

AZ BTR HOME INSPECTION AGREEMENT/REPORT SUBMITTAL

This document shall serve as the method for an applicant for Home Inspector Certification in Arizona to demonstrate that their home inspection agreement and report is in compliance with the Arizona Standards of Professional Practice for Home Inspectors. Please type in or cut-and-paste from your home inspection agreement/report the listed requirements for every category below. Enter the words "Not Applicable" or "Not Present" for any systems, components or conditions not present at the property. It is advisable that you get it right the first time by confirming that you are completing this form in accordance with the Arizona Standards of Professional Practice and the Report Checklist Supplement (available <https://btr.az.gov/resources/forms/application-forms>). If you submit this form inaccurately or incompletely, it will be returned to you and can result in significant delays.

Please Note: Many different terms are likely to be used to describe satisfactory or unsatisfactory conditions in a home inspection report. Various terms will be acceptable, if these words reasonably convey positive or negative conditions. Any "immediate major repair" items must also include recommendations to correct, monitor or evaluate by appropriate persons.

REQUIREMENTS OF THE INSPECTION AGREEMENT

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

REQUIREMENTS OF THE HOME INSPECTION REPORT **STRUCTURAL COMPONENTS**

- 6a) Foundation Type:
- 6b) Foundation Condition:
- 7a) Floor Structure Type:
- 7b) Floor Structure Condition:
- 8a) Wall Structure Type:
- 8b) Wall Structure Condition:
- 9a) Column Type:
- 9b) Column Condition:
- 10a) Roof/Ceiling Structure Type:
- 10b) Roof/Ceiling Structure Condition:
- 11) Under Floor Crawl Space Condition:
- 12) Method Used to Report the Crawl Space/Attic:

EXTERIOR

- 13a) Wall Cladding Type:
- 13b) Wall Cladding Condition:
- 14) Flashing and Trim Condition:
- 15) Entry Door Condition:
- 16) Windows Condition:
- 17) Garage Door Opener Condition:
- 18) Decks, Balconies and Steps Condition:
- 19) Porch, Areaway and Railing Condition:
- 20) Eaves, Soffits and Fascia Condition:
- 21) Vegetation Impacting Structure:
- 22) Grading and Drainage Condition:
- 23) Patio, Walks and Driveway Condition:
- 24) Retaining Walls Condition:

ROOFING

- 25a) Roof Covering Type:
- 25b) Roof Covering Condition:
- 26) Drainage System Condition:
- 27) Flashings, Penetrations, Skylights and Chimney Condition:
- 28) Evidence of Leaking:
- 29) Method Used to Observe the Roof:

PLUMBING

- 30a) Interior Supply and Distribution Piping Type:
- 30b) Interior Supply and Distribution Piping Condition:
- 31) Piping Supports and Insulation:
- 32) Fixtures and Faucets Condition:
- 33) Functional Flow:
- 34) Water Supply Leaks:
- 35) Cross Connections:

36a) Waste and Vent Piping System Type:

36b) Waste and Vent Piping System Condition:

37) Drain Leaks:

38) Functional Drainage:

39a) Water Heating Equipment Type:

39b) Water Heating Equipment and Operating Controls Condition:

40) Automatic Safety Controls Presence/Condition:

41) Flues and Vents Condition:

42) Fuel Distribution System and Supports Condition:

ELECTRICAL

43a) Service Type:

43b) Service Condition:

44a) Service Conductor Type:

44b) Service Conductor Condition:

45) Service Ground Presence/Condition:

46a) Overcurrent Protection Devices Type:

46b) Overcurrent Protection Devices Condition:

47a) Main and Distribution Panel Locations:

47b) Main and Distribution Panel Condition:

48) Service Amperage/Voltage:

49) Branch Circuit Conductor Condition:

50) Aluminum Branch Circuit Wiring Presence/Condition:

51) Breaker/Fuse and Wiring Compatibility:

52) Lights and Switches Operation/Condition:

53) Receptacles, Polarity and Ground Operation/Condition:

54) Ground Fault Circuit Interrupters Operation/Condition:

HEATING

55a) Heating Equipment Type:

55b) Heating Equipment Condition:

- 56) Energy Source:
- 57) Operating Controls Operation/Condition:
- 58) Automatic Safety Controls Presence/Condition:
- 59) Chimneys, Flues and Vents Condition:
- 60a) Solid Fuel Heating Devices Type:
- 60b) Solid Fuel Heating Devices Condition:
- 61a) Distribution System Type:
- 61b) Distribution System Condition:
- 62) Air Filter Condition:
- 63) Heat Source Present in Each Room:

COOLING

- 64a) Cooling Equipment Type:
- 64b) Cooling Equipment Condition:
- 65) Energy Source:
- 66) Operating Controls Operation/Condition:
- 67a) Distribution System Type:
- 67b) Distribution System Condition:
- 68) Air Filter Condition:
- 69) Cooling Source Present in Each Room:

INTERIORS

- 70) Walls, Ceilings and Floor Condition:
- 71) Steps and Stairway Condition:
- 72) Balconies and Railing Condition:
- 73) Counters and Cabinetry Condition:
- 74) Doors Operation/Condition:
- 75) Windows Operation/Condition:
- 76) Fire Separation Walls and Ceiling Condition:
- 77) Fire Separation Doors Condition:

INSULATION AND VENTILATION

78a) Insulation Type:

78b) Insulation Condition:

79a) Vapor Retarder Type:

79b) Vapor Retarder Condition:

80) Attic Ventilation Presence/Condition:

81) Under Floor Crawl Space Ventilation Presence/Condition:

82) Kitchen Ventilation Condition:

83) Bathroom Ventilation Operation/Condition:

84) Laundry Ventilation Presence/Condition: