

# HOME INSPECTION AGREEMENT/REPORT

Inspector Name: \_\_\_\_\_ License/Application Number: \_\_\_\_\_

For the firm at the business address: \_\_\_\_\_

Inspection Date: \_\_\_\_\_ Inspection Fee: \_\_\_\_\_

Property Inspection Address: \_\_\_\_\_

### PURPOSE, SCOPE, LIMITATIONS & EXCLUSIONS OF THE INSPECTION

Inspector/Firm will perform a limited visual inspection and produce a written report to identify the general features and major deficiencies of the property **in accordance with the "Standards of Professional Practice for Arizona Home Inspectors"** (available at [www.btr.az.gov](http://www.btr.az.gov)). The inspection **scope** will include hundreds of components in numerous major categories such as: site elements, building exterior, structural components, attic, roof, crawl space, heating & cooling system, plumbing system, electrical system, interior components, insulation and ventilation, etc. **to provide the Client with a better understanding of the property condition.**

The following **limitations & exclusions** describe areas OUTSIDE THE SCOPE OF THIS INSPECTION:

Cosmetic or subjective defects; building code or zoning ordinance violations; building value appraisal; insurability of property; cost estimates; specific components noted as being excluded in the inspection report.

### REQUIREMENTS OF THE INSPECTION AGREEMENT

- 1a) Inspection purpose: See Above.
- 1b) Inspection scope and limitations: See Above.
- 1c) Inspection exclusions: See Above.
- 1d) Inspection fee: See Above.
- 2) Date: See Above.
- 3) Inspector Name: See Above.
- 4) Firm Address: See Above.
- 5) Reference to AZ Standards of Professional Practice: See Above.

### THE HOME INSPECTION REPORT (based on Arizona Minimum Requirements) ARE ON THE FOLLOWING PAGES

**Please Note:** Circle, mark, highlight or write the component TYPE and circle, mark, highlight or write either SAT for Satisfactory, N/P for Not Present, N/A for Not Applicable, MON for Monitor, MN for Maintenance Needed or IMR for Immediate Major Repair at every home inspection report CONDITION line item. Any "Immediate Major Repair" items (defined below) must also include recommendations to correct, monitor or evaluate by appropriate persons.

An Immediate Major Repair is defined as: A major defect, which if not quickly addressed, will be likely to do any of the following:

- 1. Worsen appreciably.
- 2. Cause further damage.
- 3. Be a serious hazard to health and/or personal safety.

**Report Abbreviations Key:** N/P = Not Present SAT = Satisfactory MON = Monitor MN = Maintenance Needed  
N/A = Not Applicable IMR = Immediate Major Repair (Needs Further Evaluation/Repair by Licensed Contractor)

**STRUCTURAL COMPONENTS**

- 6a) Foundation Type:      POURED CONCRETE STEM WALL    RAISED FOUNDATION    MASONRY    \_\_\_\_\_
- 6b) Foundation Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 7a) Floor Structure Type:    CONCRETE SLAB    WOOD FRAMED    STEEL FRAMED    \_\_\_\_\_
- 7b) Floor Structure Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 8a) Wall Structure Type:    FRAMED    MASONRY    BRICK    \_\_\_\_\_
- 8b) Wall Structure Condition: SAT    MON    MN    IMR    \_\_\_\_\_
- 9a) Column Type:    FRAME/STUCCO    WOOD    STEEL    \_\_\_\_\_
- 9b) Column Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 10a) Roof/Ceiling Structure Type:    TRUSSES    CONVENTIONAL FRAMING    NOT VISIBLE/NO ATTIC    \_\_\_\_\_
- 10b) Roof/Ceiling Structure Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 11) Under Floor Crawl Space Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 12) Method Used to Report the Crawl Space/Attic:    FULLY ACCESSED    PARTIALLY ACCESSED    VIEWED FROM ACCESS

**EXTERIOR**

- 13a) Wall Cladding Type:    STUCCO    CLAD WITH SIDING    BRICK VENEER    \_\_\_\_\_
- 13b) Wall Cladding Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 14) Flashing and Trim Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 15) Entry Door Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 16) Windows Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 17) Garage Door Opener Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 18) Decks, Balconies and Steps Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 19) Porch, Areaway and Railing Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 20) Eaves, Soffits and Fascia Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 21) Vegetation Impacting Structure:    N/A    SAT    MON    MN    IMR    \_\_\_\_\_
- 22) Grading and Drainage Condition:    SAT    MON    MN    IMR    \_\_\_\_\_
- 23) Patio, Walks and Driveway Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_
- 24) Retaining Walls Condition:    N/P    SAT    MON    MN    IMR    \_\_\_\_\_

