



# Inspection Report

**Mr. Valued Customer**

**Property Address:**  
1234 Sample St.  
Phoenix AZ 85044



**De Losa Property Inspections**

**Scott De Losa #51564 AZ**  
**Phoenix, AZ 85044**  
**480-550-1327**

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<b>Date:</b> 10/19/2016	<b>Time:</b> 10:30 AM	<b>Report ID:</b>
<b>Property:</b> 1234 Sample St. Phoenix AZ 85044	<b>Customer:</b> Mr. Valued Customer	<b>Real Estate Professional:</b> Scott De Losa

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All **Consideration Items** documented by DPI inspectors should be monitored and/or repair/replacement considered before purchasing this home. Any **Action Items** documented by DPI inspectors suggests specified item is not functioning as intended or needs repair and/or further evaluation by a qualified professional. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected / Satisfactory** = Visually observed the item, component and/or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected** = Did not inspect this item, component and/or unit and made no representations of whether or not it was functioning as intended (Further evaluation may be recommended).

**Not Present** = This item, component and/or unit is not in this structure.

**Consideration Item(s)** = The item should be monitored and/or repair/replacement considered. (Includes conditions requiring repair/replacement due to normal wear and conditions that have not significantly affected usability or function - but may if left unattended).

**Action Item(s)** = The item is not functioning as intended, recommend further evaluation and correction by a qualified professional.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. DPI inspectors are not required to provide follow-up services to verify that proper repairs have been made (Reinspection service available upon request, fee applies).

Any pictures included in this report are not meant to represent every defect that has been found. There may be **consideration** and/or **action** items that do not have a picture included. **We suggest reading the entire report to find all of the defects that have been reported on.** Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact your DPI inspector for clarification.

**Standards of Practice:**

Arizona

**In Attendance:**

Customer and Seller and both agents

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

2007

**Home Faces:**

North

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Termite Inspection:**

Yes

**Pool Inspection:**

No





**De Losa Property Inspections**

All Your Property Inspection Needs Under One Roof

**De Losa Property Inspections**

**Phoenix, AZ 85044  
480-550-1327**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[1234 S. Sample St. Termite Inspection Report](#)

## Summary - Action Items



All Your Property Inspection Needs Under One Roof

**De Losa Property Inspections**

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480-550-1327**

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### 8. Garage

8.6 Garage Vehicle Door(s) / Automatic Opener(s) / Spring(s)



**Action Item:**

**Automatic door openers emergency release cord is missing/not attached.  
Corrective measures should be taken.**

### 11. Bathrooms

11.4 Faucet(s) / Valve(s) / Spout(s) / Shower Head(s) / Drain(s)



(2)

**Action Item:**

**Mixing valve at master bathtub inoperable in hot position.**

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*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott De Losa #51564*

## Summary - Consideration Items



**D**e Losa **P**roperty **I**nspections

All Your Property Inspection Needs Under One Roof

**De Losa Property Inspections**

**Phoenix, AZ 85044  
480-550-1327**

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### 1. Structural / Exterior

#### 1.4 Doors (Exterior) / Sliding Glass Door(s) / Tempered Glass



#### **Consideration Item:**

**Front entry door weathered, missing door stops at master bedroom door and family room french doors.**

**Upper latch at East french door in family room inoperable.**

**Minor water damage noted at bottom section of casing/trim at formal dining room french doors.**

## 2. Grounds

2.1 Driveways / Walkways / Vegetation / Grading / Drainage / Gate(s) / Cement Block Wall(s)



(2)

**Consideration Item:**

**Upper S/W section of metal fence not attached properly.**

## 3. Roofing Components

3.1 Roof Coverings



**Consideration Item:**

**Cracked/broken tiles present, one at North section, one at S/W section and one at East section. Repair or replacement recommended.**

## 5. Plumbing Systems

5.1 Plumbing Water Supply / Pressure / Distribution System and Fixtures / Functional Flow



(2)

**Consideration Item:**

**S/E hose bib inoperable.**

5.6 Water Osmosis System / Water softener system



(2)

**Consideration Item:**

**Bonding jumper not present at water supply lines.**

## 7. Central Air / Heating

7.3 Condensate Line / Secondary Pan

**Consideration Item:**

**Rust noted in secondary pan, exterior secondary extension and stucco finish. Further evaluation recommended.**

## 8. Garage

### 8.1 Occupant Door (from garage to inside of home)

**Consideration Item:**

**Missing door stop and knob did not lock.**

## 9. Kitchen / Appliances

### 9.1 Door(s)

**Consideration Item:**

**Missing door stop at pantry door.**

## 11. Bathrooms

### 11.1 Door(s)

**Consideration Item:**

**Missing door stop at hall bathroom (stopper present in linen closet).**

### 11.2 Receptacles / Switches / Fixtures

**Consideration Item:**

**Common builder error/flaw: Poorly located receptacle noted. Any outlet closer than 3 feet from tub/shower is potentially dangerous. Recommend moving the receptacle between the two sinks and/or testing the GFCI receptacle regularly to assure proper operation.**

### 11.4 Faucet(s) / Valve(s) / Spout(s) / Shower Head(s) / Drain(s)



(1)

**Consideration Item:**

**Diverter valve at bathtub spout does not fully direct water flow to shower head when engaged: Hall bathtub/shower.**

**Hot water handle at East faucet in master bathroom somewhat difficult to operate.**

## 12. Living Areas / Bedrooms

### 12.1 Doors (representative number)

**Consideration Item:**

**Closet floor guide in North bedroom bent/damaged.**

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott De Losa #51564

1. Structural / Exterior

DPI inspectors shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. DPI inspectors shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. DPI inspectors shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. DPI inspectors are not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of DPI Inspectors or other persons.



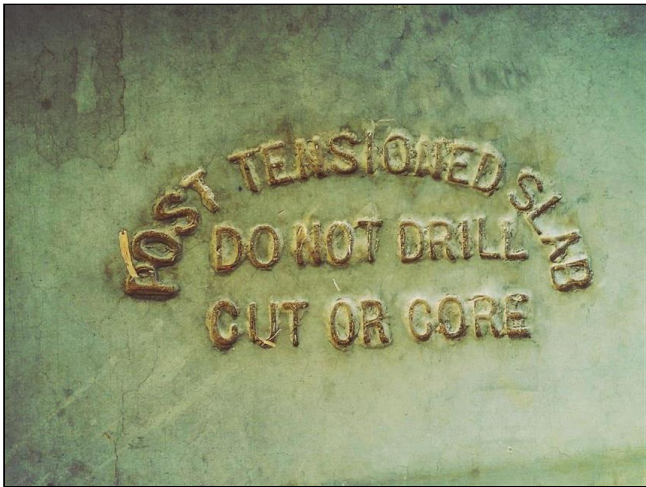
Styles & Materials

<b>Foundation:</b> Post-Tension Slab on Grade Foundation	<b>Floor Structure:</b> Concrete Slab	<b>Columns / Post(s):</b> Encased / Framed
<b>Wall Structure:</b> Wood Framed	<b>Wall Covering Material(s):</b> Stucco / Stone Veneer	<b>Ceiling Structure:</b> Wood Framed
<b>Exterior Entry Doors:</b> Solid Core		

