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**PROPERTY CONDITION REPORT**



Client(s): Client Name  
 Property Address: 123 Address St  
 Mesa, AZ 85212  
 Realtor: ,  
 Date: 05/27/2024  
 Inspector: Alex Tuia  
 Report #: A052702-24RT

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*This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.*

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective, The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Warranty Plans are available for that purpose). Our SERVICE AGREEMENT/CONTRACT provides additional details, PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

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## SITE AND GROUNDS

### SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, irrigation system and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios and driveways leading to dwelling entrances and attached decks, balconies, stoops, steps, porches and their associated railings that are damaged or pose a safety issue.

### Landscaping

The general landscaping is maintained and is in a generally acceptable condition with no encroachment.

**Monitor:** There is one or more trees planted possibly too close to the stem wall in the front of the house. This is generally not recommended because the roots can possibly damage the stem wall. We recommend that you consult your local nursery (qualified individual about root systems) to determine if the tree is capable of causing any damage. There were no visual signs of any problems at the time of the inspection.



### Irrigation System

The sprinkler timer and sprinklers were not tested.

### Site Grading - Drainage

The overall grading of the site around the building was adequate in that it appears to be draining the water away from the building.

This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

### Driveway

The driveway for the building is concrete and pavers, which was in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only unless otherwise noted.



### Parking

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The parking area was surfaced with asphalt. The parking surface was in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only unless otherwise noted.

### Walkway/Steps

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The walkway for the building was surfaced with concrete. The walkway surface was in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

### Patio(s)/Deck(s)

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The patio area was surfaced with concrete, which is in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only. Any exceptions are listed below.

The patio cover visible framing, decking and structural post/columns if present were observed to be in a generally acceptable condition.

### Fences

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The site fencing was mostly if not all concrete masonry block. The visible site fencing was observed to be in a generally acceptable condition and appeared serviceable with no noted safety concerns or any other adverse conditions unless otherwise noted.

**Repair:** Several of the column caps are loose on the fence around the yard. This should be corrected for the safety of anyone playing around the fence, especially children.



**Safety Concern:** The block wall in the backyard is severely damaged and loose. This is unsafe as it is no longer structurally sound and may fall over. Recommend the block wall be repaired immediately to help prevent any damage to property and to help avoid personal injury.





## ATTIC / ROOF STRUCTURE

### ATTIC / ROOF STRUCTURE

The ceiling and the roof structures. The insulation and vapor barrier in unfinished spaces. The ventilation, mechanical ventilation systems and water penetration.

### Attic and Access Location

There was one (1) attic access panel which was located in the hallway ceiling.

Because of limited clearance and/or the potential for damage, our inspection of the attic was performed from the air handler/furnace platform only. As such, our observations were based on a limited view of all the attic space.



**Repair:** The service platform in the attic does not extend all the way to the access. Recommend it be extended so the furnace is easily accessible to anyone servicing the unit.



### Ceiling Structure

The interior ceiling structure consists of the bottom chords of the roof trusses. Most of the ceiling structure is covered by insulation, but the viewable ceiling structure appear to be in a generally acceptable condition.

### Roof Structure

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The roof decking (sheathing) used over the truss system was not accessible due to the radiant barrier installed.

The roof structure (conventional framing and/or trusses) appeared serviceable with no noted problems.



### Evidence of Leaks

**Further Review:** There is water staining on the underside of the roof decking, trusses or rafters. The stains are not currently wet. The inspector was unable to determine if the noted leaks have been repaired.







### Insulation

The table below lists the typical types of insulation found in most attic cavities today and the depth (thickness) required to obtain a given insulation value. It is usually recommended that enough insulation be installed to obtain the R value of 30.

INSULATION TYPE	DEPTH (THICKNESS)	ESTIMATED R VALUE
Wood cellulose	8"	30
Wood cellulose	10"	38
Blown in fiberglass	12.5"	30
Blown in fiberglass	16"	38
Fiberglass blanket	10"	30
Fiberglass blanket	12.5"	38

The type of insulation used to insulate the home was wood cellulose.



