page 20 Item: 13	Other	All Nonmetallic cables should be ran through approved safe materials. All open junction boxes should have covers installed.
Plumbing		

Page 21 Item: 4	Cross Connections	I did not observe a high loop between the dishwasher and the sinks drain. There was at least one anti-siphon device (back flow preventer) missing on an exterior spigot.
Page 21 Item: 6	Interior Supply and Distribution Piping	Damaged line observed.
Page 22 Item: 7	Insulation and Supports	Loose water line(s) observed.
Page 22 Item: 11	Waste and Vent Piping System	The kitchen drain line runs uphill.
Page 23 Item: 14	Water Heating Equipment	I observed the following conditions, No catch pan underneath the tank.
Page 23 Item: 15	TPR Valve and Thermocouple	I observed the following conditions the TPR valve drain line does not terminate to an approved location.
Page 23 Item: 16	Gas Water Heater Flues and Vents	The flue is not secured to the tank.
Insulaton and Ventilation		
Page 25 Item: 2	Insulation	Disturbed insulation was observed.
Page 25 Item: 8	Laundry ventilation	The dryer exhaust line is pinched behind the dryer.