Items

1.0 Foundation / Stem wall(s) / Concrete Slab(s) / Floor(s)

**FYI: Post-Tension Slab label stamped in garage floor. (DO NOT CUT, CORE or DRILL). Click on link to learn more about: [Post-Tension Slabs](#)**



1.0 Item Picture:

1.1 Wall Covering Material(s) / Flashing

**Inspected / Satisfactory**

1.2 Eaves / Soffits / Fascia / Trim

Inspected / Satisfactory

1.3 Patio Columns / Posts

Inspected / Satisfactory

1.4 Doors (Exterior) / Sliding Glass Door(s) / Tempered Glass



Consideration Item:

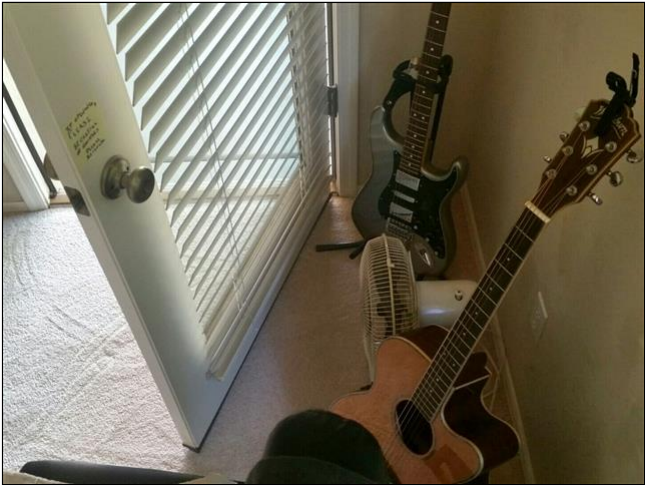
Front entry door weathered, missing door stops at master bedroom door and family room french doors.

Upper latch at East french door in family room inoperable.

Minor water damage noted at bottom section of casing/trim at formal dining room french doors.



1.4 Item Picture:



1.4 Item Picture:



1.4 Item Picture:



1.4 Item Picture:



1.4 Item Picture:



1.4 Item Picture:

1.5 Windows (Exterior) / Screens

Inspected / Satisfactory

1.6 Electrical

Inspected / Satisfactory

The structure of the home was inspected and reported on with the above information. While DPI inspectors makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

2. Grounds

DPI inspectors shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. DPI inspectors are not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. DPI inspectors are not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Positive Attributes; Be sure to mention to your insurance company that there is a fire hydrate in close proximity to your home; you may qualify for a discount.

Styles & Materials

<b>Grade at House:</b> Flat / Level Slopes Away from Structure	<b>Patio cover/Balcony/Deck/Steps/ Railing:</b> Patio(s) / Walkway(s)	<b>Driveway/Patio/Wakway/ Sidewalk:</b> Concrete Pavers
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Items

2.0 Patio(s) / Cover(s) / Balconies / Decks / Railings / Stoops / Steps / Areaways / Porches

Inspected / Satisfactory

2.1 Driveways / Walkways / Vegetation / Grading / Drainage / Gate(s) / Cement Block Wall(s)

(1)

**FYI: Minor stucco damage and upper West section somewhat loose at front entry gate.**

**Recommend monitoring drainage performance at N/E section of front patio.**

**Minor cracks present at front patio block fencing.**



2.1 Item Picture:



2.1 Item Picture:



2.1 Item Picture:



2.1 Item Picture:



2.1 Item Picture:



2.1 Item Picture:



2.1 Item Picture:



(2)

**Consideration Item:**

**Upper S/W section of metal fence not attached properly.**



2.1 Item Picture:

**2.2 Built-In BBQ**

Not Present

## 2.3 Fountain(s) / Water Feature(s)

Not Present

## 2.4 Fireplace / Firepit

Not Present

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The exterior of the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. Roofing Components

DPI inspectors shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. DPI inspectors: Describe the type of roof covering materials; and Report the methods used to observe the roofing. DPI inspectors are not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

<b>Roof Structure:</b> Engineered Wood Trusses	<b>Roof Covering:</b> Concrete Tile	<b>Covering - Aproximate Life Expectancy:</b> Concrete, About 50 Years. Underlayment 15 to 25 Years.
<b>Approximate Age:</b> Appears to be the original roof Confirm with seller	<b>Area / Location:</b> Main / Garage / Patio(s)	<b>Roof-Type:</b> Gable / Hip / Turret
<b>Vent Pipe Material:</b> Metal / PVC	<b>Method of Inspection:</b> Walked Roof	<b>Visible Inspected Area:</b> 100%
<b>Sky Light(s):</b> None	<b>Chimney (exterior):</b> Not Present	

Items

3.0 Roof Structure

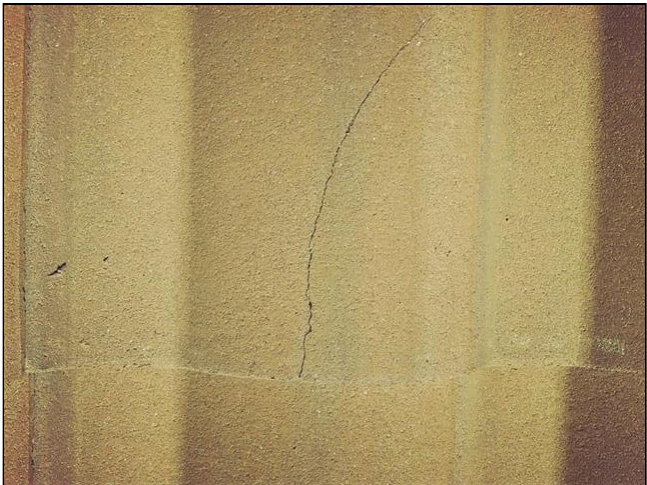
Inspected / Satisfactory

3.1 Roof Coverings



Consideration Item:

Cracked/broken tiles present, one at North section, one at S/W section and one at East section. Repair or replacement recommended.