The estimated average depth of the attic insulation was 7 to 9 inches. The insulation visible to inspect was adequate

and properly installed. Any exceptions are noted below.



**Note:** The insulation is unevenly distributed and/or low in areas effectively reducing the coverage and R-value. This is not unusual as it gets disturbed from workers and/or was low from original construction. In some cases, the insulation is wind washed because some type of wind diverter was never installed. However, any correction will reduce thermal loss between the home and the attic.

### Condition of Attic

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The attic space where visible was in generally acceptable condition.

### Exhaust Vents

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The visible vents are installed in a acceptable manner and are extended out the roof as required by current standards unless otherwise noted.

### Ventilation

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The ventilation appeared to be adequately installed consistent with the acceptable application at the time of construction. The type of vents are roof vents.

## ROOF

### SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, adequate flashing, skylights, chimneys and roof penetrations.

### Roof Type

The roofing structure type is a, "Medium slope" which is considered to be between 4 in 12 and 6 in 12 (4" rise to every 12" run). Because of the low slope structure, the inspector was able to walk on the surfaces of the roof and visually inspect the accessible roofing components.

### Rooftop Material

The main roof covering for this structure was a flat concrete tile.



The roof covering on the main structure is the first covering.

The roof surface material for the home appears to be 1 year old. Concrete roof tiles last 45 to 50 years on average. The underlayment for tile roof systems last about 25 to 30 years on average, depending on the quality of material used.

### Tile Roof Condition / Installation

The roofing materials were walked on and appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the material at the time of construction except for the following:

**Repair:** At least one cracked/broken field tile is noted and should be repaired and/or replaced to help prevent deterioration of the underlayment. We recommend repair by a qualified contractor.

**Further Review:** There are several chipped tiles on the roof. Recommend review by a qualified roofing contractor to determine if any repairs/replacement is necessary.





### **Patio Roof Condition / Installation**

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The roof surface material for the patio covering was concrete tile, which is approximately xxxxx years old and has a average life expectancy of 40 - 50 years if well maintained. The patio covering surface appeared serviceable.

### **Roof Flashings and Valleys**

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The connection and penetration flashing were not fully visible to the inspector. However, the visible flashing appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the tiles.

### **Roof Drainage Systems**

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The main roof of the building has valley flashing and is sloped to direct the water off of the roof. All of the flashing appears to be in generally acceptable condition except where otherwise noted. However, these valleys and flashings need to be checked for debris on a periodic basis to ensure proper drainage off of the roof.

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*The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.*

## HVAC (HEATING, VENTILATION AND AIR CONDITIONING)

### SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution system including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors and the presence of an installed air source in each habitable room.

### HEATING SYSTEM

Heat to the home is provided by a natural forced air gas furnace.

The location of the heating unit(s) for this building was in the attic cavity.



### Brand, age and size

The name of the manufacturer or brand name for the heating unit(s) was Carrier. The age of the unit(s) can usually be found in the serial number, on the label or by researching the model number, which indicates that the date of manufacture was 2022.



The size of the heating unit for the building as measured in (British Thermal Units) BTU's was approximately 80,000.

### Heating system operations

The heating system was not run or tested. The units appeared to be operational, appears to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls and the unit responded as designed unless otherwise noted below.

### Heating system exhaust (flue)

The heating system(s) exhaust (flue) appears serviceable and in a generally acceptable condition unless otherwise noted.

### Heating system installation

Visually, the installation of the heating system(s), including access was adequate unless otherwise noted.

The heating system(s) gas connection(s) appear serviceable and in a generally acceptable condition unless otherwise noted.

### COOLING SYSTEM

This house was cooled by an electrical split system AC. The split system compressor is physically separated from the furnace unit with the cooling coil mounted within or adjacent to the furnace. The compressor for the cooling system was located on the exterior of the building.

