HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date
1426 East Laguna Drive	Tempe	AZ 85282	10/07/2026	10/08/2026

Client(s)	Inspection company	Phone
Andre and Tasha Coleman	Copper State Home Inspections, LLC	(602) 555-0174

Certified home inspector	Certification number	Inspector signature
Brian Kessler	58214	*Brian Kessler*

Building	Weather	Temperature	Occupancy	People present
One-story home, built 1974	Sunny, dry	79°F	Occupied, furnished	Buyers, buyer's agent

This inspection was performed in accordance with the Standards of Professional Practice adopted by the Arizona Chapter of the American Society of Home Inspectors on October 27, 2023, under A.A.C. R4-30-301.01(A). Sections 4 through 12 below match the same sections of the Standards.

Condition terms SOP 2.2.C.3

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no defect seen.
D	**Deficient**	Inspected. A defect that needs repair, monitoring, or evaluation by a qualified person. Listed in the system's findings.
IMR	**Immediate major repair**	A major defect, which if not quickly addressed, will be likely to worsen appreciably, cause further damage, or be a serious hazard to health and/or personal safety (SOP glossary).
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row (SOP 2.2.C.2).
NP	**Not present**	Not found at this property.

Summary of findings SOP 2.2.C.4

Every item marked IMR or D in the report, with its number. Immediate major repairs are listed first.

No.	Term	System	Component and observation	Recommendation
8.1	IMR	Electrical	Main panel: scorch marks at the 30-amp A/C breaker. Federal Pacific Stab-Lok panel.	Evaluation and repair by a licensed electrician before closing.
11.1	IMR	Interiors	Rear bedroom: fixed security bars, so the window is not a fire exit.	Add a quick-release latch or remove the bars. Qualified contractor.
4.1	D	Structural components	Garage west stem wall: termite mud tubes and damaged drywall paper.	See the 10/06/2026 WDIIR. Contractor to check the framing behind it.
5.1	D	Exterior	West wall: buried weep screed, wet stucco, plants and firewood at the wall.	Correction by a qualified landscaper.
6.1	D	Roofing	Foam roof: worn coating and blisters at the cooler stand.	Recoat by a licensed roofing contractor.
7.1	D	Plumbing	Galvanized supply pipes: rust, and low flow at the hall tub.	Evaluation by a licensed plumber.
7.2	D	Plumbing	Water heater: corroded, dripping cold inlet fitting.	Repair by a licensed plumber.
8.2	D	Electrical	No GFCI protection at the garage and rear patio outlets.	Add GFCI protection. Licensed electrician.
8.3	D	Electrical	Smoke alarm in the hall only. No carbon monoxide alarm.	Add smoke and CO alarms. Qualified person.
10.1	D	Cooling	Evaporative cooler: rusted pan dripping on the roof.	Repair by a qualified HVAC contractor.
10.2	D	Cooling	A/C condensate drains at the garage west foundation.	Reroute away from the wall. HVAC contractor.
12.1	D	Insulation and ventilation	Dryer duct crushed and packed with lint.	Replace with smooth metal duct. Qualified person.

4 Structural components

Component	Type, material, and notes	S	D	IMR	NI	NP
Foundation	Poured concrete stem walls and slab. Slab hidden by floor coverings.		X			
Floor structure	Concrete slab-on-grade	X				
Wall structure	Wood frame, seen in the garage and attic	X				
Columns	Wood posts at the rear patio cover	X				
Ceiling structure	Wood joists, seen from the attic access	X				
Roof structure	Low-slope wood joists with plywood sheathing	X				
Crawl space entry and method	None. Slab-on-grade.					X
Attic entry and method	Hall ceiling scuttle. Viewed from the access by ladder.					
Water or condensation signs	None seen at ceilings or in the attic	X				
Not inspected, and why	Attic past the access: clearance under 16 by 24 in. and deep insulation (SOP 4.2.B). Slab under floor coverings.					

No.	Term	Component and location	Observation	Recommendation
4.1	D	Garage west stem wall, 4 ft from the north wall	Termite mud tubes on the stem wall. Damaged drywall paper, about 3 ft long, at the base of the wall above.	See the WDIIR dated 10/06/2026 from Saguaro Termite & Pest Control. Have a qualified contractor check the framing behind the drywall.
4.2				
4.3				

5 Exterior

Component	Type, material, and notes	S	D	IMR	NI	NP
Wall cladding	Stucco over wood frame		X			
Flashings and trim	Painted wood trim at windows and doors	X				
Entry doors	Solid wood front door, sliding glass patio door	X				
Windows	Aluminum single-pane sliders	X				
Garage vehicle doors	Steel sectional door with an opener	X				
Door opener auto-reverse	Reversed on contact and at the photo-eyes	X				
Decks, stoops, steps, railings	Concrete front stoop and rear patio. No railings.	X				
Eaves, soffits, and fascias	Painted wood fascia, open eaves	X				
Vegetation, grading, drainage	Flat lot. Oleanders and a sprinkler-watered planter at the west wall.		X			
Driveways, patios, and walks	Concrete. Typical shrinkage cracks.	X				
Retaining walls	None					X
Not inspected, and why	Detached storage shed, rear yard: locked, and outbuildings are not part of the inspection (SOP 5.3.H).					

