



COMPREHENSIVE
PROPERTY INSPECTIONS

Comprehensive Property Inspections

PO Box 93682 Phoenix, AZ, 85048

(602) 463-8697



Address Inspected: 999 E Snow Ln, Tempe, AZ 85118

Client: John Smith

Date of Inspection: 4/1/2026

Report Introduction

Thank you for selecting Comprehensive Property Inspections for your property inspection.

Our home inspections comply with the **Standards of Professional Practice within the State of Arizona**. You may view these standards by visiting the AZ Board of Technical Registration website.
(<https://btr.az.gov/resources/statutes-rules-standards-and-policies/standards>)

The following report is a very comprehensive written evaluation of the observed conditions pertaining to the property inspection just completed.

Our goal is to document and report to you as much of the observation as possible. This report may include minor (superficial) general maintenance items to serious (structural) maintenance concerns.

The report is intended to help you better understand the true condition(s) of the property by providing you with a detailed written document containing a representative amount of photos (photos not to be considered complete or all encompassing).

This report may contain technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Please review the entire report in its entirety before making a request for repair to the seller.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Keys to the Report

Throughout the report we utilize icons to make things easier to find, understand and read. Use the legend below to understand each rating icon.

✔ - These items would **appear serviceable**, meaning that we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may, however, show wear and tear.

✓ - While these items may be considered acceptable based on it's current state or condition, some notes are provided for additional information, maintenance and or home owner education (**appears serviceable with notes**)

✗ - Indicates that the system or component applicable contained **defective conditions**, warranting further appropriate action, during the transaction inspection period (which will be detailed within the report)

✕ - Mean this item or system is **not applicable or present** during the inspection

* (Asterisk)- (**SEE NOTES**) Indicates **unique observations** that cannot be categorized using the other key systems above, requiring the reader to review the notations provided.

Summary items in **RED** indicate a need for further evaluation and repairs by a qualified licensed contractor or specialty tradesman dealing with that item or system.

If further evaluation by a contractor and / or specialty tradesman is recommended by the inspector, the contractor / specialty tradesman should further evaluate, identify and repair (as per homeowner's approval) any additional system related defect(s) deemed necessary in addition to the findings reflected in this limited inspection report. Recommendations made by the inspector are intended to be addressed or evaluated during the inspection period, prior to the close of the transaction.



Table Of Contents

Report Summary	5-8
Inspection Details	9
Inspection Agreement	10-11
Grounds	12-13
Exterior	14-15
Foundation	16
Roofing	17-18
Exterior Plumbing	19-20
Exterior Cooling	21
Panel Electrical	22-24
Exterior Electrical	25
Interior General	26-28
Kitchen	29-32
Interior Electrical	33
Interior Heating	34
Interior Cooling	35-36
Interior HVAC General	37-38
General Int. Plumbing	39-40
Bathroom	41-42
Laundry	43-44
Water Heater	45-46

Garage

47-48

Attic

49-51

Glossary

52-53

SAMPLE



Report Summary

The summary below consists of any observed defects or concerns warranting evaluation or correction by a qualified professional or specialist. These findings can be safety hazards, deficiencies requiring a larger expense to correct or items warranting additional evaluation. The summary is not intended as a substitute for reading the entire inspection report. Photos may serve as a representative of findings and should not be considered complete.

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, appropriate corrective actions are advised

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

Grounds			
X	Page 12 Item: 5	Exterior Column Conditions	5.1. The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (grade). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).
			
The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (grade). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).		The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (grade). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).	

Exterior

✖	Page 14 Item: 2	Exterior Walls Condition	2.1. Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, professional repairs are recommended to prevent moisture and pest entry vulnerability.
 Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, professional repairs are recommended to prevent moisture and pest entry vulnerability. Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, professional repairs are recommended to prevent moisture and pest entry vulnerability.			

Roofing

✖	Page 17 Item: 2	Second Roof Condition	2.1. Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a licensed roofing professional is recommended with repairs as needed to ensure proper water tightness and drainage.
---	-----------------	-----------------------	---



Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a **licensed** roofing **professional** is recommended with repairs as needed to ensure proper water tightness and drainage.



Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a **licensed** roofing **professional** is recommended with repairs as needed to ensure proper water tightness and drainage.

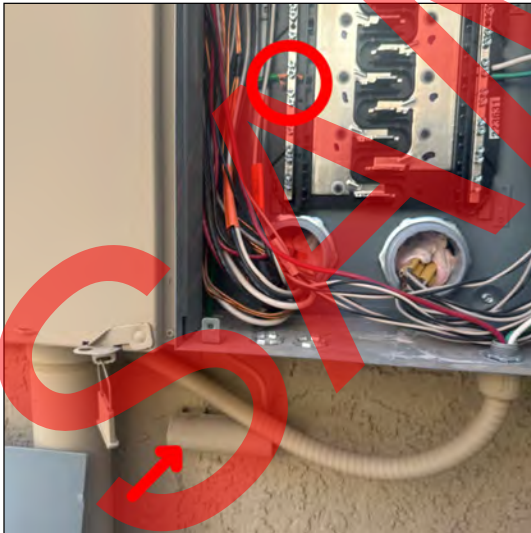
Panel Electrical



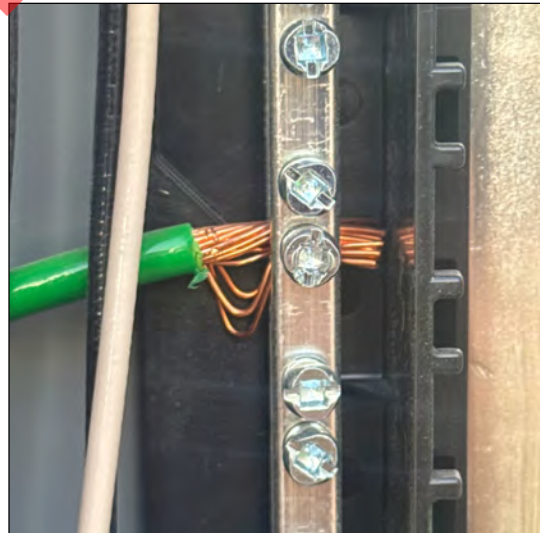
Page 22 Item: 4

Visible Grounding Service Condition

4.1. The exterior utility "**bonding** termination" grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. **Professional** corrections are recommended to ensure proper contact (electrical safety).



The exterior utility "**bonding** termination" grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. **Professional** corrections are recommended to ensure proper contact (electrical safety).



The exterior utility "**bonding** termination" grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. **Professional** corrections are recommended to ensure proper contact (electrical safety).