The cooling system(s) requires on-going maintenance and the best preventative maintenance for air conditioners is regular cleaning (at a minimum each year) and changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance.



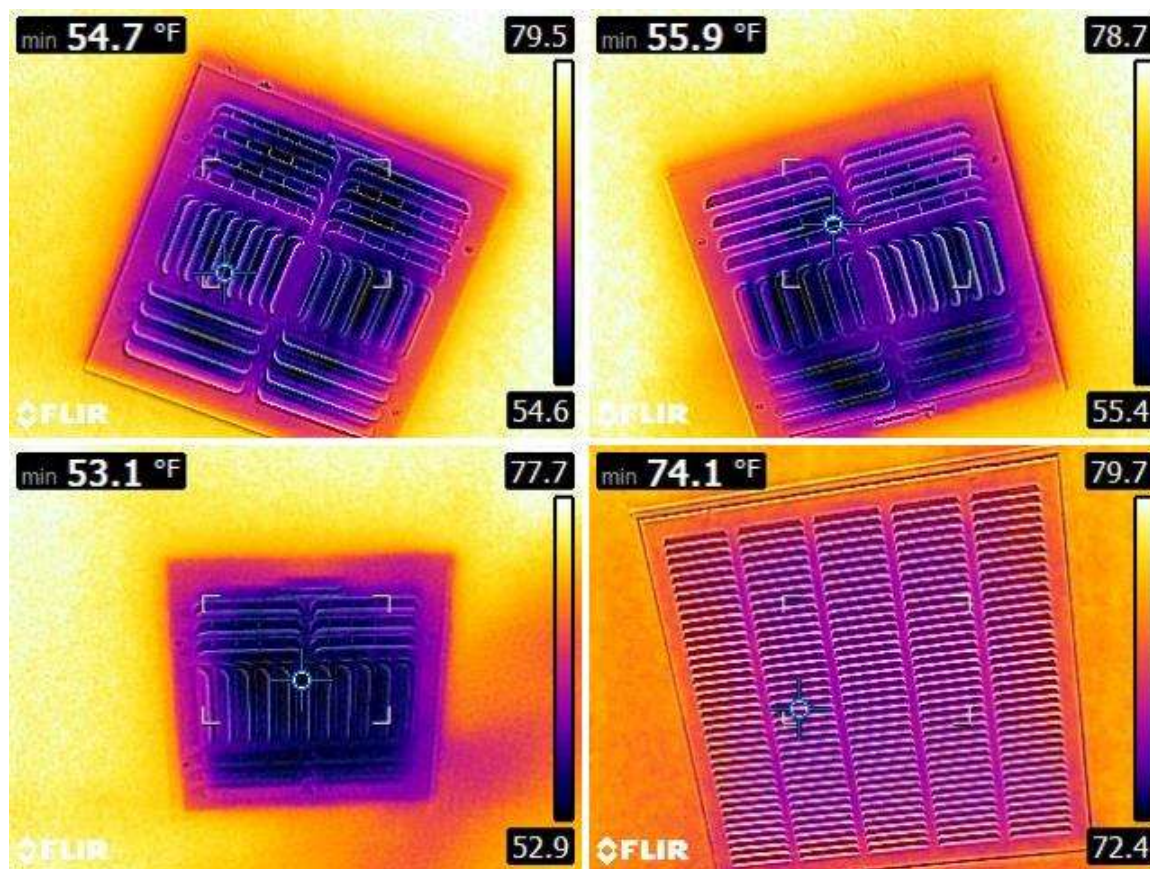
### Brand, age, serial and model number and size

The name of the manufacturer or brand name for the package unit(s) or condensing unit(s) was Carrier. The age of the unit(s) can usually be found in the serial number or on the label or was looked up based on the information available, which indicates that the date of manufacture was 2022.

The measure of cooling capacity for the cooling system, as measured in tons, was 5 tons.

