



01/20/2007

Kevin Shroyer

Re: 17047 West Carmen Drive Surprise, AZ. 85388 - New Home - Builder Warranty Inspection

Dear Mr. Shroyer:

At your request, a visual inspection of the above referenced property was conducted on 01/20/2007. This inspection report reflects the visual conditions of the house at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### REPORT SUMMARY

Please note that the following comments are arranged not in order of importance, but rather in the order in which they appear in the inspector's report.

#### **SECTION A:**

**The following items are building deficiencies or safety concerns that require further evaluation and or repair by the New Home Builder. We always recommend using licensed contractors.**

#### **EXTERIOR - FOUNDATION - BASEMENT**

##### WALLS/FRAME COVERING:

##### *CONDITION:*

1. Holes/Voids observed at:

- Weep screed below the cable box on the west wall.
- Weep screed at the Southwest corner.
- Hole above Master Bath window on the south wall.

Repair to prevent further deterioration and possible water and/or pest intrusion.

Recommend Builder Review above noted condition(s) and repair as required.

##### SLAB ON GRADE:

##### *CONDITION:*

2.

- a. Past Repair observed at below the entrance door on the stem wall.  
This area has cracked again and the door has shifted and won't latch.  
SEE INTERIOR MAIN ENTRANCE DOOR.

- b. A rusted nail is protruding from the stem wall at the Northeast corner.

Recommend Builder Review above noted condition(s) and repair as required.

#### **ROOF SYSTEM**

##### ROOF:

##### *ROOF COVERING STATUS:*

3. Broken Tile edge observed at south edge.

Recommend Builder Review above noted condition(s) and repair as required.



**EXPOSED FLASHINGS AN VENTS:**

***CONDITION:***

4. The lower edges of vent stack flashing appears to be raised on the west and east side.  
Recommend Builder Review above noted condition(s) and repair as required.

**PLUMBING**

**MAIN LINE:**

***CONDITION:***

5. Water Shut off valve is missing handle.  
Recommend Builder Review above noted condition(s) and repair as required.

**HEATING - AIR CONDITIONING**

**HEATING SYSTEM CONDITION:**

***VENTING:***

6. The vent size appears to be undersized on the South heating unit.  
This vent is not the same size as the North unit vent which is larger.  
Recommend Builder Review above noted condition(s) and repair as required.

**AIR CONDITIONING CONDITION:**

***COOLING SYSTEM CONDITION:***

7.

b. Deteriorated/Missing Cold Line insulation observed at:

- The exterior 3 ton unit
- On top of both air handlers in the attic.

Recommend Builder Review above noted condition(s) and repair as required.

***CONDENSATE LINE:***

8. Both unit's Condensate Drain Lines are missing traps at the attic pans.  
Recommend Builder Review above noted condition(s) and repair as required.

**ELECTRICAL SYSTEM**

**SWITCHES & OUTLETS:**

***CONDITION:***

9.

a. The following Electric Outlet(s) were inoperable when tested at time of inspection at :  
(Inspector Marked with an Orange Dots)

- The wall below the breakfast bar.
- The North wall adjacent to the breakfast bar

b. The garage outlet for the water softener is on the garage GFCI circuit.  
This outlet is typically a dedicated circuit.

Recommend Builder Review above noted condition(s) and repair as required.

**GARAGE**

**FIRE WALL/FIRE DOOR:**

***FIRE DOOR CONDITION:***

10. Fire Door did not self close as is required for this type of door.  
Repair/adjustment of self closing mechanism is recommended to insure self closing/latching.  
Safety concern.



GARAGE DOOR(S):

CONDITION:

11. Automatic object reverse feature is not operational on the double garage door.  
Note: All overhead doors should have a fully operational auto-reverse function.  
We recommend repair/adjustment of this automatic door opener safety feature.

**INTERIOR**

DOORS:

MAIN ENTRY DOOR:

12. Both the door latches and dead bolts will not properly engage.  
SEE EXTERIOR SLAB ON GRADE.  
Recommend further evaluation by a licensed contractor and repair if required.

OTHER EXTERIOR DOORS:

13. The sliding door is difficult to operate.  
Observed dirt and sand in track area. Recommend cleaning and re-test for operation.  
If door remains hard to operate; recommend Builder Review above noted condition(s) and repair as required.

WINDOWS:

TYPE & CONDITION:

14. The lower lock assembly is loose on the left Master Bedroom window.  
Recommend Builder Review above noted condition(s) and repair as required.

INTERIOR WALLS:

MATERIAL & CONDITION:

15. Nail pops at the North and west Living Room walls.  
Recommend Builder Review above noted condition(s) and repair as required.

CEILINGS:

TYPE & CONDITION:

16. a. Nail pops at:  
- Living Room edges  
- Upstairs Hall edges by the Hall Bath  
- Southwest Bedroom above closet  
- Northeast Bedroom along edges.

b.. Poor paint cover at the ceiling register in the Northeast Bedroom.

