



Inspection Report

Michael Sun

Property Address:
12345 Main Street
Phoenix AZ 85001



G&L Home Inspections

Greg Smith AZ#68672
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Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 Roofing.....	4
2 Exterior.....	5
3 Garage.....	6
4 Interiors.....	7
5 Structural Components.....	8
6 Plumbing System.....	9
7 Electrical System.....	13
8 Heating / Central Air Conditioning.....	15
9 Insulation and Ventilation.....	17
10 Built-In Kitchen Appliances.....	18
Summary.....	19
Invoice.....	21
Back Page.....	22

Date: 6/26/2019	Time: 09:00 AM	Report ID: Sun 6-26-19
Property: 12345 Main Street Phoenix AZ 85001	Customer: Michael Sun	Real Estate Professional: Margaret Wilson

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the qualified professionals making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. 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 (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Square Footage:

over 2000 sq ft

Approximate age of building:

Under 5 Years

Water Pressure:

60-70 psi

Temperature:

Over 90 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

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

Styles & Materials

Roof Covering:

Concrete Tile

Viewed roof covering from:

Walked roof

Items

1.0 Roof Coverings

Comments: Inspected

Tile Roof



1.0 Item 1(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

1.4 Evidence of Leaking

Comments: Inspected

1.5 Method Used to Observe Roof

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. It is virtually impossible to detect a leak except as it is occurring. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. We recommend that you ask the seller to disclose information about the roof. 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.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Stucco

Exterior Entry Doors:

Wood

Driveway:

Cobblestone

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.4 Eaves, Soffits and Fascias

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has 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.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

Fresh air vents (upper & lower) installed for gas fired water heater.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

Garage door operator reversed during both safety checks.

4. Interiors

The home inspector 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. The home inspector 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. The home inspector is 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.

Styles & Materials

Interior Doors:

Solid

Window Types:

Double-hung

Cabinetry:

Wood

Countertop:

Granite

Items

4.0 Walls

Comments: Inspected

4.1 Ceilings

Comments: Inspected

4.2 Floors

Comments: Inspected

4.3 Counters and Cabinets

Comments: Inspected

4.4 Doors

Comments: Inspected

4.5 Windows

Comments: Inspected

4.6 Fireplace

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes 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 the inspector has 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.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector 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. The home inspector is 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 the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Roof Structure:

Engineered wood trusses

Method used to observe attic:

Walked

Attic info:

Light in attic

Items

5.0 Foundation

Comments: Inspected

5.1 Walls Structure

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors Structure

Comments: Inspected

5.4 Roof/Ceilings Structure

Comments: Inspected

Truss framing in good shape



5.4 Item 1(Picture)

5.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has 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.

6. Plumbing System

The home inspector 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. The home inspector 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. The home inspector 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. The home inspector is 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

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: ABS	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Location: Garage	WH Manufacturer: BRADFORD-WHITE	

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

Water pressure is approximately 69 psi.

Washing machine has stainless steel hoses



6.1 Item 1(Picture)

6.2 Water Supply Leaks

Comments: Inspected

Meter reads zero flow as it should be when house in not occupied.



6.2 Item 1(Picture)

6.3 Hot Water Systems, Controls, Chimneys, Flues, Vents, TPR Valve and Thermocoupler

Comments: Inspected
Gas shutoff to water heater.

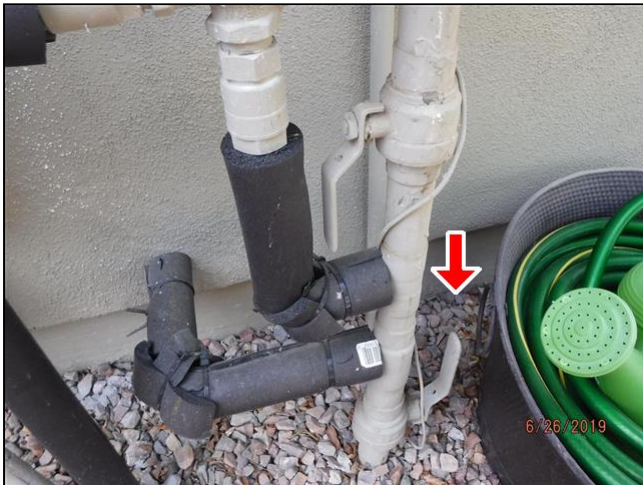


6.3 Item 1(Picture)

6.4 Main Water Shut-off Device (Describe location)

Comments: Inspected

Main water shutoff (as shown by red arrow) is located on the East exterior wall. Parallel to ground (horizontal) is the position to turn off water to the house.



6.4 Item 1(Picture)

6.5 Fuel Storage and Distribution Systems

Comments: Inspected

Gas shutoff is located on the South exterior wall.



6.5 Item 1(Picture)

6.6 Main Fuel Shut-off (Describe Location)

Comments: Inspected

6.7 Sump Pump

Comments: Not Present

6.8 Laundry Room Drains

Comments: Inspected

6.9 Functional Drainage

Comments: Inspected

6.10 Flues and vents

Comments: Inspected

6.11 Waste and vent piping system**Comments:** Inspected

ABS piping

The plumbing in the home was inspected and reported on with the above information. While the inspector makes 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 the inspector has 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.

7. Electrical System

The home inspector 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. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector 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. The home inspector is 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

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Items

7.0 Service Entrance Type (overhead/underground)

Comments: Inspected

7.1 Service Entrance Conductors (aluminum, copper, not visible)

Comments: Inspected

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

7.3 Aluminum Branch Wiring (present/not present)

Comments: Inspected

No Aluminum branch wiring present.

