



Inspection Report

Mr. Scott De Losa

Property Address:

1100 N. Sample Report St.
Surprise AZ 85374



De Losa Property Inspections

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

Table of Contents

Cover Page 1

Table of Contents 2

Intro Page 3

Attachments 5

Summary - Action Items 6

Summary - Consideration Items 9

1 Structural / Exterior / Roofing / Attic /
Ventilation / Grounds 12

2(A) Heat Pump / East Unit..... 16

2(B) Heat Pump / West Unit..... 18

3 Electrical Systems (Exterior and Interior) .. 21

4 Plumbing Systems (Exterior and Interior).. 24

5 Garage 27

6 Kitchen / Appliances..... 29

7 Bathrooms / Bedrooms / Laundry / Living
Areas..... 31

8 Pool and/or Spa..... 33

9 General Information Items 36

10 Cosmetic and/or Maintenance Items
(Observed and reported as a courtesy)..... 38

11 Closing Notes 40

Invoice..... 42

Date: 11/16/2017	Time: 10:00 AM	Report ID: Sample Report 11/17
Property: 1100 N. Sample Report St. Surprise AZ 85374	Customer: Mr. Scott De Losa	Real Estate Professional:

Purpose of Inspection

The inspection of main components is the purpose of this inspection. Components such as structure, roof, plumbing, heating and electrical are main components. Utilities must be on for inspection of these areas. If the inspection report states that a utility is off (no water, no fuel, or no electrical) then any item relating to these components could not be inspected. There is a fee for a return trip to re-inspect.

Standards of Professional Practice For Arizona Home Inspectors

Recommend reading and understanding the STANDARDS OF PROFESSIONAL PRACTICE For Arizona Home Inspectors before viewing this property inspection report.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. **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. **Consideration Items** documented by DPI inspectors should be monitored and/or repair/replacement considered before purchasing this home. 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.

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

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).

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.

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 **action** and/or **consideration** 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:

STANDARDS OF PROFESSIONAL
PRACTICE For Arizona Home Inspectors

In Attendance:

Customer, Customer Representative

Type of building:

Single Family (1 story)

Approximate Age:

2011

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather and Ground/Soil Surface
Condition:

Clear, Dry

Termite Inspection:

Yes

Pool and/or spa Inspection:

Yes



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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.

[1100 N. Sample Report St. Termite Inspection Report](#)

Summary - Action Items



De Losa Property Inspections

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480-550-1327**

Customer

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Address

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Surprise AZ 85374

1. Structural / Exterior / Roofing / Attic / Ventilation / Grounds

1.0 Foundation / Stem walls / Concrete slabs / Floors / Patio columns / Posts



Subterranean termite shelter tube stains observed.

Treatment and/or monitoring by a licensed professional advised.

2(A) . Heat Pump / East Unit

2.0.A Cooling / Heating / Air handler equipment (Fans / Compressor / Condensor / Fins / Lines) / Condensate line / Secondary pan



Rust and standing water present on exterior condensate lines, stucco finish and walkway.

Further evaluation and repairs and/or replacement by a qualified service person advised.

3. Electrical Systems (Exterior and Interior)

3.0 Main and distribution panels / Service entrance conductors / grounding equipment / Main overcurrent device



Open knock-outs present bottom of main panel. Installing blocker(s)/filler(s) advised.

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.

3.3 Doorbell / Fixtures / Switches / Receptacles / Presence and operation of GFCI receptacles (All exterior and interior)



(1) Common builder error/flaw: Poorly located receptacle noted in master bathroom. Any outlet closer than 3 feet from tub/shower is potentially dangerous.

Moving the receptacle between the two sinks and/or testing the GFCI receptacle regularly to assure proper operation advised.

4. Plumbing Systems (Exterior and Interior)

4.2 Faucets / Valves / Spouts / Shower Heads / Drains / Toilets



South drain leaked at kitchen sink (both basins filled half way then drained simultaneously).

Further evaluation and repairs and/or replacement by a qualified service person advised.

4.4 Irrigation, sprinkler and/or drip systems / Water osmosis system and/or Water softener system (Courtesey items)



Irrigation system at South section appears to be disconnected and/or abandoned under soil, anti-siphon was shut-off. When turned on it flooded the S/E side.

Further evaluation and repairs and/or replacement by a qualified service person advised.

5. Garage

5.1 Garage floor / Stem walls



Subterranean termite shelter tubes observed.