### Cooling System Operations

The air conditioning system(s) was run for a minimum of 25 minutes to ensure the system would continue to run and to obtain an accurate temperature drop. The temperature split was found to be within industry standards and the unit appeared adequate.



### COOLING SYSTEM CONDENSING UNIT(S)

The condensing unit(s) appeared to be adequate and was/were found to be in a generally acceptable condition unless otherwise noted.

At the one year mark consider having the unit leveled again. Usually it takes several time to level the units because the ground changes around them, especially as the landscaping being completed.

### COOLING SYSTEM CONDENSATION DRAINS

The cooling system(s) drain pan and drain lines appeared adequate and in a generally acceptable condition unless

otherwise noted.

**Further Review:** The secondary drain pan that sits under the evaporative unit that is designed to catch water from the primary condensation pan if there is a problem has stains in it, indicating that the unit had been leaking. Recommend the pan be cleaned and the unit be evaluated by a qualified HVAC technician to determine if repair is needed.



A Safe-T-Switch (float sensor) condensate overflow shut-off device has been installed on the secondary drain pan(s) so the unit will shut down when/if the pan fills with water.

There are two condensate drain lines that extend off of the air handler/furnace in the attic. The primary line usually exits the exterior wall lower than the secondary line. Sometimes the primary line(s) is/are plumbed into the drain under one of the bathroom sinks. The primary drain line extends from under the unit(s) evaporative coils and as condensation drips into the pan, it drains to the exterior. The primary will drip as condensation builds up on the coils, especially in more humid weather. This condensation occurs as the coils "sweat".

The secondary drain line is installed from the secondary drain pan that sits under the evaporative unit that is designed to catch water from the primary condensation pan if there is a problem. This drain line must discharge to the exterior in a conspicuous place, usually higher up the wall than the primary. This will provide ample warning or alert the homeowner of a problem with the unit as the secondary line should not drain unless the primary is clogged or unless the unit is leaking somewhere into the pan. If water ever leaks out of the secondary drain line, a technician should be called immediately.

Make sure you know where both the primary and secondary drain lines are and that you check the lines at least a minimum of once a week. For additional information, call a local HVAC technician.

## DISTRIBUTION SYSTEM

Every habitable room in the building has a visible means of supply for conditioned air unless otherwise noted. A random check as to the A/C and/or heating air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and its adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface.

## INFRARED IMAGING

### How Thermal Imaging Works?

Thermal imaging uses a specially-designed camera to register changes in temperature, or heat energy, across surfaces in a home and/or building. Trained inspectors use this radiometric infrared camera to scan the building and/or home for evidence of temperature changes. The camera converts the information into a digital image with heat changes depicted in various colors or shades of gray. The images are then interpreted by the inspector to provide the owner, or buyer with additional information.

### What is Thermal Infrared Energy?

- **Light and Heat:** Thermal IR energy is more commonly known as "heat". Everyone is familiar with heat because of our sense of touch. But what exactly is heat? Heat is a form of light invisible to our eyes, but detectable with our skin. Visible light is part of a large spectrum of energy that includes other familiar electromagnetic energy regions: microwaves, radio waves, ultraviolet, and X-rays all are forms of light that we can not see. The colors of a rainbow form a continuous spectrum of light in the visible wavelength region as does the "light" in the other regions. Infrared light occurs at wavelengths just below red light, hence the name, infra- (below) red. Near-infrared is the "color" of the heating coil on an electric stove just before it glows red. The thermal (or mid-) infrared colors are found at even longer wavelengths.
- **Glowing vs. Reflecting:** Light that we see with our eyes originates from a glowing source, such as a light bulb or the sun, but that light also can reflect off of surfaces and reach our eyes. This allows us to see things that don't emit their own light. Infrared light also is emitted and reflected. Unlike visible light though, infrared light is emitted by any object that has a temperature above absolute zero. With hotter temperatures comes brighter infrared light until the object emits visible light. A good example would be a burner on an electric stove.

