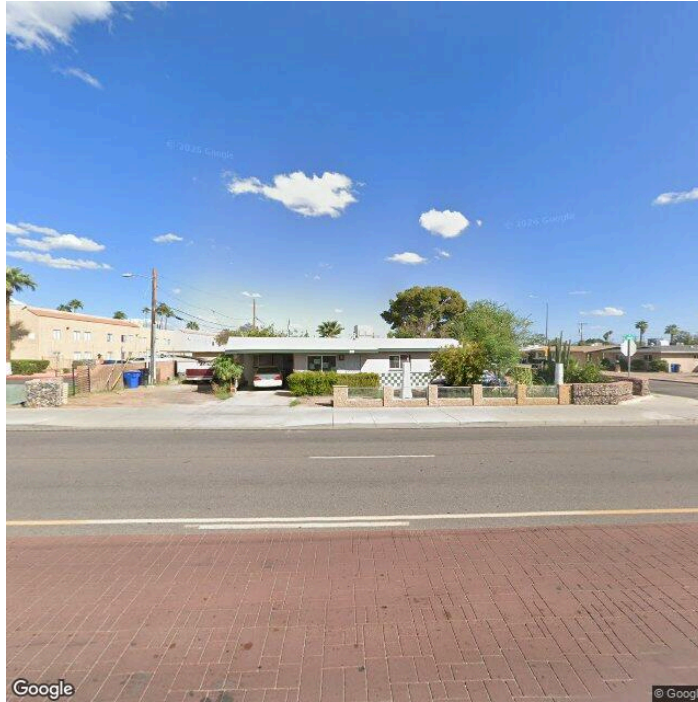


THRIVE REAL ESTATE

602-387-3310

brett@thriveream.com



RESIDENTIAL REPORT

701 S Mesa Dr
Mesa, AZ 85210

Brett Atkins
10/20/2026

Inspector
Brett Atkins
602-387-3310
brett@thriveream.com

TABLE OF CONTENTS

1: Exterior	4
2: Roof	6
3: Cooling	7
4: Plumbing	8
5: Electrical	9



RECOMMENDATION

SUMMARY

- ⊖ 1.1.1 Exterior - General: Misc Personal Property
- ⊖ 1.1.2 Exterior - General: General Inspection Notes
- ⊖ 1.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 2.1.1 Roof - Coverings: General Covering
- ⊖ 4.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater Age

1: EXTERIOR

Deficiencies

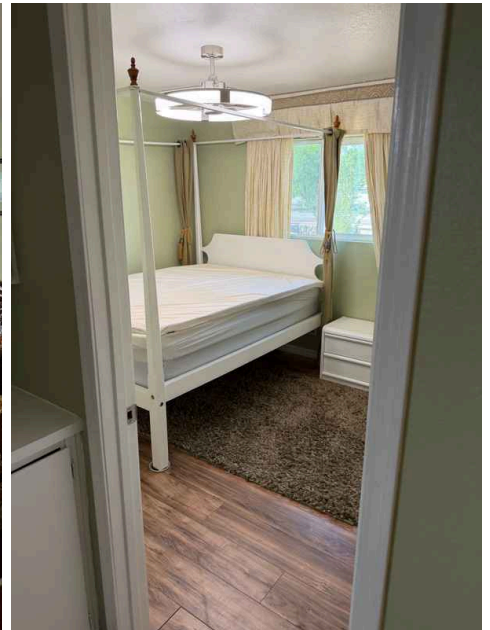
1.1.1 General

MISC PERSONAL PROPERTY



Recommendation

There was a lot of misc personal property inside of the house at the time of the inspection. It is unknown if all personal property is going to be removed.



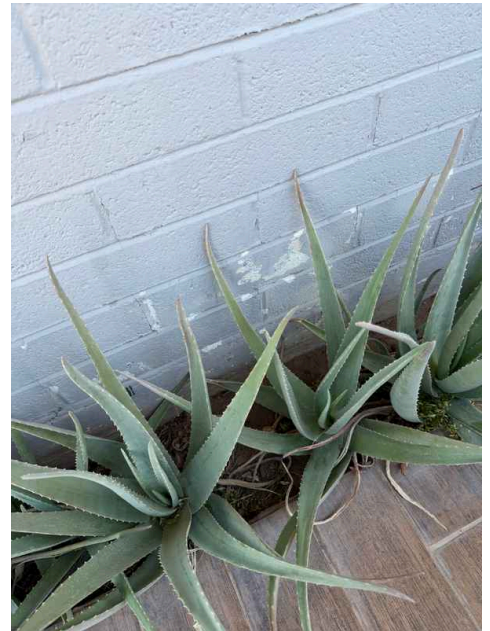
1.1.2 General

GENERAL INSPECTION NOTES



Recommendation

There is peeling paint to the front planter bed area due to excessive watering. Too much water can continue to erode the paint and bricks. The (2) sheds in the backyard were closed and locked at the time of the inspection. They were not inspected.