Treatment and/or monitoring by a licensed professional advised.

5.5 Garage vehicle doors / Automatic openers / Springs / Operation



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

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.

8. Pool and/or Spa

8.1 Electrical / Pumps / Lights



(1) GFCI receptacle protecting pool light did not trip during inspection.

Further evaluation and repairs and/or replacement by a qualified service person advised.

8.3 Pool barrier compliance - Fences / Gates / Doors leading to pool/spa areas



Pool barrier compliance breached. Back patio doors, pet door at West side of home and garage utility door.
Further evaluation and repairs and/or replacement by a qualified service person advised.

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

Summary - Consideration Items



De Losa Property Inspections

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Customer

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1. Structural / Exterior / Roofing / Attic / Ventilation / Grounds

1.2 Roof coverings / Flashings / Penetrations / Drainage systems



Cracked tile(s) present in various areas.

Further evaluation and repairs and/or replacement by a qualified service person suggested.

2(B) . Heat Pump / West Unit

2.0.B Cooling / Heating / Air handler equipment (Fans / Compressor / Condensor / Fins / Lines) / Condensate line / Secondary pan



(1) Insulation covering is sun baked/damaged on exterior unit refrigerant line. Insulation is used to retard heat gain and control condensation drip from cold-water plumbing, chilled-water, and refrigeration lines.

Adjustment(s) or correction/repair(s) are suggested.



(2) Fins are damaged at bottom of exterior unit.

Further evaluation and repairs and/or replacement by a qualified service person suggested.



(3) Rust present on exterior section of secondary condensate line.

Monitoring recommended: The inspected item or component will require regular monitoring to determine if its condition is degenerating or may degenerate to a point where it will no longer function in a satisfactory framework.

3. Electrical Systems (Exterior and Interior)

3.3 Doorbell / Fixtures / Switches / Receptacles / Presence and operation of GFCI receptacles (All exterior and interior)



(2) Receptacle cover plate missing behind refrigerator.

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.



(3) N/E receptacle in garage damaged at bottom outlet.

Adjustment(s) or correction/repair(s) are suggested.

4. Plumbing Systems (Exterior and Interior)

4.1 Plumbing / Water supply / Pressure / Distribution systems and fixtures / Functional flow / Plumbing drain / Waste and vent systems / Functional drainage



S/E anti-siphon device leaked when turned on (Video clip provided).

Further evaluation and repairs and/or replacement by a qualified service person suggested.

5. Garage

5.5 Garage vehicle doors / Automatic openers / Springs / Operation



(2) Glass pane cracked on vehicle door.

Adjustment(s) or correction/repair(s) are suggested.

7. Bathrooms / Bedrooms / Laundry / Living Areas

7.1 Windows



Screen(s) need repairs and/or maintenance (Some screens not installed noted in garage and South bedroom).

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.

8. Pool and/or Spa

8.0 Shell / Body / Cleaning devices / Decking / Aerator / Water features / Skimmers / Drains / Auto filling devices / Anti-siphon protection



Aerator nozzle missing/removed.
Adjustment(s) or correction/repair(s) are suggested.

8.1 Electrical / Pumps / Lights



(2) Leak present at lower side of pump.
Further evaluation and repairs and/or replacement by a qualified service person suggested.

8.2 Filters / Plumbing / Valves



Water feature valve damaged.
Adjustment(s) or correction/repair(s) are suggested.

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

1. Structural / Exterior / Roofing / Attic / Ventilation / Grounds

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.



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

Styles & Materials

Foundation / Floor structure:

Concrete slab on grade

Ceiling structure:

Wood framed

Roof covering:

Concrete tile / Rolled comp.

Roof type:

Gable/Hip/Shed

Roof - Method used to observe:

Walked roof

Chimney (Exterior):

Not present

Attic exhaust fans:

Not present

Wall structure / Columns / Posts:

Wood framed

Sheathing type:

Oriented strand board (OSB)

Approximate Age:

Appears to be the original roof
Confirm with seller

Roof area/Location:

Main/Garage/Patios

Roof - Visible area inspected:

100%

Attic insulation / Estimated R-value:

Blown in Fiberglass /
Approximately R-30
Fiberglass Batt / Approximately R-30

Attic access location:

Bathroom
Garage

Wall cladding materials:

Stucco

Roof structure:

Engineered wood trusses

Life expectancy:

Concrete, About 50 Years. Underlayment 15 to 25 Years / Rolled, 8 to 12 Years

Roof - Vent pipe material:

Medal / PVC

Sky lights / Solar tubes:

Not present

Attic ventilation:

Gable / Soffit / Dormer vents

Attic - Method used to observe:

Transvered

Attic - Visible area inspected: 80%	Grade at house: Moderate	Patios / Wakways / Sidewalk / Driveway: Concrete / Pavers / Kool deck
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Items

1.0 Foundation / Stem walls / Concrete slabs / Floors / Patio columns / Posts

Subterranean termite shelter tube stains observed.
Treatment and/or monitoring by a licensed professional advised.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Walls / Wall covering materials / Flashings / Eaves / Soffits / Fascia / Trim

Inspected / Satisfactory

1.2 Roof coverings / Flashings / Penetrations / Drainage systems

Cracked tile(s) present in various areas.
Further evaluation and repairs and/or replacement by a qualified service person suggested.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

1.3 Attic Framing / Roof deck/sheathing

Inspected / Satisfactory

1.4 Attic - Insulation / Ventilation

Inspected / Satisfactory

1.5 Attic - Access Covers

Inspected / Satisfactory

1.6 Patios / Covers / Applicable railings / Decks / Balconies / Stoops / Steps / Areaways / Porches

Inspected / Satisfactory

1.7 Driveways / Walkways / Vegetation / Grading / Drainage / Gates / Cement block walls / Fencing

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.

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.

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.

2(A) . Heat Pump / East Unit

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. Heating is not inspected during the summer months when the air conditioning is normally in use. Testing the heating cycle when the outside temperature is above 70 degrees Fahrenheit could cause damaged the unit and/or components. 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 16 and 22 degrees, depending on the age of the unit. Optimum is 18 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

Location of thermostat: Hallway	Cooling equipment type: Heat Pump Forced Air (also provides warm air)	Cooling equipment energy source: Electricity
Service disconnect type: Pull-Out	Central air manufacturer: Goodman	Manufacture date: 2001
Capacity of unit: 2.5 Tons	Temperature split (Average): 17 Degrees	Heat type: Heat Pump Forced Air (also provides cool air)
Energy source: Electricity	Heat system brand: Goodman	Manufacture date: 2001
Ductwork: Insulated	Filter type: Disposable	

Items

2.0.A Cooling / Heating / Air handler equipment (Fans / Compressor / Condensor / Fins / Lines) / Condensate line / Secondary pan



Rust and standing water present on exterior condensate lines, stucco finish and walkway.

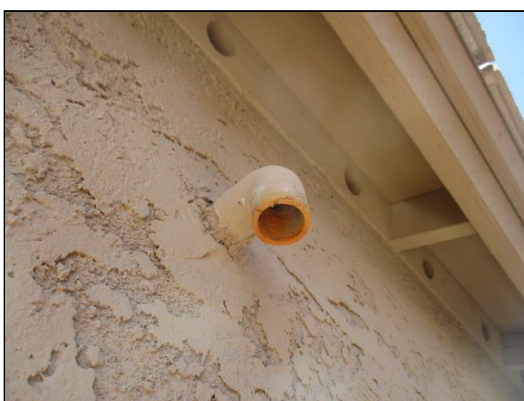
Further evaluation and repairs and/or replacement by a qualified service person advised.



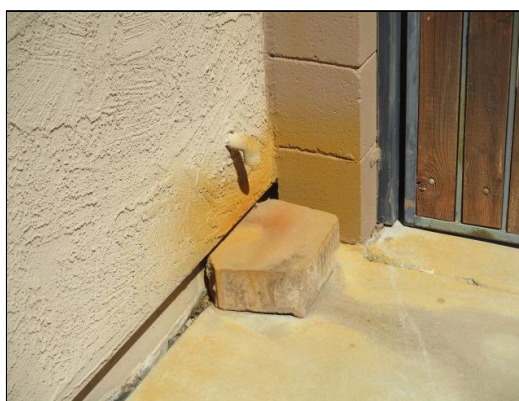
2.0.A Item 1(Picture)



2.0.A Item 2(Picture)



2.0.A Item 3(Picture)



2.0.A Item 4(Picture)

2.1.A Normal operating controls / Automatic safety controls / Service disconnects / Thermostat

Inspected / Satisfactory

2.2.A Distribution systems (Ductwork / Filters) / Presence of installed cooling/heating source in each room

Inspected / Satisfactory

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.