3.1 Item Picture:



3.1 Item Picture:

3.2 Roof Flashings

Inspected / Satisfactory

3.3 Roof Drainage Systems

Inspected / Satisfactory

3.4 Roof Penetrations

Inspected / Satisfactory

3.5 Skylight(s)

Not Present

3.6 Chimney

Not Present

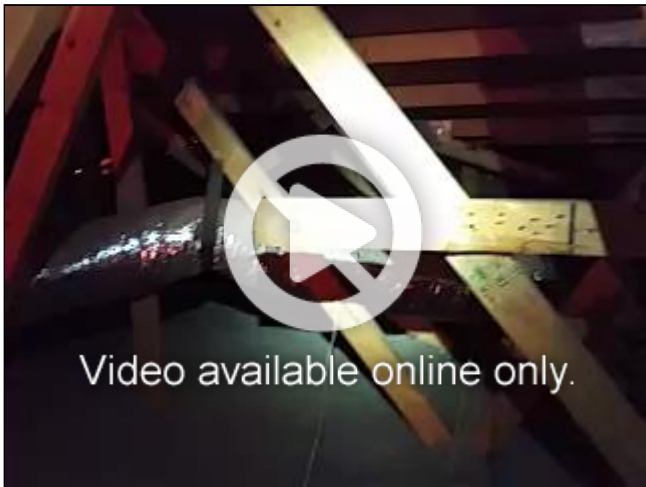
The roof of the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that your DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

4. Attic / Ventilation

DPI inspectors shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. DPI inspectors shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. DPI inspectors: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. DPI inspectors are not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

<b>Sheathing Type:</b> Strandboard-OSB	<b>Attic Insulation / Estimated R-Value:</b> Blown in Cellulose / Approximately R-30 Fiberglass Batt / Approximately R-30	<b>Ventilation:</b> Gable / Soffit / Roof Deck
<b>Exhaust Fans:</b> None	<b>Access Location(s):</b> Garage Master Bedroom Closet	<b>Method used to observe attic:</b> Transversed

Items

4.0 Attic Framing

**Inspected / Satisfactory**

#### 4.1 Sheathing / Roof Deck

**Inspected / Satisfactory**

#### 4.2 Insulation in Attic

**Inspected / Satisfactory**

#### 4.3 Ventilation of Attic

**Inspected / Satisfactory**

#### 4.4 Ventilation Fans and Thermostatic Controls in Attic

**Not Present**

#### 4.5 Electrical

**Inspected / Satisfactory**

#### 4.6 Access Cover(s)

**Inspected / Satisfactory**

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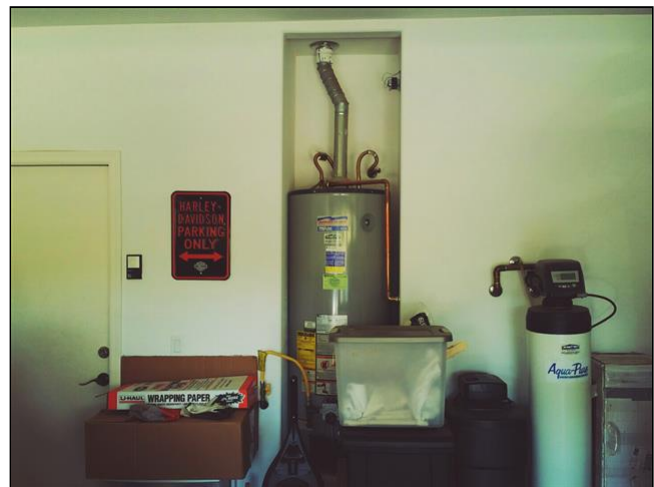
The insulation and ventilation of the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

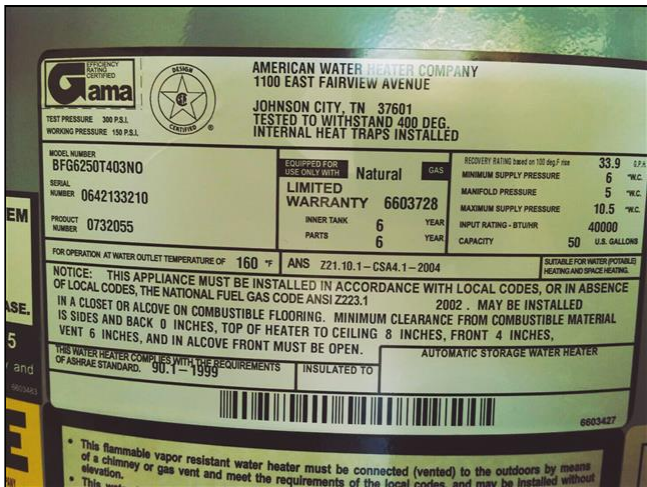
**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

## 5. Plumbing Systems

DPI inspectors shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. DPI inspectors shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. DPI inspectors shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. DPI inspectors are not required to: State the effectiveness of anti-siphon devices; 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; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.





Styles & Materials

Area/Location of Main Shut Off:

Exterior West  
Front Hose Bib

Plumbing Water Supply (into home):

Copper, Underground Supply, Unable to Verify

Area/Location of Main Fuel Off:

Exterior West

Water Heater Manufacturer:

American Water Heater Company

Water Heater Age:

2006

Water Pressure:

50-55 PSI per inspectors gauge

Plumbing Water Distribution (inside home):

Copper / PEX (Crosslinked Polyethylene)

Fuel Pipe Material:

Black Iron Galvanized

Water Heater Capacity:

50 Gallon (2-3 people)

Water Source:

Public

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Location:

Garage

Items

5.0 Main Water Shut-off Device

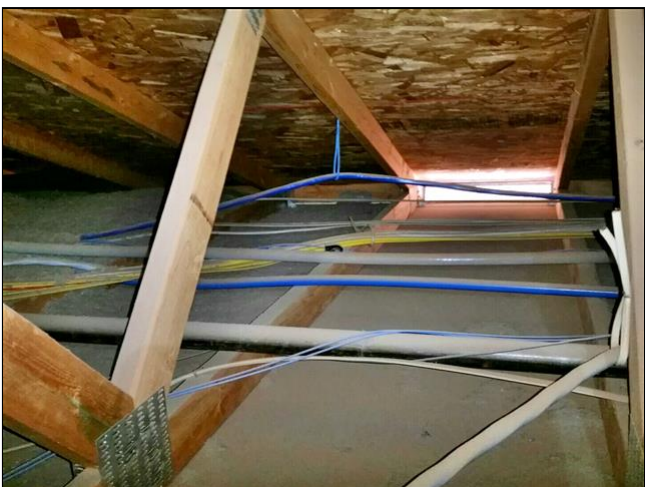
Inspected / Satisfactory

5.1 Plumbing Water Supply / Pressure / Distribution System and Fixtures / Functional Flow  
(1)

FYI: PEX Plumbing Information



5.1 Item Picture:



5.1 Item Picture:



5.1 Item Picture:



5.1 Item Picture:



(2)

**Consideration Item:****S/E hose bib inoperable.**

5.1 Item Picture:

**5.2 Plumbing Drain, Waste and Vent Systems / Functional Drainage**

**FYI: Functional drainage appears Satisfactory: Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.**



5.2 Item Picture:

**5.3 Fuel Pipe(s) / Connection(s) / Valve(s)**

**FYI:** You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



5.3 Item Picture:

**5.4 Hot Water System(s) / Tank(s) / Control(s) / Pipe(s) / Valve(s)**

**FYI:** Recommend installing a drain pan under tank with overflow pipe designed to prevent/ minimize water damage from a leak.