Attic

✗	Page 49 Item: 2	Attic/Ceiling Structure Condition	2.1. Two or more damaged truss members observed inside the attic space , recommend further evaluation by a licensed qualified professional with engineered repairs (as needed) to ensure proper strengthening and minimize further failure/damages.
---	-----------------	-----------------------------------	--



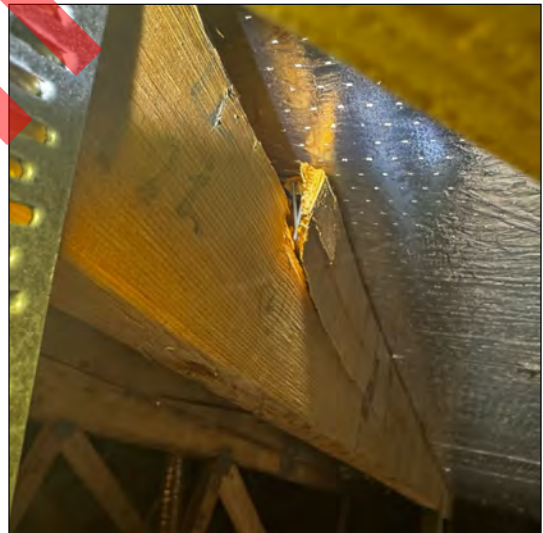
Cracked **truss** member near air handler platform.
PHOTO A



Cracked **truss** member near air handler platform.
PHOTO B



Cracked **truss** member near garage attic access entrance. PHOTO A



Cracked **truss** member near garage attic access entrance. PHOTO B



Inspection Details

1. Attendance

PRESENT FOR INSPECTION: Client

2. Home Type

STRUCTURE TYPE: Single Family

3. Occupancy

OCCUPANCY: Occupied

4. Utilities (Including Water, Gas and Electrical) Conditions

UTILITIES:

- ✓ • Water utility was ON at the time of the inspection
- Electric utility was ON at the time of the inspection

5. Approximate Age of the Property

YEAR BUILT: 2022

6. Weather Conditions

WEATHER: Partly cloudy

APPRX TEMPERATURE: 75-80 Degrees

7. The front of the house was (primarily) facing:

DIRECTION:

- North



Inspection Agreement

Client Name: **John Smith**

Property Inspected: **999 E Snow Ln, Tempe, AZ 85118**

Inspection Fee: **\$450**

Inspection Date: **4/1/2026**

Inspection Company: **Comprehensive Property Inspections**

Firm Address: **PO Box 93682 Phoenix, AZ, 85048**

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Client Attendance and Permission to Access Subject Property: The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.

2. Standards of Practice: The scope of this inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the Standards of Professional Practice adopted by the Arizona Chapter of the American Society of Home Inspectors, Inc. on October 27th, 2023 ("AZ SoP"), the provisions of A.A.C. §R4-30-102, A.A.C. §R4-30-301-01 and this Pre-Inspection Agreement. Additionally, inspections performed under the AZ SoP are not technically exhaustive and are not required to identify or to report concealed conditions, latent defects, consequential damages, and cosmetic imperfections that do not significantly affect a component's performance or its intended function.

3. Definitions and Purpose of the Inspection: Home Inspection means the process by which an inspector visually examines the readily accessible systems and components of a home and describes those systems and components using the AZ SoP and report any systems and components inspected found to be in need of immediate major repair. Readily accessible means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property. Immediate major repair means a major defect, which if not quickly addressed, will be likely to do any of the following: 1. worsen appreciably; 2. cause further damage; and/or be a serious hazard to health and/or personal safety. Major defect means a system or component that is unsafe or not functioning. Inspections performed under the AZ SoP are intended to provide the client with a better understanding about the condition of inspected systems and components at the time of the home inspection.

4. Inspection Report: The Client and the Company agree that the Company, and its inspector(s), will prepare a written inspection report which shall: 1. describe systems and components identified in sections 4-12 of the AZ SoP; 2. state which systems and components designated for inspection in the AZ SoP have been inspected and any systems and components designated for inspection in the AZ SoP which were present at the time of the inspection and were not inspected and a reason why they were not inspected; and 3. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

5. Inspection Exclusions: The Company IS NOT REQUIRED TO REPORT ON: 1. life expectancy of any component or system; 2. the causes of the need for a major repair; 3. the methods, materials and costs of corrections; 4. the suitability of the property for any specialized use; 5. compliance or non-compliance with applicable regulatory requirements; 6. the market value of the property or its marketability; 7. the advisability or inadvisability of purchase of the property; 8. any component or system which was not observed; 9. the presence or absence of pests such as wood damaging organisms, rodents, or insects; or 10. cosmetic items, underground items, or items not permanently installed. The Company IS NOT REQUIRED TO: 1. offer warranties or guarantees of any kind; 2. calculate the strength, adequacy, or efficiency of any system or component; 3. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons; 4. operate any system or component which is shut down or otherwise inoperable; 5. operate any system or component which does not respond to normal operating controls; 6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility; 7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air; 8. determine the effectiveness of any system installed to control or remove suspected hazardous substances; 9. predict future conditions, including but not limited to failure of components; 10. project operating costs of components; or 11. evaluate acoustical characteristics of any system or component. The Company IS NOT REQUIRED TO DETERMINE whether any system or component of the Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The Company IS NOT RESPONSIBLE FOR DETECTING, IDENTIFYING, DISCLOSING OR REPORTING the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: 1. asbestos; 2. radon; 3. oil, gasoline or any other petroleum product; 4. lead; 5. urea formaldehyde; 6. mold; 7. mildew; 8. fungus; 9. odors; 10. noise; 11. toxic or flammable chemicals; 12. water or air quality; 13. PCBs or other toxins; 14. electromagnetic fields; 15. underground storage tanks; 16. proximity to toxic waste sites or sites being monitored by any state or federal agency; 17. carbon monoxide; 18. the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards, unless

otherwise agreed to and an additional fee paid. The Company IS NOT REQUIRED TO INSPECT: 1. timers; 2. clocks; 3. thermostats; 4. safety devices; 5. lawn sprinklers; 6. detached structures; 7. fencing; 8. low voltage wiring or components; 9. radiant heat system performance; 10. security systems; 11. solar water heating components; 12. appliances; 13. freezers or similar storage compartments; 14. elevators, dumbwaiters and/or lifts of any type; or 15. fire protection systems including sprinklers, hoods, ducts, air filtration systems and standpipes. The Client hereby agrees that these exclusions are in addition to any and all other exclusions contained in Sections 4 –12 of the AZ SoP.