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.

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.

2(B) . Heat Pump / West Unit

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. Heating is not inspected during the summer months when the air conditioning is normally in use. Testing the heating cycle when the outside temperature is above 70 degrees Fahrenheit could cause damaged the unit and/or components. 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 16 and 22 degrees, depending on the age of the unit. Optimum is 18 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

Location of thermostat: Hallway	Cooling equipment type: Heat Pump Forced Air (also provides warm air)	Cooling equipment energy source: Electricity
Service disconnect type: Pull-Out	Central air manufacturer: Goodman	Manufacture date: 2001
Capacity of unit: 3.5 Tons	Temperature split (Average): 19 Degrees	Heat type: Heat Pump Forced Air (also provides cool air)
Energy source: Electricity	Heat system brand: Goodman	Manufacture date: 2001
Ductwork: Insulated	Filter type: Disposable	Types of fireplaces: Not Present
Operable fireplaces: None		

Items

2.0.B Cooling / Heating / Air handler equipment (Fans / Compressor / Condensor / Fins / Lines) / Condensate line / Secondary pan



(1) Insulation covering is sun baked/damaged on exterior unit refrigerant line. Insulation is used to retard heat gain and control condensation drip from cold-water plumbing, chilled-water, and refrigeration lines.

Adjustment(s) or correction/repair(s) are suggested.



2.0.B Item 1(Picture)



2.0.B Item 2(Picture)



(2) Fins are damaged at bottom of exterior unit.

Further evaluation and repairs and/or replacement by a qualified service person suggested.



2.0.B Item 3(Picture)



(3) Rust present on exterior section of secondary condensate line.

Monitoring recommended: The inspected item or component will require regular monitoring to determine if its condition is degenerating or may degenerate to a point where it will no longer function in a satisfactory framework.



2.0.B Item 4(Picture)

2.1.B Normal operating controls / Automatic safety controls / Service disconnects / Thermostat

Inspected / Satisfactory

2.2.B Distribution systems (Ductwork / Filters) / Presence of installed cooling/heating source in each room

Inspected / Satisfactory

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.

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.

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.

3. Electrical Systems (Exterior and Interior)

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

Service method: Underground	Main panel location: Exterior West	Electric panel manufacturer: General Electric
Panel capacity: 200 Amp 120/240 Volt panel	Panel type: Circuit breakers	Main supply / Wiring: Copper Strand
Appliances/ AC - Heating / 240 VAC wiring: Aluminum Strand / Copper	Branch wiring 15 / 20 AMP: Copper	Arc Fault Circuit Interupters (AFCI'S): Not Present
Ground Fault Circuit Interupters (GFCI'S): Not Present	Wiring methods: Romex	Grounding: Plumbing Supply
Sub-panel amperage: 15 AMP	Sub-panel location: Pool	

Items

- 3.0Main and distribution panels / Service entrance conductors / grounding equipment / Main overcurrent device

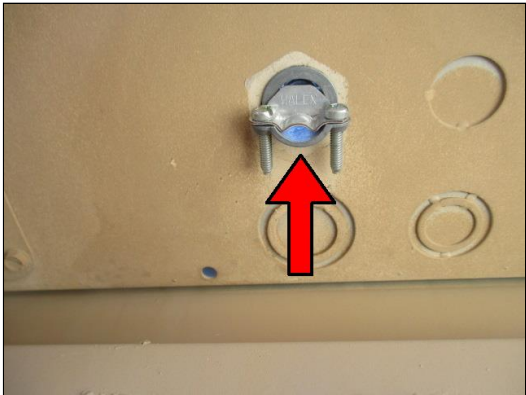


Open knock-outs present bottom of main panel. Installing blocker(s)/filler(s) advised.