**Drip leg not present at fuel supply line, adjustment and/or monitoring recommended.**



5.4 Item Picture:



5.4 Item Picture:

**5.5 Irrigation/Sprinkler and/or Drip System(s)**

**FYI: Irrigation/sprinkler system inspected as a courtesy, it is not part of a professional home inspection. Regular routine maintenance of irrigation system should be anticipated and performed. Maintaining the sprinkler heads and monitoring for proper coverage will ensure peak performance of the system.**

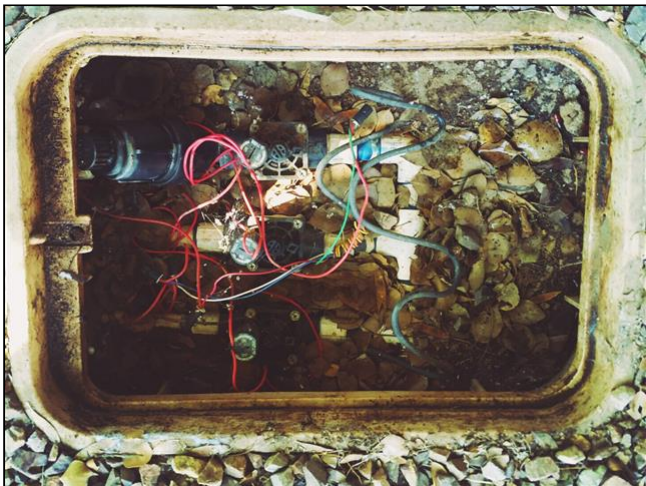
**Over spray present at back patio areas, recommend adjusting sprinkler heads.**



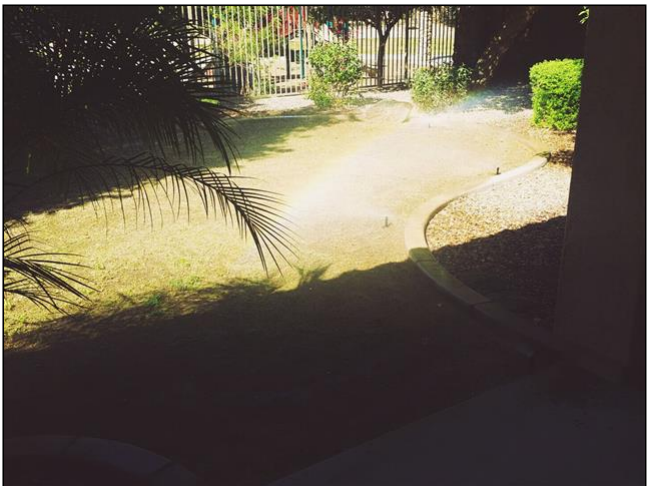
5.5 Item Picture:



5.5 Item Picture:



5.5 Item Picture:



5.5 Item Picture:



5.5 Item Picture:



5.5 Item Picture:

**5.6 Water Osmosis System / Water softener system**

(1)

**FYI: Water softener system present but is not part of a professional home inspection. Recommend further evaluation and corrections as/if needed.**

**Water softener system plugged in to GFCI protected receptacle(s); therefor if the circuit trips the units(s) may become inoperable.**



5.6 Item Picture:



5.6 Item Picture:



(2)

**Consideration Item:**

**Bonding jumper not present at water supply lines.**



5.6 Item Picture:

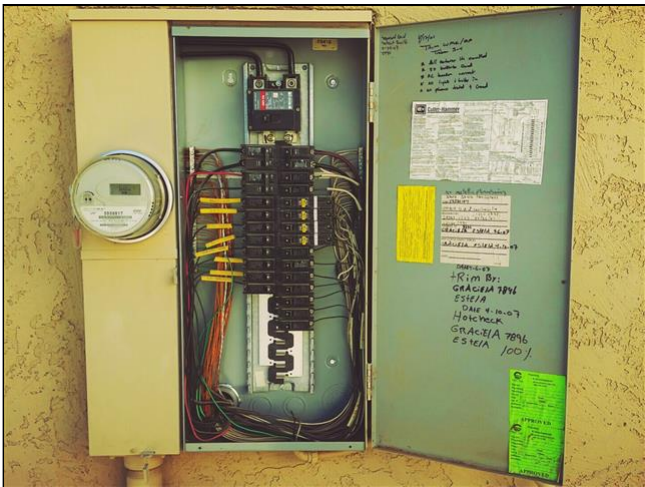
The plumbing in the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. Electrical Systems

DPI inspectors shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. DPI inspectors shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. DPI inspectors shall report any observed aluminum branch circuit wiring. DPI inspectors shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. DPI inspectors are not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

<b>Service Method:</b> Underground	<b>Main Panel Location:</b> Exterior West	<b>Electric Panel Manufacturer:</b> Cutler-Hammer
<b>Panel Capacity:</b> 200 AMP	<b>Panel Type:</b> Circuit breakers	<b>Main Supply / Wiring:</b> Copper Strand

Appliance(s) / AC - Heating / 240 VAC Wiring: Aluminum Strand / Copper	Branch Wiring 15 / 20 AMP: Copper	Arc Fault Circuit Interrupters (AFCI'S): Present
Ground Fault Circuit Interrupters (GFCI'S): Not Present	Wiring Methods: Romex	Grounding: Plumbing / Gas Supply

Items

6.0 Main Distribution Panel / Service Entrance Conductors and Grounding Equipment / Main Overcurrent Device

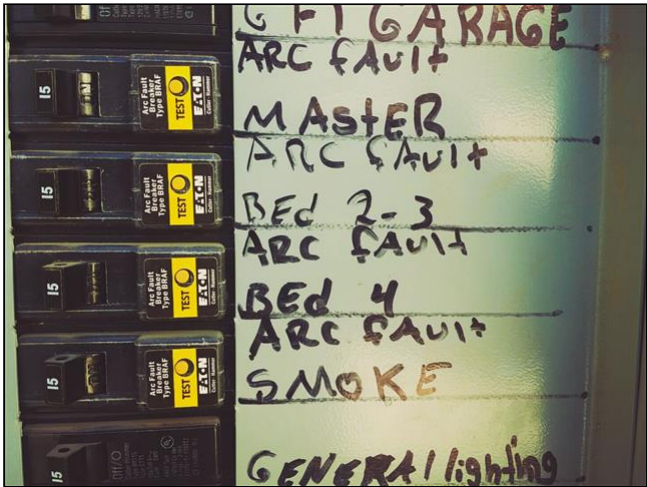
Inspected / Satisfactory

6.1 Branch Circuit Conductors / Overcurrent Devices and Compatability of their Amperage and Voltage / Wiring

Inspected / Satisfactory

6.2 Operation of AFCI Breaker(s) (Arc Fault Circuit Interrupters)

FYI: Arc-Fault Circuit Interrupter (AFCI) Information



6.2 Item Picture:

6.3 Operation of GFCI Breaker(s) (Ground Fault Circuit Interrupters)

Not Present

6.4 Sub-Panel(s) - Cover / Panel / Wiring

Not Present

The electrical system of the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected/inaccessible. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