6. Disclaimer of Warranty: The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

7. Notice of Claims: The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

8. Choice of Law: This Pre-Inspection Agreement shall be governed by Arizona law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties.

9. LIMITATION ON TIME TO BRING LEGAL ACTION. PLEASE READ CAREFULLY: Any legal action, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Report must be brought within one (1) year from the date of the Inspection, regardless of when the Client first discovers the facts supporting such possible claims as identified herein. Failure to bring said action within one (1) year of the date of the Inspection shall be a complete bar to any such action and a full and complete waiver of any rights, actions or causes of action that may have arisen from the inspection and/or inspection report. This time period may be shorter than otherwise provided by State law.

10. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report.

11. LIMITATION OF LIABILITY. PLEASE READ CAREFULLY: The Client understands and agrees that the Company is not an insurer and that the payment for the inspection and report is based solely on the value of the service provided by the Company in the performance of the limited visual inspection and production of the report as described herein. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or the Report, is limited to an amount equal to the inspection fee multiplied by two (2), as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory. The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

12. Entire Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

13. Client's Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client agrees that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

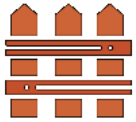
1. Licensed Inspector

LICENSED INSPECTOR:

• Dominick Grossi #57185

PHONE NUMBER:

• 602-301-6178



Grounds

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Driveway Condition



2. Sidewalk Condition



3. Patio Condition

TYPE: Concrete • Pavers



4. Exterior Cover(s) Condition

TYPE: Covered Roof



5. Exterior Column Conditions

TYPE: Wood • Stucco Covered



CONDITION:

5.1. The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (**grade**). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).



The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (**grade**). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).



The rear cover columns lacked proper clearances to surrounded pavers and elevated landscaping (**grade**). Moisture damage may result from this direct contact. Upgrades or corrections are advised (with ongoing monitoring recommended).

6. Fences & Gates Condition

TYPE: **CMU** (concrete masonry unit) • Wood



CONDITION:

6.1. Minor cracks were found at the rear surrounding block fence walls. Recommend maintenance repairs and ongoing monitoring.



Minor cracks were found at the rear surrounding block fence walls. Recommend maintenance repairs and ongoing monitoring.



Exterior

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Structural Walls Condition

TYPE: Wood Frame



2. Exterior Walls Condition

TYPE: Stucco



CONDITION:

2.1. Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, **professional** repairs are recommended to prevent moisture and pest entry vulnerability.



Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, **professional** repairs are recommended to prevent moisture and pest entry vulnerability.



Incomplete or damaged stucco noted at the rear southeast upper corner (improperly exposing internal building components). While the above flashing and roof covering may add some moisture protection, **professional** repairs are recommended to prevent moisture and pest entry vulnerability.

3. Trim & Flashing Condition



4. Sprinkler Condition

TIMER LOCATION: Front side exterior wall



Sprinkler control valves and electrical connections to the timer have been inspected. Full irrigation inspection of all sprinklers, drip heads and zones were not performed.

5. Exterior Faucet Condition



6. Anti-Siphon Condition





Foundation

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Grading/Slope Condition



2. Vegetation Impact/Condition

CONDITION:



2.1. Trees/vegetation was planted close to the structure. These areas of vegetation may need to be removed or trimmed (regularly) to prevent damage to the foundation, exterior walls and/or roofing materials.



Trees/vegetation was planted close to the structure. These areas of vegetation may need to be removed or trimmed (regularly) to prevent damage to the foundation, exterior walls and/or roofing materials.

3. Foundation Condition



TYPE: Post-Tension Foundation (Concrete) - **NOTE:** No notching, cutting, drilling or coring is advised without the assistance of a **licensed** post-tension specialist/contractor.

4. Flooring Condition



TYPE: Concrete



Roofing

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

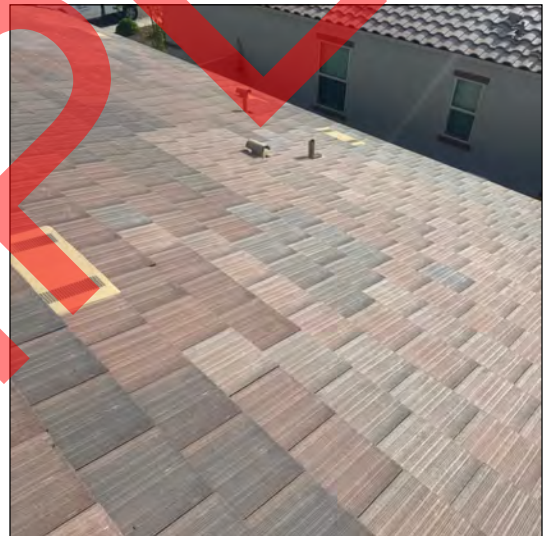
***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Main Roofing Condition

TYPE: Concrete Tile



General Roof Surface Photos



General Roof Surface Photos

2. Second Roof Condition

TYPE: Rolled Roofing



CONDITION:

2.1. Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a **licensed** roofing **professional** is recommended with repairs as needed to ensure proper water tightness and drainage.



Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a **licensed** roofing **professiona** is recommended with repairs as needed to ensure proper water tightness and drainage.



Areas of premature, buckling and lift lifted edges noted at the rear roll roof cover covering. Further evaluation by a **licensed** roofing **professiona** is recommended with repairs as needed to ensure proper water tightness and drainage.

3. Roofing Inspection Method

INSPECTION METHOD: Ladder & Ground (Limited inspection due to age, design and common new build warranty restrictions).

4. Visible Flashing Condition(s)

CONDITION:



4.1. Limited inspection performed on the surrounding flashing details due to roof height and design, ongoing monitoring and/or **professional** inspection is recommended for maintenance.

5. Roof Penetration Condition(s)

CONDITION:



5.1. Limited inspection performed on the surrounding roof penetrations details due to roof height and design, ongoing monitoring and/or **professional** inspection is recommended for maintenance.