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 Branch circuit conductors / Overcurrent devices and compatability of their amperage and voltage / Wiring

Inspected / Satisfactory

3.2 Sub-panels / Cover / Panel / Wiring

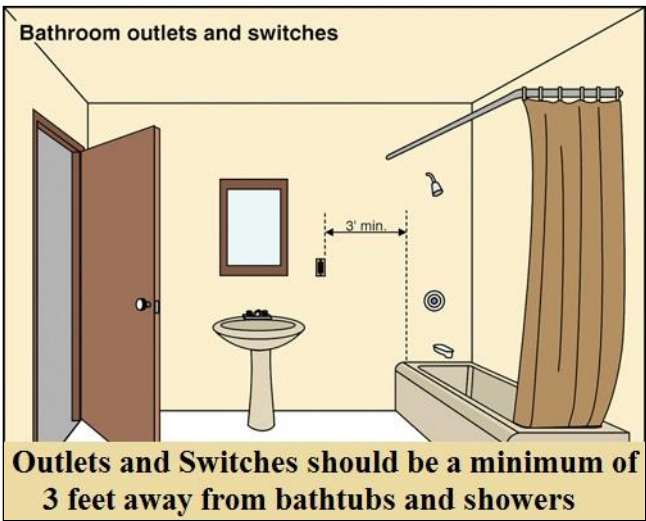
Inspected / Satisfactory

3.3 Doorbell / Fixtures / Switches / Receptacles / Presence and operation of GFCI receptacles (All exterior and interior)

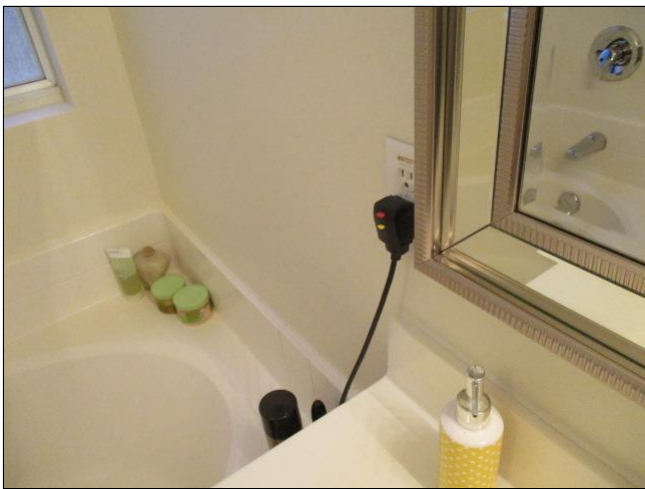


(1) Common builder error/flaw: Poorly located receptacle noted in master bathroom. Any outlet closer than 3 feet from tub/shower is potentially dangerous.

Moving the receptacle between the two sinks and/or testing the GFCI receptacle regularly to assure proper operation advised.



3.3 Item 1(Picture)

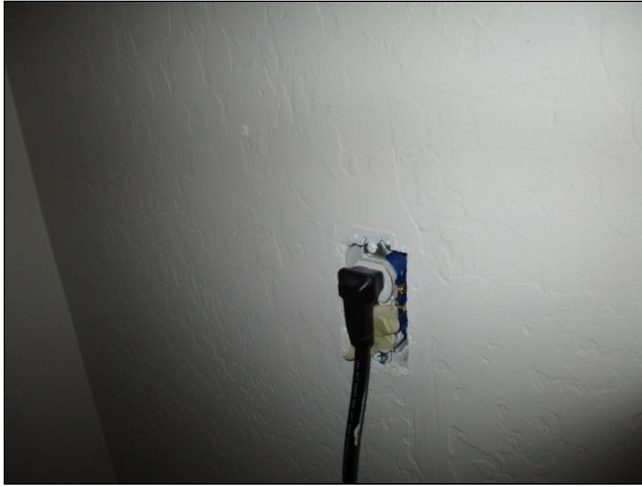


3.3 Item 2(Picture)



(2) Receptacle cover plate missing behind refrigerator.

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.



3.3 Item 3(Picture)



(3) N/E receptacle in garage damaged at bottom outlet.

Adjustment(s) or correction/repair(s) are suggested.



3.3 Item 4(Picture)

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.

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.

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/repairs as needed.

4. Plumbing Systems (Exterior and Interior)

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 East

Hose bibs:

Anti-siphon

Water pressure:

70-75 PSI per inspectors gauge

Plumbing water supply (Into home):

Copper, underground supply (Unable to verify)

Plumbing water distribution (Inside home):

Copper (Visible at stub-outs).

Plumbing waste / Drain lines:

ABS / PVC

Area/Location of main Fuel off / Fuel pipe material:

Not Present

Water heater manufacturer:

General Electric

Water heater capacity:

50 Gal.

Water heater age:

2012

Water heater location:

Garage

Water heater power source:

Electric

Refrigerator water supply shut-off valve:

Ball valve

Washing machine water supply shut-off valves:

Inaccessible

Items

4.0 Main water meter / Shut-off devices

Inspected / Satisfactory

4.1 Plumbing / Water supply / Pressure / Distribution systems and fixtures / Functional flow / Plumbing drain / Waste and vent systems / Functional drainage



S/E anti-siphon device leaked when turned on (Video clip provided).