1.2.1 Siding, Flashing & Trim

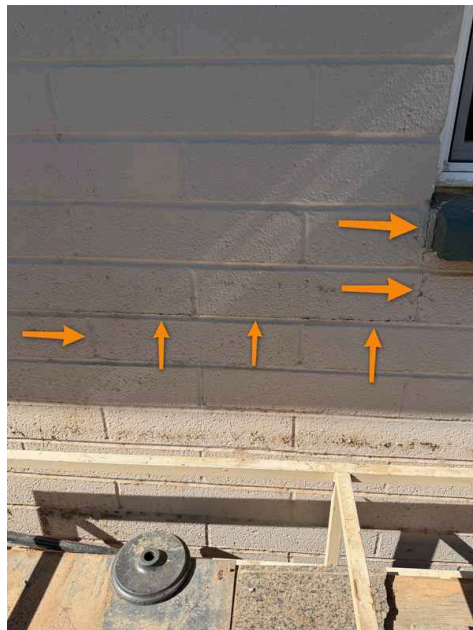
CRACKING - MINOR



Recommendation

Siding showed cracking on the right side near the gas meter. Recommend monitoring.

There was cracking in the siding in the rear of the house near the window. Recommend monitoring,



2: ROOF

Information

Inspection Method	Roof Type/Style
Ladder	Gable

Deficiencies

2.1.1 Coverings

GENERAL COVERING

 Recommendation

The roof is rolled bitumen roof. The roof was in good condition at the time of the inspection.



3: COOLING

Information

A/C Age

The HVAC is a roof mounted Ruud heat pump from 09/2003.



A/C Temperature

The HVAC was off at the time of the inspection.



4: PLUMBING

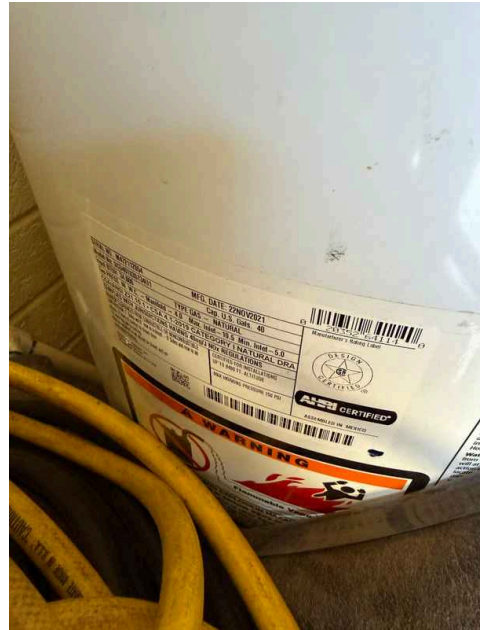
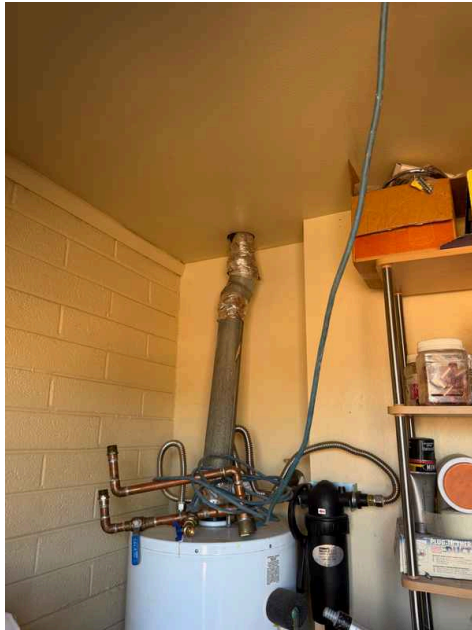
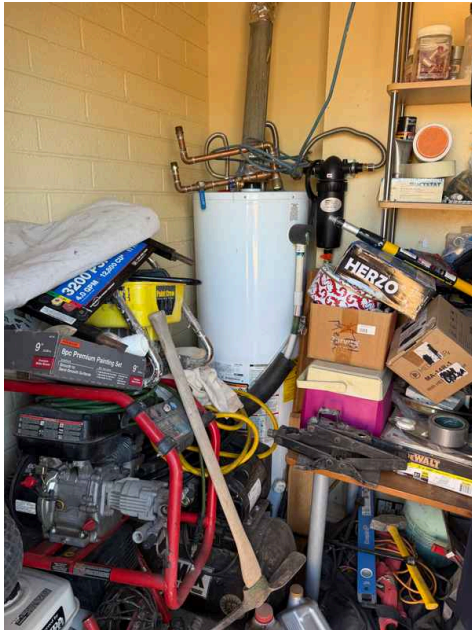
Deficiencies

4.4.1 Hot Water Systems, Controls, Flues & Vents

WATER HEATER AGE

The water heater mfg. date is 11/2021.

 Recommendation



5: ELECTRICAL

Information

Electrical Panel

The electrical panel is located on the backside of the house. It is a 50 amp panel. There are numerous breakers missing. It is unknown if there is a main disconnect.