Exterior Plumbing

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Main Plumbing Line Condition

TYPE (Appears to be): Copper



2. Main Plumbing Line Size

Observations:



2.1. 1 Inch

3. Plumbing Shut Off Valve Condition

LOCATION: Front exterior wall

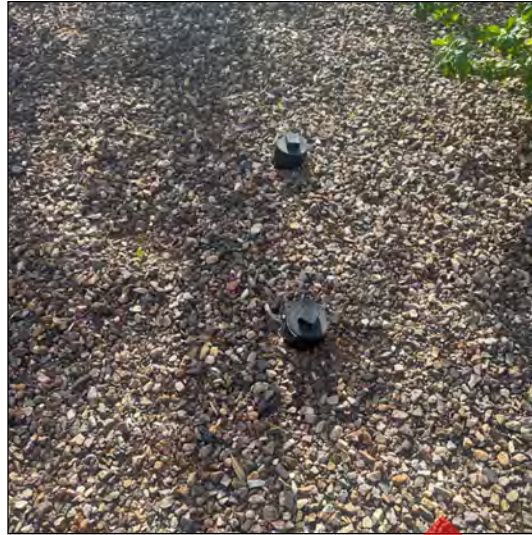


The main plumbing shut off valve was observed at the exterior wall.

4. Exterior Waste Clean Out(s) Condition

LOCATION: The front exterior soil





Main **plumbing clean out** ports.

5. Exterior Plumbing Condition

TYPE (Appears to be): Copper (where visibly observed)



CROSS CONNECTIONS:: No

CONDITION:

5.1. All of supply lines were not fully visible at the time of inspection. NO test was performed on interior and exterior plumbing shut off valves, recommend ensuring proper operation prior to final walk through (with maintenance, repairs or replacements as needed).

6. Functional Water Flow

FUNCTIONAL FLOW:



• Functional Flow was present when testing interior and exterior fixtures and faucets.

7. Visible Supports and Insulation





Exterior Cooling

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Exterior Cooling Equipment Condition

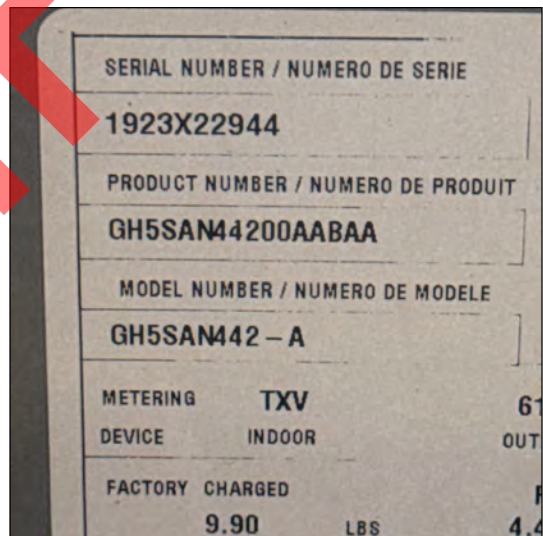
TYPE: Split System **Heat Pump**



ENERGY SOURCE TYPE: Electric

CONDITION:

1.1. Improper soil/landscaping height surrounding the rear exterior AC condenser equipment. Recommend corrections to prevent potential moisture/soil related concerns including drainage defects.



AC CONDENSER MANUFACTURE LABEL

Improper soil/landscaping height surrounding the rear exterior AC condenser equipment. Recommend corrections to prevent potential moisture/soil related concerns including drainage defects.

2. AC Tonnage Size

SIZE: 3.5 TON (42,000 **BTU**)

LOCATION: Rear Yard



Panel Electrical

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Electrical Service Condition

TYPE: Underground (lateral)



2. Main Electrical Disconnect Condition

TYPE: Breaker



MAIN DISCONNECT LOCATION: Inside the Main Electrical Panel

3. Amperage Size

VOLTAGE: 240V



AMPERAGE:

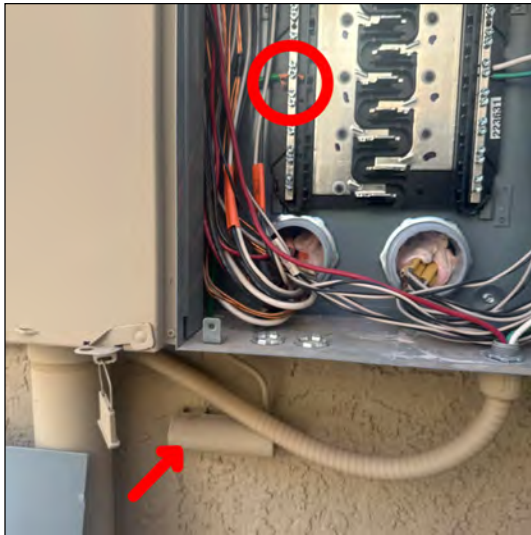
• 200 AMPS

4. Visible Grounding Service Condition

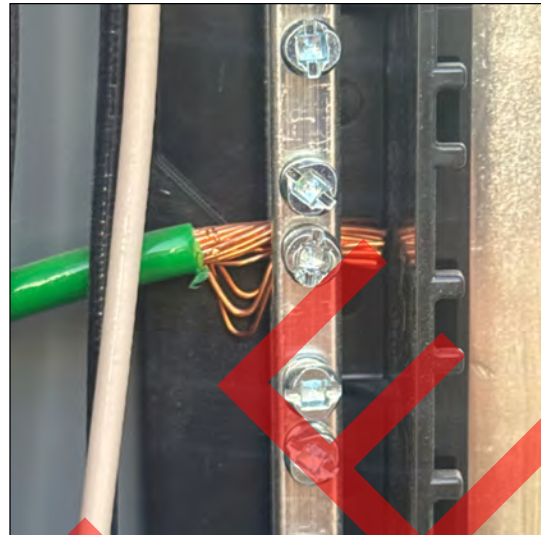
CONDITION:



4.1. The exterior utility "bonding termination" grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. Professional corrections are recommended to ensure proper contact (electrical safety).



The exterior utility “bonding termination” grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. Professional corrections are recommended to ensure proper contact (electrical safety).



The exterior utility “bonding termination” grounding wire did not appear to be fully inserted inside the main panel, leaving visible strands not properly connected under the grounding bar terminal screw. Professional corrections are recommended to ensure proper contact (electrical safety).

5. Electrical Panel Condition(s)

MAIN PANEL LOCATION: The front exterior wall



The main electric panel was located at the exterior wall, containing the 200 amp electrical disconnect.

6. Entry Conductor Condition

TYPE (Appears to be): Aluminum Bars



7. Panel Wiring Condition

✓ **TYPE (Appears to be):** Solid Copper • Stranded Copper

✓ **COMPATIBILITY:** Breakers and connected wire gauge sizes appeared to be compatible

8. Panel AFI Condition

CONDITION:

✓ **8.1. AFI breaker protection was present, inspection was limited to visual conditions and installations.**

9. Panel GFI Condition



10. Over current Protection Device Condition(s)

✓ **TYPE:** Breakers



Exterior Electrical

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Lights & Switches Condition(s)



2. Exterior Wiring (Branch Conductors) Condition(s)



3. Exterior Outlet Condition



4. Exterior GFI Condition





Interior General

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Exterior Door(s) Conditions (including operation)

CONDITION:



1.1. While testing properly operational, the front entry doorbell hardware appeared to be loose to the exterior wall.



While testing properly operational, the front entry doorbell hardware appeared to be loose to the exterior wall.

