

Home Survey

Property Information

Address: 482 Willow Creek Lane, Green Valley, AZ 85614

Survey Date: September 23, 2022

Surveyor: Michael Johnson

Exterior Assessment

Foundation

Type: Crawl space

Condition: Excellent

Notes: No visible issues.

Roof

Type: Tile

Estimated Age: 3 years

Condition: Excellent

Notes: Newer roof in great condition.



Siding

Type: Stucco

Condition: Good

Notes: Some minor cracks but overall good shape.



Windows and Doors

Window Type: Double-pane

Door Type: Fiberglass

Condition: Excellent

Notes: All newer energy efficient windows/doors.

Interior Assessment

Electrical System

Type: Circuit breakers

Amperage: 200 amp

Condition: Good

Notes: Panel is updated and properly labeled.

Plumbing

Water Heater Type: Tankless

Water Heater Age: 2 years
Pipe Material: PEX
Condition: Excellent
Notes: Highly efficient, no issues.

HVAC System

Heating Type: Heat pump
Cooling Type: Heat pump
Age of Systems: 3 years
Condition: Excellent
Notes: New energy-efficient system.

Flooring

Types: Tile, Laminate wood
Condition: Excellent
Notes: No visible damage or wear.

Walls and Ceilings

Condition: Excellent
Notes: Recently painted, no defects.

Additional Notes

The home is located in a golf course community with excellent amenities.

Recommendations

- Seal any remaining stucco cracks
- Consider adding attic insulation for improved efficiency

Overall Assessment

This is a well-maintained, almost new construction home in excellent condition throughout. No major concerns were identified and the home should provide years of comfortable living with minimal repairs needed.

Signature: Michael Johnson
Date: September 23, 2022