Further evaluation and repairs and/or replacement by a qualified service person suggested.



4.1 Item 1(Video)

4.2 Faucets / Valves / Spouts / Shower Heads / Drains / Toilets



South drain leaked at kitchen sink (both basins filled half way then drained simultaneously).

Further evaluation and repairs and/or replacement by a qualified service person advised.



4.2 Item 1(Picture)

4.3 Hot water systems / Tanks / Controls / Pipes / Valves / TPR

Inspected / Satisfactory

4.4 Irrigation, sprinkler and/or drip systems / Water osmosis system and/or Water softener system (Courtesy items)



Irrigation system at South section appears to be disconnected and/or abandoned under soil, anti-siphon was shut-off. When turned on it flooded the S/E side.

Further evaluation and repairs and/or replacement by a qualified service person advised.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(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.

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.

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.

5. 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

Location: Attached	Floor Finish: Concrete	Walls/ Ceiling materials: Drywall Painted
Vehicle door opener manufacturer: Craftsman	Vehicle door type: One automatic	Vehicle door material: Metal with fixed pane windows
Ventilation: Utility Door	Attic access: Access Hatch	

Items

5.0 Fire separation - Walls / Ceilings / Ladder systems

Inspected / Satisfactory

5.1 Garage floor / Stem walls



Subterranean termite shelter tubes observed.
Treatment and/or monitoring by a licensed professional advised.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 Garage walls/ceiling and/or windows

Inspected / Satisfactory

5.3 Occupant door (From garage to inside of home)

Inspected / Satisfactory

5.4 Garage utility doors

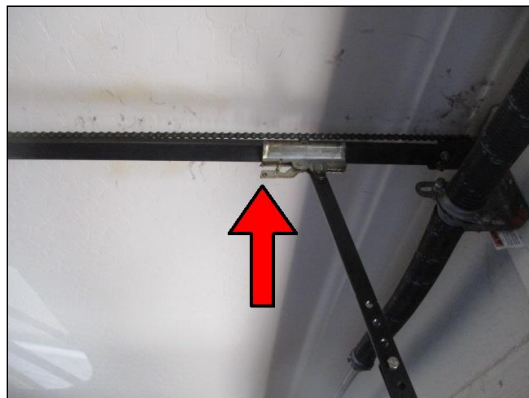
Inspected / Satisfactory

5.5 Garage vehicle doors / Automatic openers / Springs / Operation



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

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.



5.5 Item 1(Picture)



(2) Glass pane cracked on vehicle door.

Adjustment(s) or correction/repair(s) are suggested.



5.5 Item 2(Picture)



5.5 Item 3(Picture)

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.

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.

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.

6. 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

Countertop Materials:

Laminate

Refrigerator present:

Yes

Gas stub present at range / Cook top:

No

Exhaust / Range hood present:

Yes

Cabinet material:

Wood / MDF

Dishwasher present:

Yes

Disposal present:

Yes

Exhaust ventillation:

Piped to Exterior

Sink material:

Stainless Steel

Range / Oven present:

Yes

High loop connection:

Adjustment Needed

Built-in Microwave testing:

Cup of Water

Items

6.0 Counter top / Cabinets / Sink/basins

Inspected / Satisfactory

6.1 Dishwasher

Inspected / Satisfactory

6.2 Garbage disposal

Inspected / Satisfactory

6.3 Range / Oven / Cooktop

Inspected / Satisfactory

6.4 Microwave cooking equipment and/or range hood

Inspected / Satisfactory

6.5 Exhaust / Ventilation

Inspected / Satisfactory

6.6 Referigerator

Inspected / Satisfactory

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.

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.

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.

7. Bathrooms / Bedrooms / Laundry / Living Areas

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

Doors (Exterior and interior):

Solid core / Hollow core / Sliding glass door
(Tempered glass)

Wall / Ceiling coverings (All interior):

Drywall Painted

Floor coverings (All interior):

Carpet
Tile

Bathroom Countertops:

Synthetic

Bathroom cabinetry:

Wood / MDF

Window types:

Dual Pane

Bathrooms/ Location:

All

Bathroom ventilation:

Exhaust fan(s)

Laundry dryer source:

Electric

Gas stub present at dryer:

Inaccessible

Laundry ventilation:

Exhaust fan

Items

7.0 Doors / Sliding doors / Tempered glass (All exterior and interior)

Inspected / Satisfactory

7.1 Windows



Screen(s) need repairs and/or maintenance (Some screens not installed noted in garage and South bedroom).