2. Interior Door Conditions

CONDITION:



2.1. Bedroom interior closet doors were missing bottom tracks. Recommend corrections to minimize potential damage and ensure proper operation.



Bedroom interior closet doors were missing bottom tracks. Recommend corrections to minimize potential damage and ensure proper operation.

3. Window Condition/Operation(s)

TYPE: Double Pane



CONDITION:

3.1. Unable to fully inspect or test all windows due to occupant belongings and or present furnishings.

4. Egress Method Condition(s)



5. Interior Wall Condition(s)

TYPE: Drywall



CONDITION:

5.1. Furnishings and or occupant belongings prevented full inspection of various wall sections including multiple closet spaces and trim details.

6. Interior Ceiling Condition(s)

TYPE: Drywall



7. Interior Floor Condition(s)

TYPE: Carpet • Tile



CONDITION:

7.1. Furnishings and or occupant belongings prevented full inspection of various floor sections including multiple trim pieces.

8. Counters & Cabinetry Conditions

CONDITION:



8.1. Limited inspection on interior cabinets and closet spaces at the time of the inspection due to occupant belongings.

SAMPLE



Kitchen

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Kitchen Sink Condition(s)

FUNCTIONAL FLOW: Functional Flow was present when testing the interior kitchen fixture/faucet(s).



FUNCTIONAL DRAINAGE: Functional drainage was present when testing the interior kitchen fixture/faucet(s).

CONDITION:

1.1. Limited visual inspection performed on sink RO system (no test performed). Additional inspection or maintenance may be needed.

2. Cabinets & Counters Condition(s)

TYPE: Granite/Stone/Other



3. Garbage Disposal Condition



4. Kitchen Ventilation Condition



5. Microwave Condition



MICROWAVE MANUFACTURE LABEL

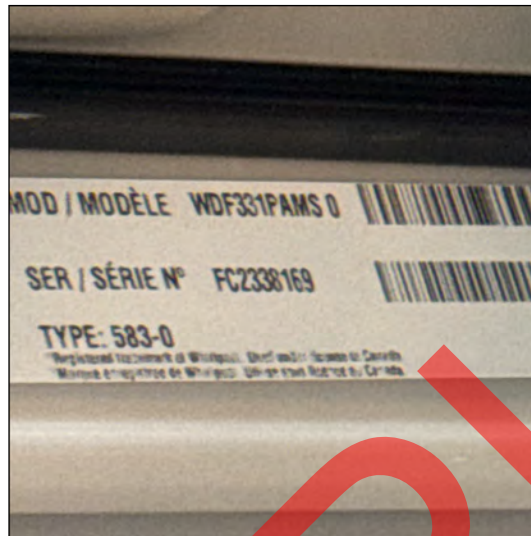
6. Oven, Range & Cooktop Condition(s)

TYPE: Electric



OVEN MANUFACTURE LABEL

7. Dishwasher Condition



DISHWASHER MANUFACTURE LABEL

8. Dishwasher Drain Line Condition



9. Kitchen Outlet Condition(s)



10. Kitchen GFCI Condition(s)



11. Kitchen Lights/Switches Conditions



12. Kitchen Wiring Condition:



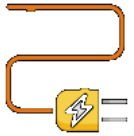
13. Refrigerator Condition

CONDITION:

13.1. Though no full test was performed on the kitchen refrigerator and a connected waterline was found behind the appliance, no ice was present/generated during the time of the inspection. Further investigation is advised to determine functionality.



REFRIGERATOR MANUFACTURE LABEL



Interior Electrical

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Outlet Conditions (including polarity & grounding)

CONDITION:



1.1. Limited inspection and testing on interior outlets due to occupant belongings and furnishings blocking access and or visibility.

2. Interior GFI Equipment Conditions



3. Lights & Switches Conditions

CONDITION:



3.1. Unable to test or fully inspect all interior light switches due to missing or not installed fixtures/devices at the time of the inspection.

4. Carbon Monoxide (CO) Detector Condition(s)

CONDITION:



4.1. Limited test performed on CO (carbon monoxide) detectors - equipment responded to built in test buttons/equipment. Recommend regular testing and ensuring proper operation for fire safety.

5. Smoke Detector Condition(s)

CONDITION:



5.1. Limited test performed on smoke detectors - equipment responded to built in test buttons/equipment. Recommend regular testing and ensuring proper operation for fire safety.



Interior Heating

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Heating System Condition(s)

TYPE: Split System **Heat pump**



LOCATION: Attic space • Exterior (Rear Yard) - Same system as cooling

2. Heating System Primary Energy Source

SOURCE TYPE: Electric



Interior Cooling

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Interior Cooling System Condition

Temperature Splits: 19F Average (drop)



LOCATION: Attic Space

CONDITION:

1.1. Condensation lines should be monitored on a regular basis for blockage. Blocked condensation lines may lead to moisture damage near and below air handler units.

1.2. Unable to inspect coils or interior components as the unit was sealed at the time of the inspection. Ongoing monitoring and regular servicing is recommended to ensure proper and efficient functionality.

1.3. Recommend adding a "Safe-T" switch device to the condensation drain line, or below catch pan, to help identify blocked condensation lines and prevent potential related damages.



Condensation lines should be monitored on a regular basis for blockage. Blocked condensation lines may lead to moisture damage near and below air handler units.



Condensation lines should be monitored on a regular basis for blockage. Blocked condensation lines may lead to moisture damage near and below air handler units.



Unable to inspect coils or interior components as the unit was sealed at the time of the inspection. Ongoing monitoring and regular servicing is recommended to ensure proper and efficient functionality.



Recommend adding a "Safe-T" switch device to the condensation drain line, or below catch pan, to help identify blocked condensation lines and prevent potential related damages.