**ROOFING**

- 25a) Roof Covering Type: CONCRETE TILE CLAY TILE SHINGLES ROLLED ROOFING METAL \_\_\_\_\_
- 25b) Roof Covering Condition: SAT MON MN IMR \_\_\_\_\_
- 26) Drainage System Condition: SAT MON MN IMR \_\_\_\_\_
- 27) Flashings, Penetrations, Skylights and Chimney Condition: N/P SAT MON MN IMR \_\_\_\_\_
- 28) Evidence of Leaking: NO LEAKS OBSERVED LEAKS OBSERVED \_\_\_\_\_
- 29) Method Used to Observe the Roof: WALKED VIEWED FROM LADDER VIEWED WITH BINOCULARS \_\_\_\_\_

**PLUMBING**

- 30a) Interior Supply and Distribution Piping Type: COPPER POLYBUTYLENE PEX GALVANIZED STEEL \_\_\_\_\_
- 30b) Interior Supply and Distribution Piping Condition: SAT MON MN IMR \_\_\_\_\_
- 31) Piping Supports and Insulation: N/P SAT MON MN IMR \_\_\_\_\_
- 32) Fixtures and Faucets Condition: SAT MON MN IMR \_\_\_\_\_
- 33) Functional Flow: SAT MON MN IMR \_\_\_\_\_
- 34) Water Supply Leaks: NO LEAKS OBSERVED LEAKS OBSERVED \_\_\_\_\_
- 35) Cross Connections: NONE OBSERVED CROSS-CONNECTIONS PRESENT \_\_\_\_\_
- 36a) Waste and Vent Piping System Type: ABS PLASTIC PVC PLASTIC GALVANIZED/CAST IRON COPPER \_\_\_\_\_
- 36b) Waste and Vent Piping System Condition: SAT MON MN IMR \_\_\_\_\_
- 37) Drain Leaks: NO LEAKS OBSERVED LEAKS OBSERVED \_\_\_\_\_
- 38) Functional Drainage: SAT MON MN IMR \_\_\_\_\_
- 39a) Water Heating Equipment Type: GAS ELECTRIC SOLAR \_\_\_\_\_
- 39b) Water Heating Equipment and Operating Controls Condition: SAT MON MN IMR \_\_\_\_\_
- 40) Automatic Safety Controls Presence/Condition: SAT MON MN IMR \_\_\_\_\_
- 41) Flues and Vents Condition: N/P SAT MON MN IMR \_\_\_\_\_
- 42) Fuel Distribution System and Supports Condition: N/P SAT MON MN IMR \_\_\_\_\_

**ELECTRICAL**

- 43a) Service Type: UNDERGROUND OVERHEAD \_\_\_\_\_
- 43b) Service Condition: SAT MON MN IMR \_\_\_\_\_
- 44a) Service Conductor Type: COPPER ALUMINUM NOT VISIBLE \_\_\_\_\_
- 44b) Service Conductor Condition: SAT MON MN IMR \_\_\_\_\_
- 45) Service Ground Presence/Condition: SAT MON MN IMR \_\_\_\_\_
- 46a) Overcurrent Protection Devices Type: BREAKERS FUSES \_\_\_\_\_
- 46b) Overcurrent Protection Devices Condition: SAT MON MN IMR \_\_\_\_\_
- 47a) Main and Distribution Panel Locations: \_\_\_\_\_
- 47b) Main and Distribution Panel Condition: SAT MON MN IMR \_\_\_\_\_
- 48) Service Amperage/Voltage: 120/240 VOLTS \_\_\_\_\_
- 49) Branch Circuit Conductor Condition: SAT MON MN IMR \_\_\_\_\_
- 50) Aluminum Branch Circuit Wiring Presence/Condition: N/P PRESENT REPAIRS NEEDED \_\_\_\_\_
- 51) Breaker/Fuse and Wiring Compatibility: SAT MON MN IMR \_\_\_\_\_
- 52) Lights and Switches Operation/Condition: SAT MON MN IMR \_\_\_\_\_
- 53) Receptacles, Polarity and Ground Operation/Condition: SAT MON MN IMR \_\_\_\_\_
- 54) Ground Fault Circuit Interrupters Operation/Condition: N/P SAT MON MN IMR \_\_\_\_\_