### What makes thermography so useful?

- It is non-contact: thermography does not intrude upon or affect a target at all. We only look at naturally emitted radiation that will be there, whether we look at it or not. This is an important condition for many applications.
- It is two-dimensional: comparison between areas of the target is possible: we can measure temperature in two points or a hundred points in the same image and compare them. Thermography visualizes thermal patterns so that analysis can be done.
- It is real time

**Infrared thermography defined:** Infrared thermography is the science of acquisition and analysis of thermal information from a non-contact thermal imaging device.

### LIMITATIONS:

As with any technology such as this there are limitations and it is important that you understand this. Limitation included the following:

If the temperature inside the building is the same as outside, there will be no heat flow and the results will be poor. There needs to be at a minimum of a 9°F (5°C) temperature difference between the inside and outside.

Other limitation include wind speed, dry condition (lack of rain). It is important that the thermographer is certified to

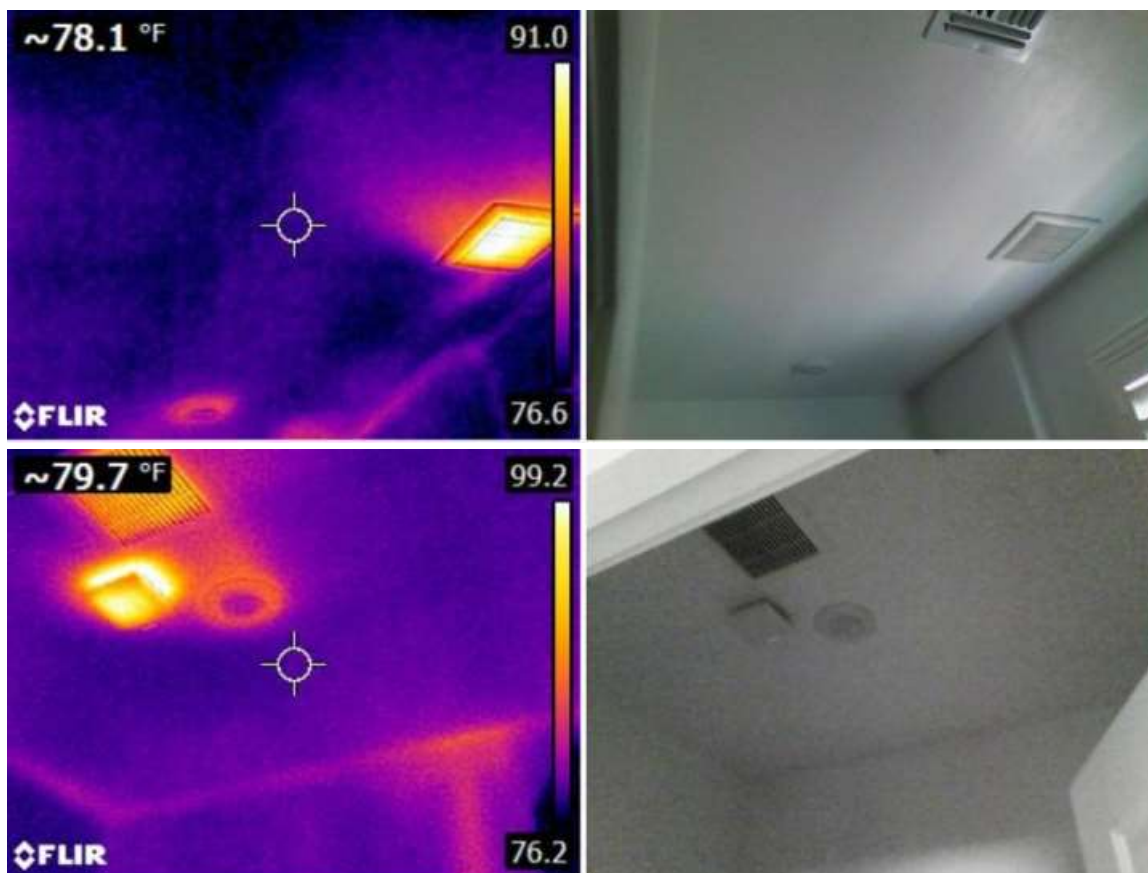
distinguish between hot spots and reflections.