7. Central Air / Heating

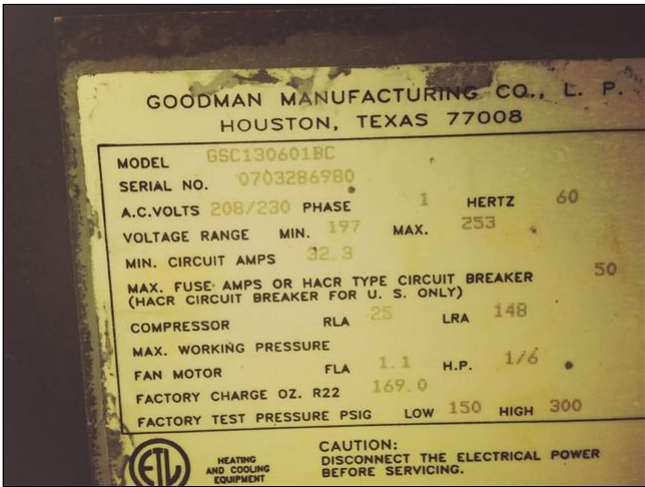


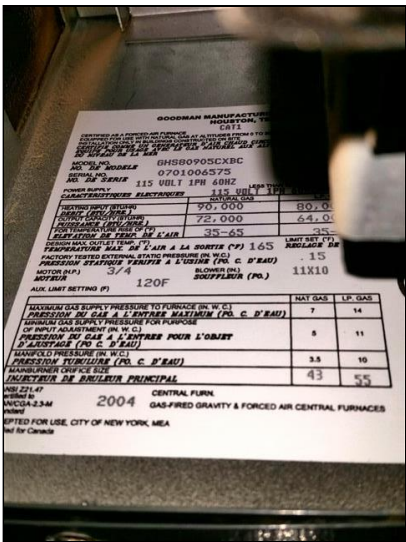
DPI inspectors shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. DPI inspectors shall describe: Energy sources; and Cooling equipment type. DPI inspectors shall operate the systems using normal operating controls. DPI inspectors shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance DPI inspectors are not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

DPI inspectors will not operate the air conditioner when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of the compressor seizing, with the only option being replacement. No pressure tests are performed on the cooling system by DPI inspectors, therefore no representation is made regarding the coolant charge, or the coolant line integrity.

Temperature Split is the difference between the air temperature at the return air grill and the air register. The temperature difference should fall between 15 and 22 degrees, depending an the age of the unit. Optimum is 20 to 22 degrees with a newer unit.

Annual/seasonal scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. **We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.**





Styles & Materials

<b>Location of Thermostat:</b> Hallway	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Service Disconnect Type:</b> Pull-Out	<b>Central Air Manufacturer:</b> Goodman	<b>Manufacture Date:</b> 2007
<b>Capacity of Unit:</b> 5 Tons	<b>Temperature Split (Average):</b> 21 Degrees	<b>Heat Type:</b> Forced Air
<b>Energy Source:</b> Natural gas	<b>Heating / Number of Burner Ports:</b> 4 Ports	<b>Heating Capacity Size:</b> 72,000 BTU's
<b>Heat System Brand:</b> Goodman	<b>Manufacture Date:</b> 2007	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable	<b>Types of Fireplaces:</b> Not Present	<b>Operable Fireplaces:</b> None

Items

- 7.0 Cooling / Heating / Air Handler Equipment (Fans / Compressor / Condensor / Fins / Lines)  
  
Inspected / Satisfactory
- 7.1 Heating Ventilation (Flue / Pipe / Connector)  
  
Inspected / Satisfactory
- 7.2 Normal Operating Controls  
  
Inspected / Satisfactory
- 7.3      Condensate Line / Secondary Pan

**Consideration Item:**

**Rust noted in secondary pan, exterior secondary extension and stucco finish. Further evaluation recommended.**



7.3 Item Picture:



7.3 Item Picture:



7.3 Item Picture:

**7.4 Automatic Safety Controls**

**Inspected / Satisfactory**

**7.5 Distribution Systems (Ductwork / Filters)**

**FYI: Remember The Filter**

**7.6 Presence of Installed Cooling/Heating Source in Each Room**

**FYI: West/center bedroom and hall bath air registers rusting, monitor.**



7.6 Item Picture:



7.6 Item Picture:

## 7.7 Fireplace / Firebox / Flue / Hearth Extension / Mantle

**Not Present**

The heating and cooling system of this home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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8. Garage

DPI inspectors do not determine the heat resistance rating of firewalls. Flammable products should not be stored in the garage, or against the structures exterior.

Many times the floor slab, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. Furniture, stored articles or belongings will not be moved during the inspection, it is recommended a thorough walk through be done with the seller before closing on the property.

Garage door remote controls are not located, nor are they operated by DPI inspectors.

Concrete is prone to cracking. We do not consider cracks to be a problem, unless the cracks are significant enough to cause a tripping hazard or indicate an underlying structural problem.

Detached structures are not a part of a routine home inspection. At clients request, we will inspect these structures for an additional fee.



Styles & Materials

<b>Location:</b> Attached	<b>Wall(s) / Ceiling Finish:</b> Drywall Painted	<b>Floor Finish:</b> Concrete
<b>Garage Door Material:</b> Metal	<b>Garage Vehicle Door Type:</b> One automatic	<b>Auto-opener Manufacturer:</b> Chamberlain
<b>Ventilation:</b> High/Low Vents	<b>Attic Access:</b> Access Hatch	

Items

8.0 Fire Separation: Wall(s) / Ceiling(s) / Ladder System(s)

Inspected / Satisfactory

8.1 Occupant Door (from garage to inside of home)



Consideration Item:

Missing door stop and knob did not lock.



8.1 Item Picture:



8.1 Item Picture:

8.2 Garage Utility Door(s)

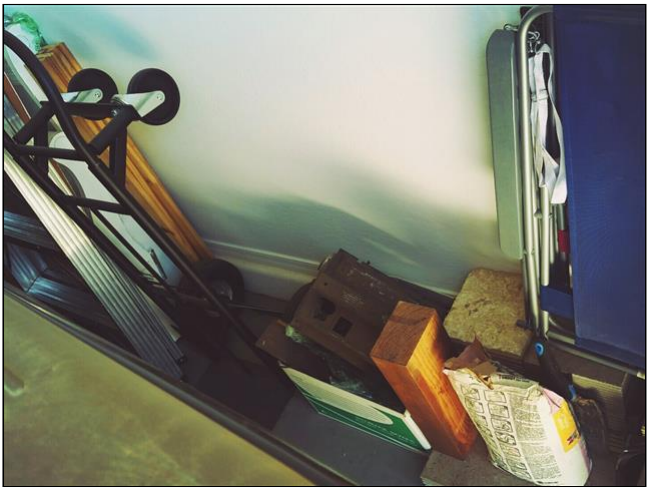
Not Present

8.3 Garage Walls (Interior)

FYI: Sections of garage inaccessible due to stored items/personal belongings and/or cabinets. Recommend further inspection when items have been removed.



8.3 Item Picture:



8.3 Item Picture:

8.4 Garage Ceilings

Inspected / Satisfactory

8.5 Garage Floor / Stem Wall(s)

Inspected / Satisfactory

8.6 Garage Vehicle Door(s) / Automatic Opener(s) / Spring(s)



Action Item:

Automatic door openers emergency release cord is missing/not attached. Corrective measures should be taken.