Repairs are needed that can be performed by a knowledgeable handy person or competent homeowner.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 Ceilings / Walls / Floors (All interior)

Inspected / Satisfactory

7.3 Counters / Cabinets / Shelves (All interior)

Inspected / Satisfactory

7.4 Bathtubs / Showers / Walls / Enclosures

Inspected / Satisfactory

7.5 Ventilation / Exhaust Fans

Inspected / Satisfactory

7.6 Fire sprinkler system / Smoke detectors

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.

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.

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.

8. Pool and/or Spa

DPI inspectors are never designated to enforce pool and/or spa protective barrier regulations. These barrier regulations vary from city to city and jurisdiction to jurisdiction. Consult your local authority having jurisdiction for a copy of their latest regulations.

A pool and/or spa inspection does not include any water testing whatsoever. Nor does it include any item such as turbo cell for salt water systems. Only items listed on the report are inspected.



Styles & Materials

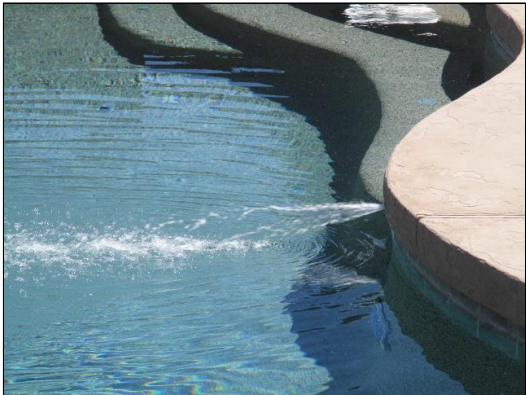
Style / Shell/Body: In ground / Pebble-tec	Decking / Materials: Kool Decking	Filter type: DE Filter
Cleaning devices: Self-Cleaning / Pop-Up Heads	Diving board: Not present	

Items

- 8.0
- Shell / Body / Cleaning devices / Decking / Aerator / Water features / Skimmers / Drains / Auto filling devices / Anti-siphon protection**
[Aerator nozzle missing/removed.](#)
[Adjustment\(s\) or correction/repair\(s\) are suggested.](#)



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Electrical / Pumps / Lights



(1) GFCI receptacle protecting pool light did not trip during inspection.
Further evaluation and repairs and/or replacement by a qualified service person advised.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



(2) Leak present at lower side of pump.
Further evaluation and repairs and/or replacement by a qualified service person suggested.



8.1 Item 3(Picture)

8.2 Filters / Plumbing / Valves

Water feature valve damaged.
Adjustment(s) or correction/repair(s) are suggested.



8.2 Item 1(Picture)

8.3 Pool barrier compliance - Fences / Gates / Doors leading to pool/spa areas

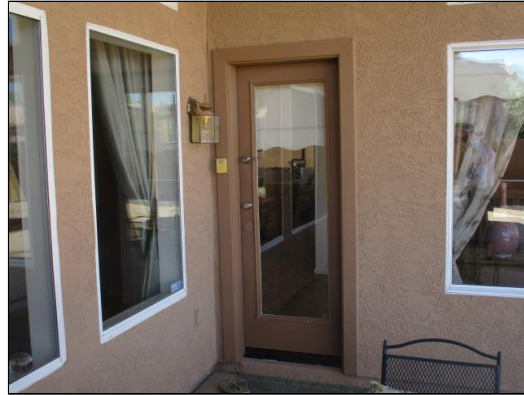


Pool barrier compliance breached. Back patio doors, pet door at West side of home and garage utility door.

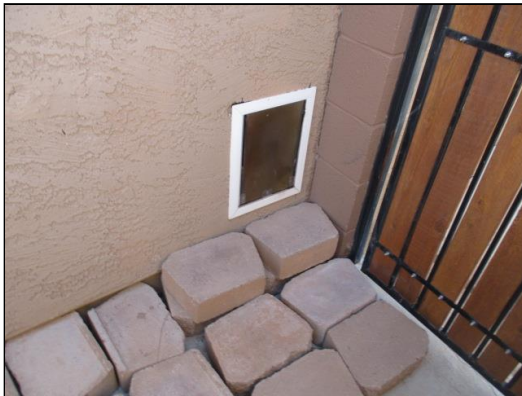
Further evaluation and repairs and/or replacement by a qualified service person advised.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

The pool and/or spa 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.