No.	Term	Component and location	Observation	Recommendation
5.1	D	West wall and west side planter	Soil buries the stucco weep screed. Spray heads wet the stucco. Oleanders and firewood touch the wall.	Correction by a qualified landscaper: uncover the weep screed, turn the spray heads away, and clear the wall.
5.2				
5.3				

6 Roofing

Component	Type, material, and notes	S	D	IMR	NI	NP
Roof covering	Spray polyurethane foam, elastomeric coating		X			
Roof drainage	Drains off the roof edge to scuppers at the rear	X				
Flashings	Foamed over at the walls and the cooler stand	X				
Skylights and chimneys	Masonry chimney. No skylights.	X				
Roof penetrations	Plumbing vents, furnace and water heater vents	X				
Leak or condensation signs	None seen on ceilings or in the attic	X				
Inspection method	Walked the roof					
Not inspected, and why	None. The whole roof was walked.					

No.	Term	Component and location	Observation	Recommendation
6.1	D	Roof covering, around the evaporative cooler stand	Coating worn through to bare foam in spots, with blisters and bird pecks.	Recoat by a licensed roofing contractor, repairing the blisters first.
6.2				
6.3				

7 Plumbing

Component	Type, material, and notes	S	D	IMR	NI	NP
Supply piping material	Galvanized steel, copper at the water heater		X			
Pipe supports and insulation	Strapped where seen in the garage	X				
Fixtures and faucets	All fixtures and hose faucets ran	X				
Functional flow and method	Ran the hall tub with the hall sink on. Low flow.		X			
Leaks and cross connections	Drip at the water heater. No cross connections seen.		X			
Drain, waste, and vent piping	ABS plastic and cast iron, where seen	X				
Functional drainage and method	Filled and drained sinks and tubs in pairs. Drained well.	X				
Water heater and energy source	50-gallon gas tank in the garage, made 2013		X			
Water heater controls	Gas valve and TPR valve with a drain line. Not tested.	X				
Water heater flue and vent	Metal vent through the garage roof	X				
Main water and fuel shutoffs	Water: front yard at the meter. Gas: meter, east wall.	X				
Fuel piping and supports	Black steel gas pipe, strapped	X				
Sump and ejector pumps	None					X
Jetted bathtubs	None					X
Not inspected, and why	Lawn sprinklers, including the west planter spray heads (SOP 7.3.F).					

No.	Term	Component and location	Observation	Recommendation
7.1	D	Supply piping, throughout	Rust on the galvanized pipes at the water heater and hose faucets. Low flow at the hall tub with a sink running.	Evaluation by a licensed plumber, who can check the rest of the supply lines.
7.2	D	Water heater, garage	Corrosion and a slow drip at the cold water inlet. Rust stain on the tank top.	Repair by a licensed plumber.
7.3				

8 Electrical

Component	Type, material, and notes	S	D	IMR	NI	NP
Service type	Underground	X				
Service entrance conductors	Aluminum, seen at the main lugs	X				
Service amperage and voltage	125 amps, 120/240 volts	X				
Grounding	Copper wire to a driven ground rod	X				
Main disconnect location	Main breaker at the meter panel, east wall	X				
Panels and their locations	Federal Pacific Stab-Lok, east wall. No subpanels.			X		
Breakers and wire sizes	Sized to match their wires where seen	X				
Branch circuit wiring	Copper, plastic-sheathed cable	X				
Lights and switches	A representative number worked	X				
Receptacle polarity and ground	Three-prong, grounded, correct polarity where tested	X				
GFCI and AFCI protection	GFCI at the kitchen and baths only. No AFCI.		X			
Smoke alarms	Hall only		X			
Carbon monoxide alarms	None		X			
Not inspected, and why	Low voltage, alarm, and network wiring (SOP 8.3.E).					

No.	Term	Component and location	Observation	Recommendation
8.1	IMR	Main panel, east exterior wall	Scorch marks at the 30-amp A/C breaker and the bus under it.	Evaluation and repair by a licensed electrician before closing.
8.2	D	Outlets, garage and rear patio	No GFCI protection. Checked with a GFCI tester.	Add GFCI protection. Licensed electrician.
8.3	D	Smoke and carbon monoxide alarms	One smoke alarm, in the hall. No CO alarm, with gas appliances and an attached garage.	Add smoke alarms in the bedrooms and a CO alarm by the bedrooms. Qualified person.