8.6 Item Picture:

8.7 Garage Electrical

Inspected / Satisfactory

8.8 Vent(s) / Window(s)

Inspected / Satisfactory

8.9 Utility Sink

Not Present

While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9. Kitchen / Appliances

DPI inspectors shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. DPI inspectors are not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. DPI inspectors are not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.



Valves not operated on a daily basis will not be operated by DPI inspectors. Operating these valves will often result in dripping or not shutting off completely.

Furniture, stored articles or belongings will not be moved during the inspection, many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. DPI inspectors are not liable or responsible for any deficiencies which may be detected after items have been removed.



Styles & Materials

<b>Sink Material:</b> Stainless Steel	<b>Countertop Materials:</b> Granite	<b>Dishwasher Present:</b> Yes
<b>Disposal Present:</b> Yes	<b>High Loop Connection:</b> Satisfactory	<b>Range/Oven Present:</b> Yes
<b>Gas Stub Present at Range / Cook top?:</b> Yes (In use / Operable)	<b>Exhaust/Range hood Present:</b> No	<b>Exhaust Ventillation:</b> Piped to Exterior
<b>Built-in Microwave Testing:</b> Cup of Water	<b>Refrigerator Present:</b> Yes	

Items

9.0 Ceilings / Walls / Floors

Inspected / Satisfactory

9.1 Door(s)



**Consideration Item:**

**Missing door stop at pantry door.**



9.1 Item Picture:

**9.2 Window(s)**

**Inspected / Satisfactory**

**9.3 Kitchen Electrical**

**Inspected / Satisfactory**

**9.4 Cabinets / Drawers / Counter Top(s)**

**Inspected / Satisfactory**

**9.5 Sink(s)**

**Inspected / Satisfactory**

**9.6 Garbage Disposal**

**Inspected / Satisfactory**

**9.7 Dishwasher**

**Inspected / Satisfactory**

**9.8 Range(s) / Oven(s) / Cooktop(s)**

**Inspected / Satisfactory**

**9.9 Exhaust / Ventilation****Inspected / Satisfactory****9.10 Microwave Cooking Equipment and/or Range Hood(s)****Inspected / Satisfactory****9.11 Refrigerator****Inspected / Satisfactory**

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The built-in appliances of the home were inspected and reported on with the above information. While DPI Inspectors make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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10. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.



Valves not operated on a daily basis will not be operated by DPI inspectors. Operating these valves will often result in dripping or not shutting off completely.

Furniture, stored articles or belongings will not be moved during the inspection, many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. DPI inspectors are not liable or responsible for any deficiencies which may be detected after items have been removed.



Styles & Materials

<b>Dryer Source:</b> Electric	<b>Gas Stub Present at Dryer?:</b> No	<b>Clothes Dryer Vent:</b> Piped to Exterior
<b>Washing Machine Shut-Off Valve(s):</b> Ball Valves	<b>Laundry Ventilation:</b> Exhaust Fan(s)	<b>GFCI Protection:</b> Present / Operable
<b>Laundry Sink / Drain / Valves:</b> Not Present		

Items

10.0 Ceilings / Walls / Floors

Inspected / Satisfactory

10.1 Door(s)

Inspected / Satisfactory

10.2 Receptacles / Switches / Fixtures

**Inspected / Satisfactory**

### 10.3 Water Supply Valves

**Inspected / Satisfactory**

### 10.4 Dryer Vent

**FYI: Recommend cleaning dryer vent prior to use. [dryerbox.com](http://dryerbox.com)**

### 10.5 Ventilation / Exhaust Fan(s) / Window(s)

**Inspected / Satisfactory**

### 10.6 Cabinets / Counter Top(s)

**Inspected / Satisfactory**

### 10.7 Utility Sink / Faucet / Drain / Valves

**Not Present**

---

The plumbing in the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

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11. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.



Valves not operated on a daily basis will not be operated by DPI inspectors. Operating these valves will often result in dripping or not shutting off completely.

Furniture, stored articles or belongings will not be moved during the inspection, many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. DPI inspectors are not liable or responsible for any deficiencies which may be detected after items have been removed.

Styles & Materials

**Bathroom(s) / Location(s):**  
All

**Bathroom Wall / Ceiling Finish:**  
Drywall Painted

**Bathroom Flooring:**  
Tile

**Bathroom Plumbing / Drains:**  
PVC

**Bathroom Plumbing / Pipes:**  
Cross-Linked Polyethylene (PEX)

**Bathroom Ventilation:**  
Exhaust Fan(s)

**GFCI Protected Outlets:**  
Present / Operable

Items

11.0 Ceilings / Walls / Floors

Inspected / Satisfactory

11.1 Door(s)



Consideration Item:

Missing door stop at hall bathroom (stopper present in linen closet).



11.1 Item Picture:



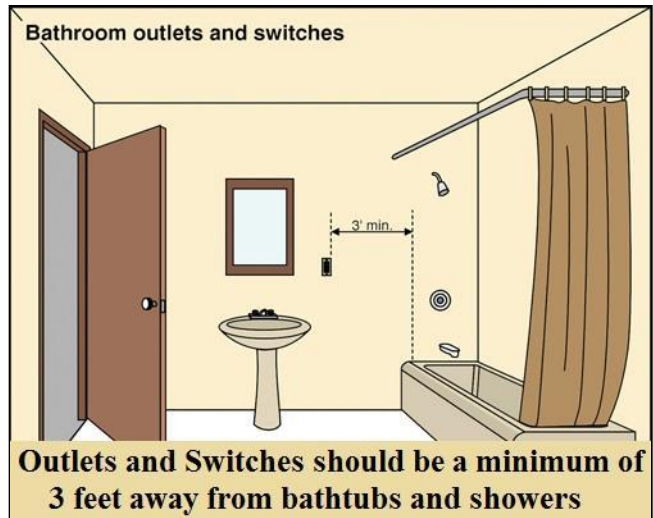
11.1 Item Picture:

11.2 Receptacles / Switches / Fixtures



Consideration Item:

Common builder error/flaw: Poorly located receptacle noted. Any outlet closer than 3 feet from tub/shower is potentially dangerous. Recommend moving the receptacle between the two sinks and/or testing the GFCI receptacle regularly to assure proper operation.