7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

7.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

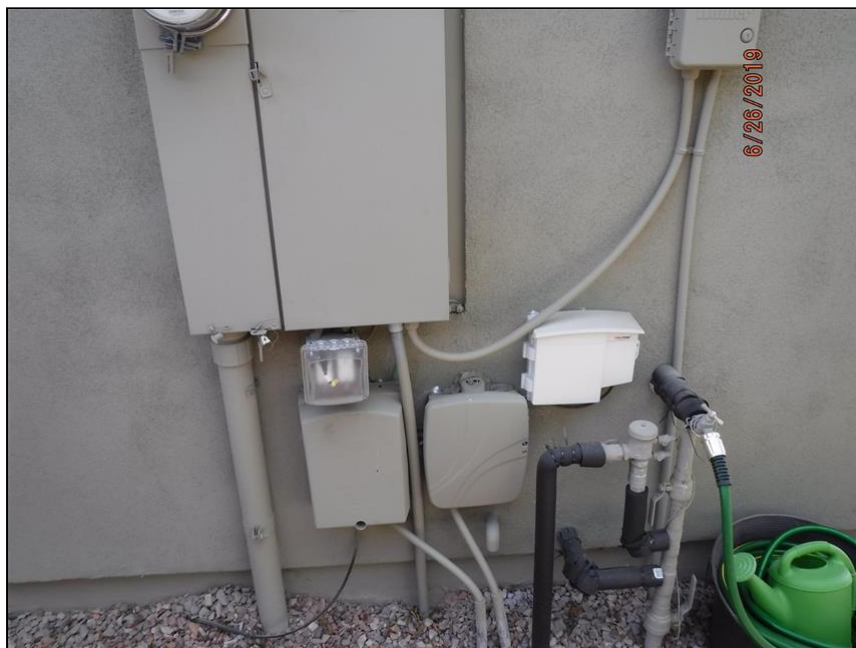
Comments: Repair or Replace

The outlets on the west wall of the garage are not GFI outlets. GFI outlets serve to protect from electrical shock when working around water. Recommend the installation of GFI outlets.

7.7 Location of Main and Distribution Panels

Comments: Inspected

Main electrical panel and shutoff located on east exterior wall.



7.7 Item 1(Picture)

7.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 Carbon Monoxide Detectors

Comments: Repair or Replace

Carbon Monoxide Detectors not installed. Recommend installation of a unit within ten (10) feet of each bedroom for safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes 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 or accessible. Please be aware that the inspector has 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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Gas	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 14x14 14x20	Types of Fireplaces: Propane gas logs vented	Operable Fireplaces: One
Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity	Number of AC Only Units: One
Central Air Brand: AGED TRANE		

Items

8.0 Heating Equipment and Energy Source

Comments: Inspected

Trane gas heating unit - mfg date 2015.

8.1 Normal Operating Controls (thermostat)

Comments: Inspected

8.2 Automatic Safety Controls (gas-limit switch, thermocoupler electric-over current)

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Air Filter Type & Size

Comments: Inspected

Hallway - 15x15 (1 each)

Master - 16x20 (1 each)

8.5 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.7 Cooling and Air Handler Equipment

Comments: Inspected

Trane A/C unit - mfg date 2015.

8.8 Normal Operating Controls (thermostat)

Comments: Inspected

8.9 Presence of Installed Cooling Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes 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 the inspector has 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.

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Cellulose

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Items

9.0 Insulation in Attic

Comments: Inspected

Blown-in insulation - ten (10) inches.



9.0 Item 1(Picture)

9.1 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.2 Venting Systems (Kitchens)

Comments: Inspected

9.3 Venting Systems (Bathrooms)

Comments: Inspected

9.4 Venting Systems (Laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has 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.

10. Built-In Kitchen Appliances

The home inspector 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. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

KENMORE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

Range/Oven:

KENMORE

Built in Microwave:

KENMORE

Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Inspected

10.3 Food Waste Disposer

Comments: Inspected

10.4 Microwave Cooking Equipment

Comments: Inspected

10.5 Washer/Dryer

Comments: Inspected

Washing machine has stainless steel hoses.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has 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.

Summary



G&L Home Inspections

28150 North Alma School Parkway
Suite 103-132
Scottsdale, AZ 85262
480-882-0950
greg.smith@glhomeinspection.com

Customer

Michael Sun

Address

12345 Main Street
Phoenix AZ 85001

We are proud of our service and trust that you will be happy with our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However we may not have tested every outlet, opened every door or window or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore you should not regard our inspection as a guarantee or warranty. It is simply a report of the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs may leak, basements may have water issues and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report is written exclusively for our client. It is not transferrable to other people. The report is only supplemental to the seller's disclosure.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Thank you for taking the time to read the entire report and please call us with any questions.

7. Electrical System

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

The outlets on the west wall of the garage are not GFI outlets. GFI outlets serve to protect from electrical shock when working around water. Recommend the installation of GFI outlets.

7.9 Carbon Monoxide Detectors

Repair or Replace

Carbon Monoxide Detectors not installed. Recommend installation of a unit within ten (10) feet of each bedroom for safety.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Greg Smith

**INVOICE**

G&L Home Inspections
28150 North Alma School Parkway
Suite 103-132
Scottsdale, AZ 85262
480-882-0950
greg.smith@glhomeinspection.com
Inspected By: Greg Smith

Inspection Date: 6/26/2019
Report ID: Sun 6-26-19

Customer Info:	Inspection Property:
Michael Sun 12345 Main Street Phoenix AZ 85001 Customer's Real Estate Professional: Margaret Wilson	12345 Main Street Phoenix AZ 85001

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:**Payment Status:****Note:**



G&L Home Inspections

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