SAMPLE



Interior HVAC General

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. HVAC Distribution Condition:

TYPE: Ducts & Registers



CONDITION:

1.1. Limited inspection on duct system, connections and design due to attic space limitations.

2. Cooling Presence

Present Cooling Source in every Habitable space:



2.1. Yes, a present cooling source was located within every habitable space.

3. Heating Presence

Present Heating Source in every Habitable space:



3.1. Yes, a present heating source was located within every habitable space.

4. Automatic Safety Control Condition(s)



5. Thermostat Operation and Condition(s)



6. HVAC Air Filters

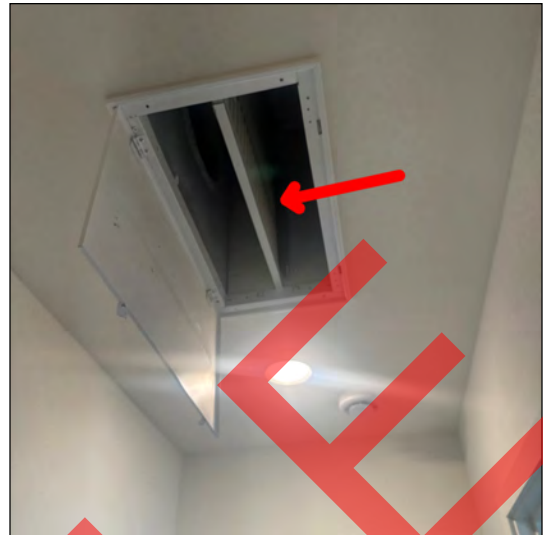
CONDITION:



6.1. Recommend changing all air filters on a regular basis for better HVAC operation and ensure proper air flow. Filter replacements include the hallway jumper filter and the fresh air vent filter (that may only appear dirty from the interior facing side or with opening the enclosures).



Recommend changing all air filters on a regular basis for better HVAC operation and ensure proper air flow. Filter replacements include the fresh air vent filter (that may only appear dirty from the interior facing side).



Recommend changing all air filters on a regular basis for better HVAC operation and ensure proper air flow. Filter replacements include the hallway jumper filter (that may only appear dirty from the interior facing side or with opening the enclosures).

SAMPLE



General Int. Plumbing

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. General Supply Line Condition

TYPE (Appears to be): PEX (modern polyethylene plastic)



EVIDENCE OF LEAKAGE: No evidence of leakage was discovered during the time of the inspection.

CONDITION:

1.1. All of the interior supply lines were not fully visible at the time of inspection. NO test was performed on interior and exterior plumbing shut off valves, recommend ensuring proper operation prior to final walk through (with maintenance, repairs or replacements as needed).

1.2. No full test or inspection performed on the present water softener equipment (outside the scope of the inspection). Further investigation or inspection by a qualified plumbing **professional** may be needed or desired.



No full test or inspection performed on the present water softener equipment (outside the scope of the inspection). Further investigation or inspection by a qualified plumbing **professional** may be needed or desired.

2. General Waste & Vent Line Condition

TYPE (Appears to be): Acrylonitrile Butadiene Styrene (ABS)



Evidence of Leakage: No evidence of leakage was discovered during the time of the inspection.

CONDITION:

2.1. All of the waste lines and vent pipes were not fully visible at the time of the inspection.

3. Supports & Insulation Condition



SAMPLE



Bathroom

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Toilet Conditions



2. Bathroom Sink Condition(s)



FUNCTIONAL FLOW: Functional Flow was present when testing the interior bathroom sink fixture/faucet(s).

FUNCTIONAL DRAINAGE: Functional drainage was present when testing the interior bathroom sink fixture/faucet(s).

3. Cabinets & Counters Conditions



EVIDENCE OF LEAKAGE: No evidence of leakage was found.

CONDITION:

3.1. The view below bathroom sinks were restricted due to occupants belongings.

4. Bathroom Ventilation Condition



5. Showers & Bathtub Conditions



FUNCTIONAL DRAINAGE: Functional drainage was present when testing the interior bathroom shower/tub fixture(s).

FUNCTIONAL FLOW: Functional flow was present when testing the interior bathroom shower/tub fixture(s).

CONDITION:

5.1. Separations observed in the primary bathroom tub spout and enclosure finish walls. Recommend proper repairs to prevent moisture entry and minimize potential damage.



Separations observed in the primary bathroom tub spout and enclosure finish walls. Recommend proper repairs to prevent moisture entry and minimize potential damage.

SAMPLE



Laundry

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

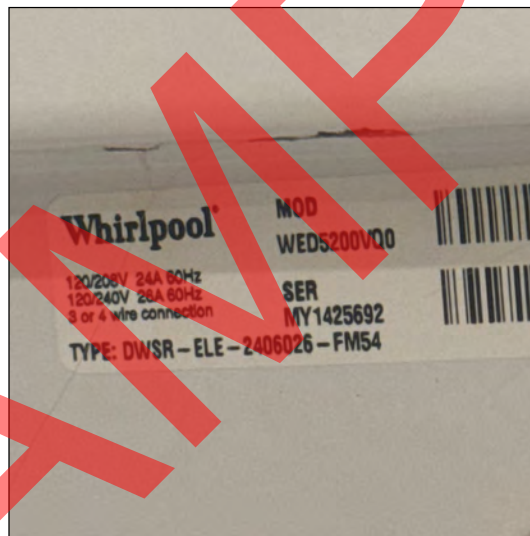
X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Laundry Room Location

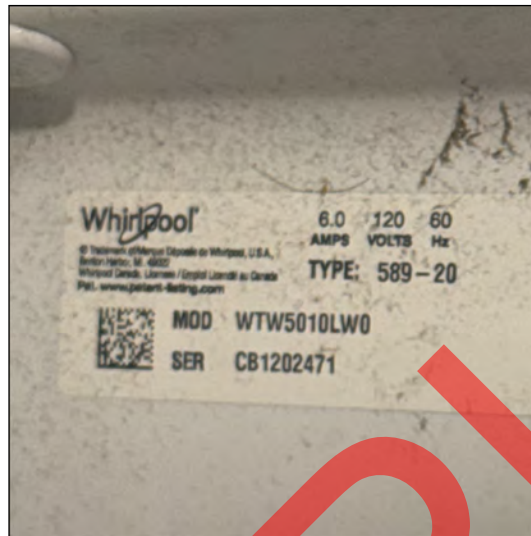
Locations: Laundry Room

2. Dryer Appliance Condition



DRYER APPLIANCE MANUFACTURE LABEL

3. Washing Machine Condition



WASHING MACHINE MANUFACTURE LABEL

4. Dryer Vent Condition



5. Room Ventilation Condition



6. Plumbing (Including supply and waste lines) Conditions

Observations:

6.1. No test performed on laundry shut off valves, recommend ensuring proper operation with **professional** repairs as needed.

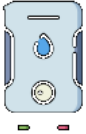
6.2. Unable to verify the operation of the water to the washing machine (including proper water temperature plumbing). Recommend ensuring appropriate plumbing installation/appliance operation.