11.2 Item Picture:

11.2 Item Picture:

11.3 Counter Top(s) / Basin(s) / Cabinetry

Inspected / Satisfactory

11.4 Faucet(s) / Valve(s) / Spout(s) / Shower Head(s) / Drain(s)



(1)

**Consideration Item:**

**Diverter valve at bathtub spout does not fully direct water flow to shower head when engaged: Hall bathtub/shower.**

**Hot water handle at East faucet in master bathroom somewhat difficult to operate.**



11.4 Item Picture:



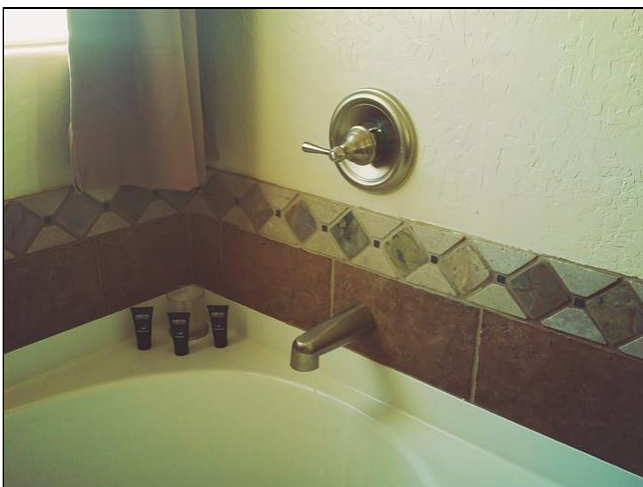
11.4 Item Picture:



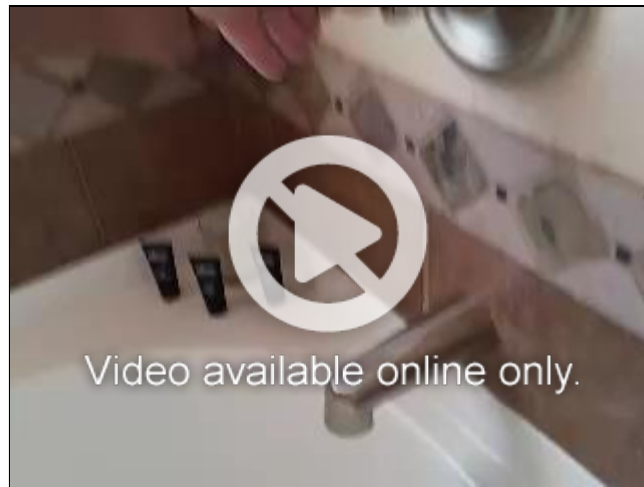
11.4 Item Picture:



(2)

**Action Item:****Mixing valve at master bathtub inoperable in hot position.**

11.4 Item Picture:



11.4 Item Video:

**11.5 Bathtub(s) / Shower(s) / Walls / Enclosures****Inspected / Satisfactory****11.6 Toilet(s)****Inspected / Satisfactory****11.7 Ventilation / Exhaust Fan(s) / Window(s)****Inspected / Satisfactory****11.8 Jacuzzi Tub****Not Present**

The plumbing in the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


**Consideration Items:** Findings or information for items which are considered minor/marginal in nature. Understand some items that have a finding with a comment, can over time, turn into major issues if not adjusted, and/or corrected/repared as needed.

**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

12. Living Areas / Bedrooms

DPI inspectors shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. DPI inspectors shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. DPI inspectors are not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

Furniture, stored articles or belongings will not be moved during the inspection, many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. DPI inspectors are not liable or responsible for any deficiencies which may be detected after items have been removed.



Styles & Materials		
<b>Wall / Ceiling Materials:</b> Drywall Painted	<b>Floor Covering(s):</b> Carpet / Tile	<b>Window Types:</b> Dual Pane
<b>Cabinetry:</b> Wood		

Items

12.0 Ceilings / Walls / Floors

Inspected / Satisfactory

12.1 Doors (representative number)



Consideration Item:

Closet floor guide in North bedroom bent/damaged.



12.1 Item Picture:

12.2 Windows (representative number)

**FYI: Screen framed in at South window in North bedroom, I did not remove the screen to test window due to risk of damage.**



12.2 Item Picture:

### 12.3 Receptacles / Switches / Fixtures

**Inspected / Satisfactory**

### 12.4 Safety Detector(s)

**Inspected / Satisfactory**

### 12.5 Counter(s) / Cabinet(s) / Shelve(s)

**Inspected / Satisfactory**

---

The interior of the home was inspected and reported on with the above information. While DPI inspectors make every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that DPI inspectors have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

13. Seller Warranted Items

As part of a residential purchase transaction in Arizona, the Seller Warranties section of the AAR Residential Purchase Contract includes specific requirements that certain systems be in working order prior to close of escrow. These are considered "seller warranted items" by Arizona Association of REALTORS®.



Any seller warranted items in this report, is only reported as a courtesy. Recommend review with your agent and/or attorney.

Items

13.0 Non-Working GFCI Receptacle(s)

Inspected / Satisfactory

13.1 Inoperable Ceiling Fan(s)

Inspected / Satisfactory

13.2 Air Conditioner above/Below Manufacturers Specs on Split(s)

Inspected / Satisfactory

13.3 Leaking Hose Bib(s)

Inspected / Satisfactory

13.4 Leaking Landscape Fixture(s) / Outdoor Sprinkler Leak(s)

Inspected / Satisfactory

13.5 Leaking Faucet(s)

Inspected / Satisfactory

13.6 Leaking Tub Diverter Valve(s)

Inspected / Satisfactory

13.7 Water Osmosis System Not Functioning

Not Inspected

13.8 Window(s) Don't Open/Don't Stay Up/Don't Lock

Inspected / Satisfactory

13.9 Malfunctioning Pool Light(s)

Not Present

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14. Cosmetic / General Maintenance Items

Cosmetic deficiencies are considered normal wear and tear, and therefore [are not required to be addressed in the inspection](#). Cosmetic items are being defined as nicks, scratches or small holes in the drywall and doors, including peeling or worn interior paint. Also dirty or stained floor covering, cracked/missing grout. [Anything cosmetic in this report, is only reported as a courtesy](#).

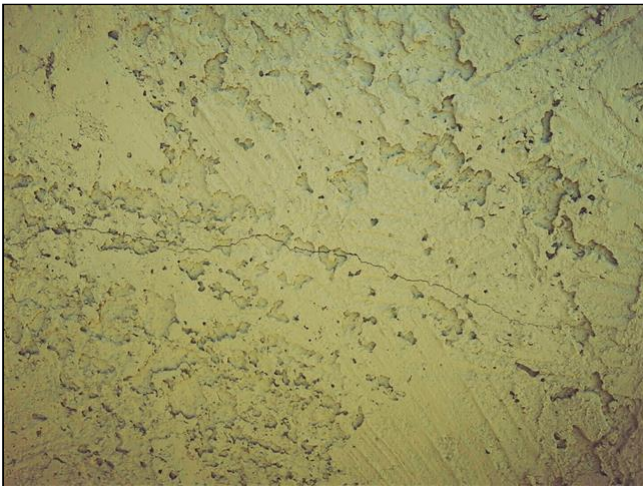


Items

14.0 Cosmetic Observation - Exterior / Walls / Trim / Gate / Fencing

Common stucco cracks and/or repairs observed in various areas around perimeter, monitor and patch as necessary.

Paint weathered at East side of home.



