HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date

Client(s)	Inspection company	Phone

Certified home inspector	Certification number	Inspector signature

Building	Weather	Temperature	Occupancy	People present

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

4 Structural components

Component	Type, material, and notes	S	D	IMR	NI	NP
Foundation						
Floor structure						
Wall structure						
Columns						
Ceiling structure						
Roof structure						
Crawl space entry and method						
Attic entry and method						
Water or condensation signs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Exterior

Component	Type, material, and notes	S	D	IMR	NI	NP
Wall cladding						
Flashings and trim						
Entry doors						
Windows						
Garage vehicle doors						
Door opener auto-reverse						
Decks, stoops, steps, railings						
Eaves, soffits, and fascias						
Vegetation, grading, drainage						
Driveways, patios, and walks						
Retaining walls						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Roofing

Component	Type, material, and notes	S	D	IMR	NI	NP
Roof covering						
Roof drainage						
Flashings						
Skylights and chimneys						
Roof penetrations						
Leak or condensation signs						
Inspection method						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Plumbing

Component	Type, material, and notes	S	D	IMR	NI	NP
Supply piping material						
Pipe supports and insulation						
Fixtures and faucets						
Functional flow and method						
Leaks and cross connections						
Drain, waste, and vent piping						
Functional drainage and method						
Water heater and energy source						
Water heater controls						
Water heater flue and vent						
Main water and fuel shutoffs						
Fuel piping and supports						
Sump and ejector pumps						
Jetted bathtubs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Electrical

Component	Type, material, and notes	S	D	IMR	NI	NP
Service type						
Service entrance conductors						
Service amperage and voltage						
Grounding						
Main disconnect location						
Panels and their locations						
Breakers and wire sizes						
Branch circuit wiring						
Lights and switches						
Receptacle polarity and ground						
GFCI and AFCI protection						
Smoke alarms						
Carbon monoxide alarms						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Heating

Component	Type, material, and notes	S	D	IMR	NI	NP
Heating equipment type						
Energy source						
Operating controls						
Automatic safety controls						
Chimneys, flues, and vents						
Distribution type						
Air filter						
Heat in each habitable space						
Fireplaces and stoves						
Not inspected, and why						

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						
Energy source						
Operating controls						
Distribution type						
Air filter						
Cooling in each habitable space						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Interiors

Component	Type, material, and notes	S	D	IMR	NI	NP
Walls, ceilings, and floors						
Steps, stairways, and railings						
Counters and cabinets						
Doors						
Windows						
Garage separation						
Kitchen appliances						
Water or condensation signs						
Bedroom secondary egress						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
11.1				
11.2				
11.3				

12 Insulation and ventilation

Component	Type, material, and notes	S	D	IMR	NI	NP
Insulation, unfinished spaces						
Vapor retarders						
Attic ventilation						
Foundation area ventilation						
Kitchen venting						
Bathroom venting						
Laundry venting						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
12.1				
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.