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.

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9. General Information Items



Items

9.0 Structural / Exterior / Roofing / Attic / Ventilation / Grounds

(1) General Info: Video clips taken during roof inspection.



9.0 Item 1(Video)



9.0 Item 2(Video)

(2) General Info: Video clips taken during attic inspection.



9.0 Item 3(Video)



9.0 Item 4(Video)



9.0 Item 5(Video)

9.1 Plumbing Systems (Exterior and Interior)

- (1) General Info: 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.
- (2) General Info: 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.
- (3) General Info: Secondary water shut-off valve is located below the irrigation/sprinkler plumbing; therefore, shutting off the water supply to the home will also shut off water supply to irrigation/sprinkler system.
- (4) General Info: Recommend installing a drain pan under water heater tank with overflow pipe designed to prevent/minimize water damage from a leak.

9.2 Garage

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

9.3 Bathrooms / Bedrooms / Laundry / Living Areas

General Info: Access cover in hall bathroom should have insulation added, and adhered.

10. Cosmetic and/or Maintenance Items (Observed and reported as a courtesy)

Inspectors are NOT required to report on: Cosmetic items, underground items, or items not permanently installed. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.



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

10.0 Structural / Exterior / Roofing / Attic / Ventilation / Grounds

- (1) Channel grate/by-pass drain between front walkway concrete sections is weathered/damaged.
- (2) Peeling/weathered paint observed on stem walls in various areas, scrape and paint as needed.
- (3) Repairs, mismatched paint/touch-ups noted in various areas around exterior perimeter. Small holes present in S/W section of stucco finish.
- (4) Loose gusset plates observed on various fascia boards. Recommend fastening.
- (5) Rust noted on stem wall at N/W section (By pool filter), monitor.

10.1 Heat pump

- (1) AC condensation line(s) draining at the foundation wall. This condition will eventually lead to pooling of water and erosion of the ground/stem wall below this area. Recommend adding splashblocks and/or routing condensate line away from house foundation. [Splash Blocks \(Lowe's Website\)](#)
- (2) Bent fins observed on both exterior units. Recommend having a licensed HVAC technician comb out fins during next scheduled service. Also recommend further evaluation of distances from structure and cement block fence at both exterior units.

10.2 Electrical systems (Exterior and interior)

Receptacle cover in attic above garage damaged.

10.3 Plumbing systems (Exterior and interior)

- (1) Back flow prevention device (Hose Bib Vacuum Breakers) not present. [In-Line Vacuum Breaker \(Lowe's Website\)](#)
- (2) Sink stoppers not present in master bathroom.
- (3) Left master sink drains slowly.
- (4) Tub and sink in hall bathroom failed to hold water.

10.4 Garage

Additional weather stripping needed around garage utility door.

10.5 Bathrooms / Bedrooms / Laundry / Living areas

- (1) Missing door stoppers/bumpers noted throughout home.
- (2) Lower deadbolt somewhat difficult to engage at master bedroom door to patio. Dining room door to back patio rubs/sticks a bit during operation.
- (3) Small holes, dents, nail pops, mismatched paint and/or repairs noted in various areas.
- (4) Laundry door does not latch.
- (5) Cracked/peeling paint noted above shower enclosure in master bathroom.
- (6) Hall bathroom tub faucet is not flush with wall.
- (7) Cracks in grout noted in South end of formal living room into the E hall.
- (8) Piece of trim/molding missing at garage attic access area.

10.6 Pool and/or Spa

- (1) Flapper missing/removed at skimmer.

(2) Cracks present in exposed pebble-tec finish at N/E section, repair and/or monitor.

11. Closing Notes



Items

11.0 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.

11.1 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>

11.2 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: 11/16/2017
Report ID: Sample Report 11/17

Customer Info:	Inspection Property:
Mr. Scott De Losa	1100 N. Sample Report St. Surprise AZ 85374
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
2000 - 2500 sq. ft.	370.00	1	370.00
Pool Inspection	50.00	1	50.00
Termite Inspection	50.00	1	50.00

Tax \$0.00

Total Price \$470.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Thank you for your business.