7. Lights & Switches



8. Outlets (Including 120V, 240V and GFI devices)





Water Heater

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

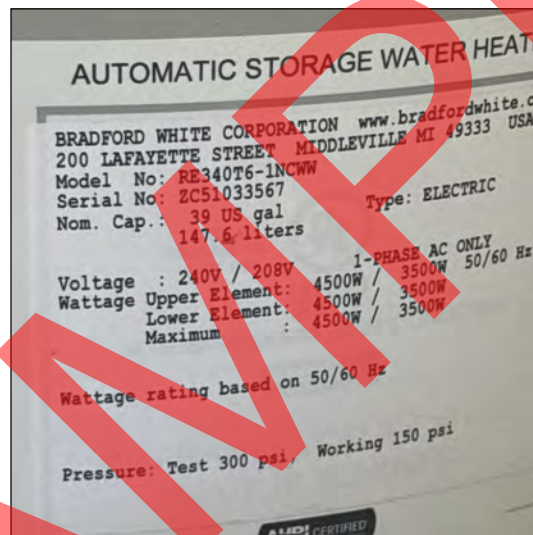
***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Water Heater Condition(s)

TYPE: Electric



LOCATION: The heater is located in the garage.



WATER HEATER MANUFACTURE LABEL

2. Automatic Safety Control Condition(s)

CONDITION:



2.1. Recommend adding an electrical disconnect (breaker, fuse, light switch, etc) at the wall electrical juncture for safety enhancements (allowing emergency shut off if ever needed).



Recommend adding an electrical disconnect (breaker, fuse, light switch, etc) at the wall electrical juncture for safety enhancements (allowing emergency shut off if ever needed).

3. Normal Operating Control Condition(s)



4. Size (Gallons)

SIZE:



4.1. 40 gallons

5. Plumbing



TYPE: Copper



Garage

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Garage Floor Condition

CONDITION:



1.1. The garage floor was not fully visible due to the occupants belongings at the time of the inspection.

2. Garage Firewalls (Walls & Ceiling) Conditions

CONDITION:



2.1. The garage walls were not fully visible due to the occupants belongings and storage.



The garage walls were not fully visible due to the occupants belongings and storage.

3. Garage Interior Door Condition (including self-closing capabilities)



4. Garage Vehicle Door Condition

TYPE: Roll Up



5. Garage Door Automatic Opener Condition



6. Garage Automatic Opener Safety Equipment Condition



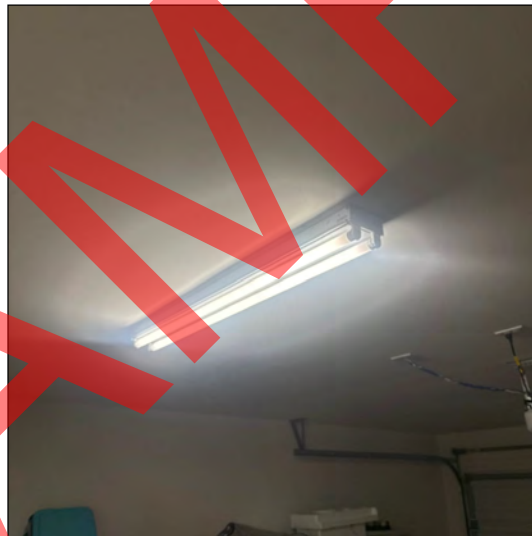
7. Garage Electrical Conditions

CONDITION:

7.1. Unable to determine presence or functionality of **GFCI** protection for all exterior and garage outlets, due to no observed reset equipment found controlling power. Recommend further evaluation by a **licensed** qualified **professional** and ensuring all exterior and garage outlets are **GFCI** protected for safety.

7.2. Some electrical outlets may not have been located due to occupant belongings and/or shelving systems therefore could not be tested.

7.3. Recommend adding bulb protection to the interior garage ceiling light (preventing accidental damage or hazard).



Recommend adding bulb protection to the interior garage ceiling light (preventing accidental damage or hazard).



Attic

Checkbox - If no other notes provided, the item/system appeared serviceable/acceptable

Checkbox - While the item/system appeared acceptable, additional notes are provided

X - Defective conditions were found for this item/system, notes provided

X - This item/system was not applicable or present during the time of the inspection

***** (Asterisk) - The item/system requires further explanation outside of the above options

1. Attic Inspection Method

INSPECTION METHODS:

- ✓ • Limited inspection performed with attic space due to access design, insulation type and duct work layout. Regular **professional** inspection is advised to ensure no damages or leaking is present with repairs as needed.



Entered the accessible attic space.

2. Attic/Ceiling Structure Condition

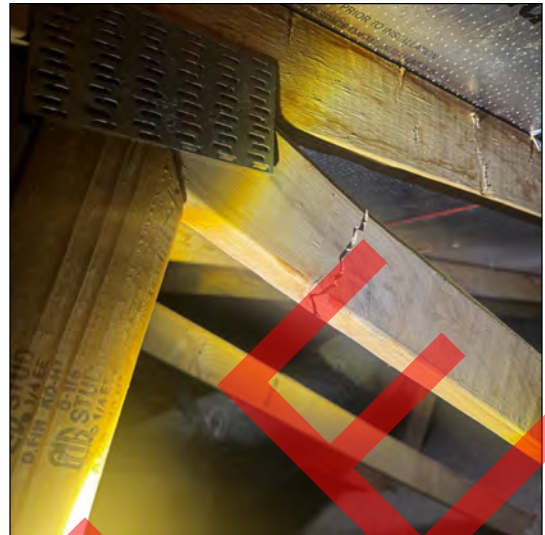
TYPE: Engineered **Truss** System

X CONDITION:

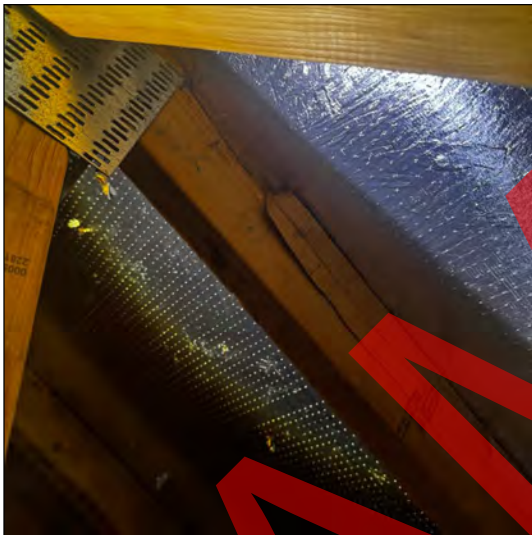
2.1. Two or more damaged **truss** members observed inside the attic space , recommend further evaluation by a **licensed** qualified **professional** with engineered repairs (as needed) to ensure proper strengthening and minimize further failure/damages.