9 Heating

Component	Type, material, and notes	S	D	IMR	NI	NP
Heating equipment type	Gas forced-air furnace in the garage, made 2011	X				
Energy source	Natural gas	X				
Operating controls	Digital thermostat in the hall. Furnace fired.	X				
Automatic safety controls	Present. Not tested (SOP 9.3.B).	X				
Chimneys, flues, and vents	Metal vent through the garage roof	X				
Distribution type	Flex ducts in the attic to ceiling registers	X				
Air filter	Pleated filter at the return, clean	X				
Heat in each habitable space	Heat at every habitable room	X				
Fireplaces and stoves	Masonry wood-burning fireplace, family room	X				
Not inspected, and why	The inside of the chimney flue (SOP 9.3.D).					

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Cooling

Component	Type, material, and notes	S	D	IMR	NI	NP
Cooling equipment type	Split A/C, 3 tons, made 2011. Rooftop evaporative cooler.		X			
Energy source	Electric	X				
Operating controls	Hall thermostat for the A/C. Wall switch for the cooler.	X				
Distribution type	Furnace ducts for the A/C. Cooler duct to the hall.	X				
Air filter	Shared with the furnace	X				
Cooling in each habitable space	Cooling at every habitable room	X				
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
10.1	D	Evaporative cooler, roof	Rusted pan with a slow drip onto the foam roof.	Repair or replace the pan. Qualified HVAC contractor.
10.2	D	A/C condensate line, garage west wall	Drains onto the soil at the foundation, near the termite tubes in 4.1.	Reroute to drain away from the foundation. Qualified HVAC contractor.
10.3				

11 Interiors

Component	Type, material, and notes	S	D	IMR	NI	NP
Walls, ceilings, and floors	Drywall walls and ceilings. Tile and carpet floors.	X				
Steps, stairways, and railings	None. One-story home.					X
Counters and cabinets	Laminate counters, wood cabinets	X				
Doors	Hollow-core interior doors	X				
Windows	A representative number opened	X				
Garage separation	Drywall wall, solid-core door to the house	X				
Kitchen appliances	Gas range, dishwasher, disposal, and microwave ran	X				
Water or condensation signs	None seen	X				
Bedroom secondary egress	Rear bedroom window has fixed security bars			X		
Not inspected, and why	Walls and floors behind furniture and stored items. The house was furnished (SOP 3.2.B.6).					

No.	Term	Component and location	Observation	Recommendation
11.1	IMR	Rear bedroom window	Security bars with no quick-release latch, so the window cannot be used as a fire exit.	Add a quick-release latch or remove the bars before move-in. Qualified contractor.
11.2				
11.3				

12 Insulation and ventilation

Component	Type, material, and notes	S	D	IMR	NI	NP
Insulation, unfinished spaces	Blown-in fiberglass in the attic, about 6 in. deep	X				
Vapor retarders	None seen					X
Attic ventilation	Eave and roof vents	X				
Foundation area ventilation	None. Slab-on-grade.					X
Kitchen venting	Range hood, recirculating	X				
Bathroom venting	Exhaust fans in both baths, vented to the roof	X				
Laundry venting	Dryer duct to the exterior, garage		X			
Not inspected, and why	Insulation in the walls and under the slab, which is hidden (SOP 12.3.A).					

No.	Term	Component and location	Observation	Recommendation
12.1	D	Dryer duct, garage	Crushed foil duct, packed with lint, behind the dryer.	Replace with smooth metal duct and clean the vent run. Qualified person.
12.2				
12.3				

About this report

This is a visual inspection of the readily accessible systems and components the Standards list, as they were on the inspection date. It is not technically exhaustive and will not find concealed conditions or latent defects (SOP 3.1.A).

This report is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value. The full list of what the Standards leave out is in SOP 3.2.

Pests such as termites are outside the inspection (SOP 3.2.A.9). Without a pest license, a certified home inspector may note signs of wood-destroying organisms, but may not write a Wood Destroying Insect Inspection Report (WDIIR) or recommend treatment (A.A.C. R3-8-201(E)(4)). The WDIIR comes from a licensed pest control company.

Well water quantity and quality, septic systems, water conditioning systems, lawn and fire sprinklers, foundation irrigation, and solar water heaters are not observed (SOP 7.3.F). A pool or spa is inspected only when the inspection agreement lists it (A.A.C. R4-30-301.01(B)).

Every item marked IMR or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.