14.0 Item Picture:



14.0 Item Picture:



14.0 Item Picture:



14.0 Item Picture:



14.0 Item Picture:

**14.1 Light Bulb(s) - Burnt Out and/or Missing**

**S/W bedroom.**



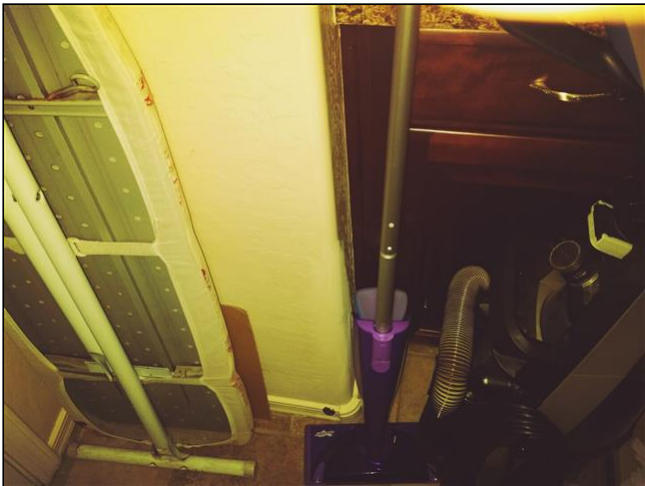
14.1 Item Picture:

**14.2 Cosmetic Observation - Walls and/or Ceilings**

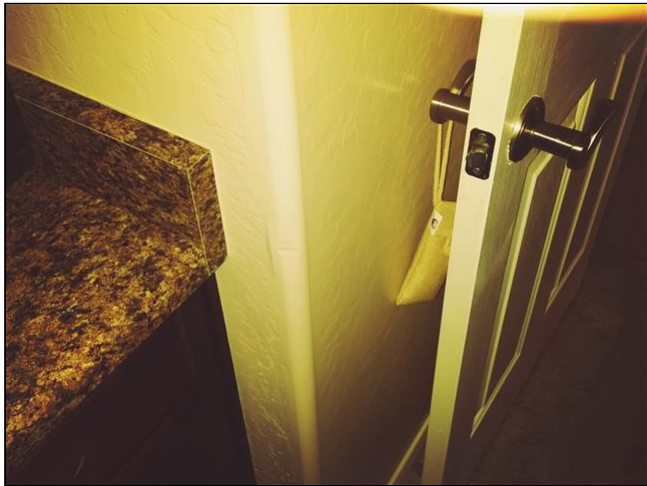
Dents and mismatched paint and/or repairs noted in various areas.



14.2 Item Picture:



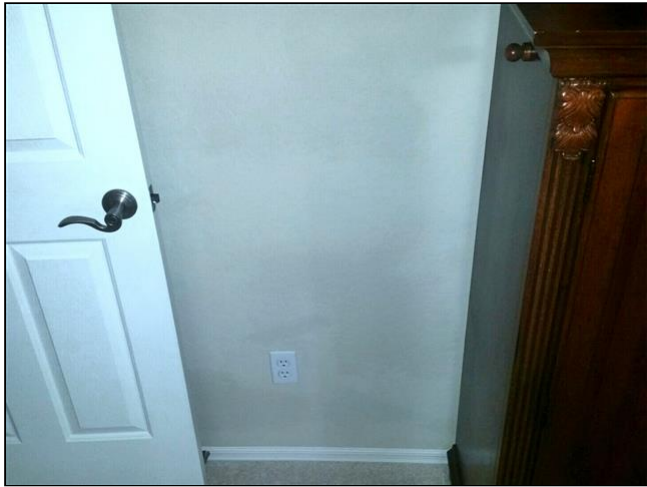
14.2 Item Picture:



14.2 Item Picture:



14.2 Item Picture:



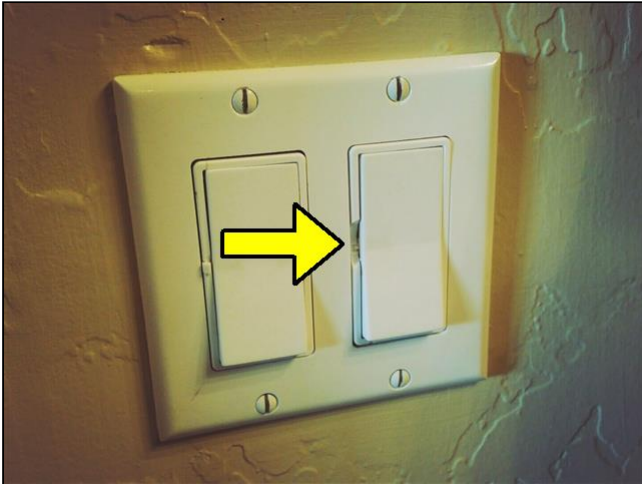
14.2 Item Picture:



14.2 Item Picture:

14.3 Cosmetic Observation - Light and/or Receptacles/Covers

**Minor damage to hall bathroom light switch/trim.**



14.3 Item Picture:

**14.4 Cosmetic Observation - Doors / Molding/trim / Casings**

**Minor damage to weather stripping at bottom of East door to back patio, missing screw at middle East hinge and missing screw cover/cap at threshold.**

**Minor impact damage present at upper section of master bedroom door casing/trim and East section of dining room french door casing/trim.**

**Missing screw cap/cover at garage door threshold.**



14.4 Item Picture:



14.4 Item Picture:



14.4 Item Picture:



14.4 Item Picture:



14.4 Item Picture:



14.4 Item Picture:



14.4 Item Picture:

14.5 Cosmetic Observation - Garage Vehicle Door(s)

Button cover missing on automatic opener mounted on wall, screw not driven in completely at garage side of knob.



14.5 Item Picture:



14.5 Item Picture:

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**Action Items:** Findings for items that need a licensed and insured professional in the appropriate field for further evaluation, and repairs and/or replacement as needed. Safety hazards are also listed as Action Items.

## 15. Closing Notes



### Items

#### 15.0 Permits

**DPI - FYI:** Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

#### 15.1 Environmental

**DPI - FYI:** Mold may be present in hidden areas of a structure; there are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection.

##### SHOULD I TEST FOR MOLD?

The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. Another reason the health department does not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

If you have concerns about mold and or other indoor air quality issues we recommend that you contact specialists in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

For further information regarding mold and other indoor air contaminants we recommend that you visit the CDC website at: <http://www.cdc.gov> or the EPA at: <http://www.epa.gov/iaq/molds>

#### 15.2 Walk-Through Information

**DPI - FYI:** During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the

documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

**INVOICE**

**De Losa Property Inspections**  
**Phoenix, AZ 85044**  
**480-550-1327**  
**Inspected By: Scott De Losa #51564**

**Inspection Date:** 10/19/2016  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. Valued Customer	1234 Sample St. Phoenix AZ 85044
<b>Customer's Real Estate Professional:</b> Scott De Losa	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
2000 - 2500 sq. ft.	370.00	1	370.00
Wood Destroying Insect (termite) Inspection and State Certificate Issue	50.00	1	50.00
			<b>Tax \$0.00</b>
			<b>Total Price \$420.00</b>

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:** Thank you for your business!!



## De Losa Property Inspections

**Scott De Losa #51564**

**Phoenix, AZ 85044  
480-550-1327**