Cracked **truss** member near air handler platform.
PHOTO A



Cracked **truss** member near air handler platform.
PHOTO B



Cracked **truss** member near garage attic access
entrance. PHOTO A



Cracked **truss** member near garage attic access
entrance. PHOTO B

3. Attic Access Platform Condition



4. Attic Ventilation Condition



5. Attic Electrical Condition



6. Evidence of Leakage

EVIDENCE OF LEAKAGE:

6.1. Minor moisture stains were observed throughout the attic space - discoloration patterns and widespread exposure indicate staining during or prior to construction. Ongoing roofing inspection and **professiona** maintenance/repairs are recommended.



Minor moisture stains were observed throughout the attic space - discoloration patterns and widespread exposure indicate staining during or prior to construction. Ongoing roofing inspection and **professiona** maintenance/repairs are recommended.

7. Attic Insulation Condition

✓ **TYPE:** **Cellulose** (loose blown in)

✓ **AVRG DEPTH:** Insulation averages about 8-10 inches in depth

8. Attic Vapor Barrier Condition

✓ **TYPE:** (Building/**Sheathing**) Paper



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
BTU	BTU an acronym for British Thermal Units - a measurement of how much energy an air conditioner uses to remove heat from indoor air. BTU typically shows how much heat an air conditioner can remove within one hour.
Bonding	The permanent joining of metal parts to form an electrically conductive path that ensures electrical continuity, typically directing the electricity to a grounding source (for safety).
CMU	CMU stands for "Concrete Masonry Unit", which is a rectangular or square block made of concrete used in construction. CMUs are a common building material used to construct walls and exterior fences. 
CO	Carbon monoxide: A colorless, odorless, highly poisonous exhaust gas created by the combustion of gas fuel (such as gas fireplaces, water heaters, furnaces, etc.).
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special electrical device designed to shut off any controlled power if a ground (electrical) defect is detected. These devices are typically installed on receptacles, or breaker equipment controlling equipment, that has a potential for moisture entry/exposure. Typically, GFI resets will be located within the bathroom space, kitchen areas and garage spaces.
Grade	The degree of inclination of a slope, road, or other surface as well as the level at which the ground surface meets the foundation of a building.

Heat Pump	A heat pump is a device that uses electricity to act as both a cooling system and heating system. In most cases, this system is the main HVAC unit for cooling in the summer and heating in the winter.
Licensed	A licensed contractor is a business or individual who is legally permitted to perform certain types of contracting work within the State of Arizona. They must meet certain requirements, such as passing a trade exam and having liability insurance, etc. When recommended, a licensed professional should be qualified to work on related system or component in discussion.
Plumbing Clean Out	A clean out is an opening (usually on the side of the house, interior walls or in the front yard) where your sewer can be accessed to clear out clogs or scope lines.
Professional	A qualified individual who has the required education, skills, and experience to perform a specific task or job related to the system or component in discussion.
Sheathing	Sheathing material is the protective outer layer of electrical cables that protects the conductors (insulated wires) inside. The sheathing protects the conductors from physical damage, chemicals, and environmental factors like heat and moisture.
Truss	A truss is a modern engineered framework inside the attic, ceiling or floor space. Being specifically designed for strengthening, these systems typically cannot be modified without proper engineered approval/designs.

Thank you!

Congratulations on your new home. Owning a home is one of the biggest investments you will make and one that will need constant monitoring. We have put together a list of items that you may wish to consider to properly maintain your home and to help extend the life of your new home.

Let's start with the outside...

POOL/SPA

If you have a pool or spa, we recommend having your equipment checked by a licensed pool technician at least once a year. These yearly checks may help reduce premature repair/replacement component costs.

(Typical pool inspection costs range from \$75 to \$150)

GRADE/FOUNDATION

We recommend periodic inspections of the entire perimeter exterior foundation wall for signs of moisture damage. The number one cause of foundation deterioration is ponding water at the foundation wall. We recommend having the grade slope away from the foundation and a minimum of 4 to 6 inches from the grade to the stucco screed to help keep moisture from penetrating the exterior wall.

ELECTRICAL

We strongly recommend monthly testing of all GFCI outlets with the test button. This will help identify any faulty circuits that are controlled by the GFCI.

(Typical GFCI outlet lifespan are 5 to 10 years)

ROOF

Periodic visual inspections should be performed of the roofing material to help identify possible water shedding problems. This includes tiles or shingles, roofing paper, flashing and patio roof structures. You may want to visit the attic area occasionally to see if there are signs of moisture damage at the roofing structure.

(Typical life expectancy of the roofing material is 12 to 20 years)

GARAGE

The vehicle door should be checked periodically for proper balancing and lubrication. If a door opener is installed, the automatic reverse function should be checked as well for safety.

(Typical life expectancy of the garage door springs is 10 to 15 years, the opener is 10 to 15 years)

Now let's look inside...

HVAC

Heating, Ventilation and Cooling systems require yearly servicing to ensure the most efficient operation of your system. Air filters should be replaced monthly during the summer months and quarterly during the winter months. Continuous monitoring of the coils condensate lines and secondary drain pan should be performed to identify drain line blockages and to prevent possible damage to the surrounding structure. Some of these coils are located in the attic and may require attic access. We also recommend a programmable thermostat to efficiently operate the HVAC system.

(Typical life expectancy of the HVAC system is 10 to 15 years)

PLUMBING

We recommend maintaining a maximum water pressure of 80 psi to prevent premature water fixture leaks. Water pressure may be controlled with the use of a water pressure regulator. All sink faucets should be checked periodically at the water shutoff valves for signs of leakage. Hot water heater pipe connections, soft water pipe connections and washing machine supply hoses should be checked periodically for leakage as well. You may wish to install a water softener if your home does not already have one; this will help reduce mineral deposits throughout your water system as well as help to extend the life of your water fixtures.

(Typical life expectancy of water softeners is 10 to 15 years, hot water heaters 10 to 12 years and washing machine hoses is 5-7 years)

ELECTRICAL

We strongly recommend monthly testing of all GFCI outlets with the test button. This will help identify any faulty circuits that are controlled by the GFCI.

(Typical GFCI outlet lifespan are 5 to 10 years)

Ongoing maintenance will help extend the life of your new home.

We hope that you have found this information helpful!

Thank you again!