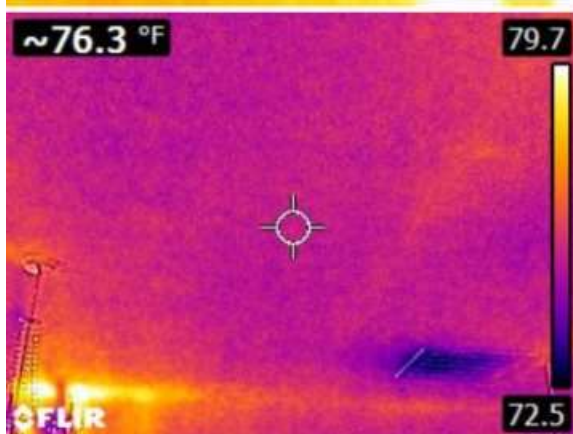
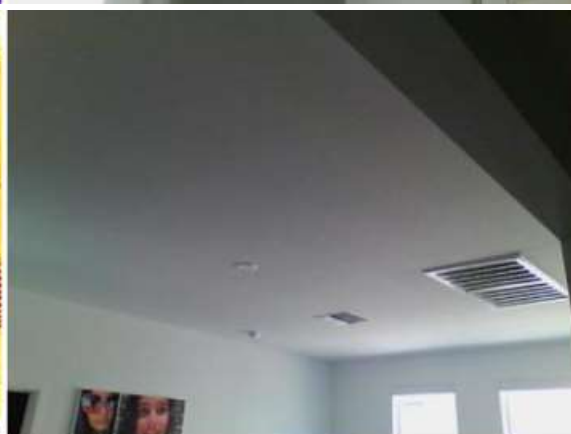
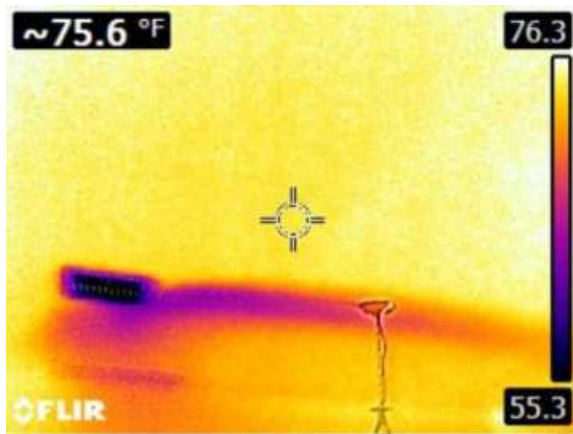
For more information about infrared technology go to: [http://www.infraredtraining.com/ir\\_primer.asp](http://www.infraredtraining.com/ir_primer.asp)

The following are positive and corrective remarks noted at the time of inspection with the IR camera.

### Insulation

For the amount of insulation installed and any recommendations, see the insulation section under the attic. At a minimum, there should be enough insulation installed to obtain the R value of 30. There are companies you can contact to evaluate thermal loss and make recommendation to prevent it. Every home has a certain amount of thermal loss in some areas such as at the very corner of the ceiling at the eaves due to different means of heat transfer. The same goes for the corners at the floor. However, any areas of concern where insulation is short and/or possibly missing is noted below.





## Electrical

There was no visual sign of any electrical problem seen with the IR camera. Any exceptions are noted below.

## Evidence of Leaks

There is no visual evidence of current water leaks noted unless otherwise noted in the report or seen with the IR camera. Any exceptions are noted below.