**HEATING**

- 55a) Heating Equipment Type: HEAT PUMP GAS FURNACE ELECTRIC RESISTANCE \_\_\_\_\_
- 55b) Heating Equipment Condition: SAT MON MN IMR \_\_\_\_\_
- 56) Energy Source: ELECTRIC GAS \_\_\_\_\_
- 57) Operating Controls Operation/Condition: SAT MON MN IMR \_\_\_\_\_
- 58) Automatic Safety Controls Presence/Condition: SAT MON MN IMR \_\_\_\_\_
- 59) Chimneys, Flues and Vents Condition: N/P SAT MON MN IMR \_\_\_\_\_
- 60a) Solid Fuel Heating Devices Type: N/P FIREPLACE WOOD STOVE PELLET STOVE \_\_\_\_\_
- 60b) Solid Fuel Heating Devices Condition: N/P SAT MON MN IMR \_\_\_\_\_
- 61a) Distribution System Type: DUCTS RADIATOR \_\_\_\_\_
- 61b) Distribution System Condition: N/P SAT MON MN IMR \_\_\_\_\_
- 62) Air Filter Condition: SAT MON MN \_\_\_\_\_
- 63) Heat Source Present in Each Room: YES NO \_\_\_\_\_

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**COOLING**

64a) Cooling Equipment Type: AIR CONDITIONER HEAT PUMP EVAPORATIVE COOLER \_\_\_\_\_

64b) Cooling Equipment Condition: SAT MON MN IMR \_\_\_\_\_

65) Energy Source: ELECTRIC GAS \_\_\_\_\_

66) Operating Controls Operation/Condition: SAT MON MN IMR \_\_\_\_\_

67a) Distribution System Type: DUCTS N/P \_\_\_\_\_

67b) Distribution System Condition: N/P SAT MON MN IMR \_\_\_\_\_

68) Air Filter Condition: SAT MON MN \_\_\_\_\_

69) Cooling Source Present in Each Room: YES NO \_\_\_\_\_

**INTERIORS**

70) Walls, Ceilings and Floor Condition: SAT MON MN IMR \_\_\_\_\_

71) Steps and Stairway Condition: N/P SAT MON MN IMR \_\_\_\_\_

72) Balconies and Railing Condition: N/P SAT MON MN IMR \_\_\_\_\_

73) Counters and Cabinetry Condition: SAT MON MN IMR \_\_\_\_\_

74) Doors Operation/Condition: SAT MON MN IMR \_\_\_\_\_

75) Windows Operation/Condition: SAT MON MN IMR \_\_\_\_\_

76) Fire Separation Walls and Ceiling Condition: N/P SAT MON MN IMR \_\_\_\_\_

77) Fire Separation Doors Condition: N/P SAT MON MN IMR \_\_\_\_\_

**INSULATION AND VENTILATION**

78a) Insulation Type: FIBERGLASS CELLULOSE ROCKWOOL VERMICULITE \_\_\_\_\_

78b) Insulation Condition: SATISFACTORY ADDITIONAL INSULATION NEEDED \_\_\_\_\_

79a) Vapor Retarder Type: N/P PLASTIC BUILDING PAPER INSULATION BACKING \_\_\_\_\_

79b) Vapor Retarder Condition: N/P SAT MON MN IMR \_\_\_\_\_

80) Attic Ventilation Presence/Condition: N/P SAT MON MN IMR \_\_\_\_\_

81) Under Floor Crawl Space Ventilation Presence/Condition: N/P SAT MON MN IMR \_\_\_\_\_

82) Kitchen Ventilation Condition: N/P SAT MON MN IMR \_\_\_\_\_

83) Bathroom Ventilation Operation/Condition: N/P SAT MON MN IMR \_\_\_\_\_

84) Laundry Ventilation Presence/Condition: N/P SAT MON MN IMR \_\_\_\_\_