Recommend Builder Review above noted condition(s) and repair as required.

FLOORS:

TYPE & CONDITION:

17.  
Sub-flooring squeaks at:  
- Top of stairs  
- Master Bath  
- Southwest area of Master Bedroom.  
Recommend Builder Review above noted condition(s) and repair as required.



STAIRS & HANDRAILS:

CONDITION:

18. Openings at the top wood cap on the stairway wall at the top landing area.  
Recommend Builder Review above noted condition(s) and repair as required.

**KITCHEN - APPLIANCES - LAUNDRY**

KITCHEN SINK:

TYPE AND CONDITION:

19.

a. Seal around sink and counter.

b. Slow drip from sprayer .

Recommend Builder Review above noted condition(s) and repair as required.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

20. Cracked sealant along sink backsplash.

ALSO SEE SINK COMMENT.

a. The wall cabinet to the right of the microwave has pulled away from the wall.

b. The base cabinet on the west wall is away from the wall.

Recommend Builder Review above noted condition(s) and repair as required.

**BATHROOMS**

BATHROOM 1: Master Bathroom, Upstairs

FLOOR

21. Loose/deteriorated caulking noted at the tub and shower enclosure areas.

Recommend Builder Review above noted condition(s) and repair as required.

BATHROOM 3: Powder Room Bathroom, Downstairs.

CONDITION OF TOILET:

22. Toilet Bowl is Loose at floor.

Recommend Builder Review above noted condition(s) and repair as required.



## **SECTION B:**

**The following items are building deficiencies that should be repaired but do not effect the safety or habitability of the house.**

### **LAWN SPRINKLER SYSTEM**

#### SPRINKLER and/or DRIP HEADS:

##### *CONDITION:*

1. Over spraying of sprinklers observed at Back Yard Sprinklers hitting the fence. These were installed by the owner and would be an owner responsibility. Recommend Adjust/ Repair to prevent damage to fence.

## **SECTION C:**

**The following are either notes for your general information or items that should be reviewed with the seller for more information prior to closing.**

### **HEATING - AIR CONDITIONING**

#### HEATING SYSTEM DESCRIPTION:

##### *CAPACITY OF UNIT:*

1. Both units were sealed. Unable to determine actual capacity. Estimated at 70,000 and 76, 000 BTU's.

##### *APPROXIMATE AGE IN YEARS:*

2. Both units were sealed and so unable to determine actual age of units. We do not open sealed units.

#### AIR CONDITIONING CONDITION:

##### *COOLING SYSTEM CONDITION:*

3. a. Outside air temperature was below 65 DegF at time of inspection. Unable to test without possible damage to unit. Units were Not tested for cooling at time of inspection.

#### HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

##### *GENERAL SUGGESTIONS:*

4. Service & Clean - Any unit over 2 years old is recommended to be serviced and cleaned once per year. We always recommend reviewing maintenance record with Seller and if these\_\_3\_\_ year old units have not been inspected, cleaned and serviced within the last 12 months, we suggest that they be serviced by a licensed HVAC contractor prior to close. See Note below.

Note: Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

### **ELECTRICAL SYSTEM**

#### SWITCHES & OUTLETS:

##### *CONDITION:*

5. c. Arc Fault Circuit Interrupter installed at all bedrooms however not able to test at time of inspection because of house occupancy. Testing would interrupt various computer or electronic operations.



**KITCHEN - APPLIANCES - LAUNDRY**

KITCHEN SINK:

WATER PURIFICATION SYSTEMS:

6. Reverse Osmosis water purification unit installed. Unit Tested operable.

NOTE: Do not test for water quality.

We request that in addition to reviewing this report summary of your home inspection, that you also read the inspection report in its entirety since it contains the complete review of the house along with any pictures taken.

The sole purpose of this report summary is to help you easily identify areas that need further review or recommended repair. If you have any questions regarding the inspection report please contact us at 480-970-5446, or our toll free number 888-677-3287, or by e-mail: homespecaz@qwest.net

Thank you for selecting HomeSpec Inspection Services to do your pre-purchase home inspection. Again, if you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

**HomeSpec Inspection Services**

**Inspector Name & AZ Certification Number: Tim Hess 40508**

**480-970-5446/Toll Free Phone: 888-677-3287**

Attachments - Complete Inspection Report



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**SECTION/COLOR LEGEND:**

**Section A (Red report items):** Denote conditions that are either safety related and/or need professional evaluation and repair by a licensed trade professional.

**Section B (Green report items):** Denote conditions that are primarily maintenance-type repairs and/ or monitoring issues that do NOT require professional repair or evaluation, and do NOT affect safety.

**Section C (Blue report items):** Denote conditions that we suggest further review with the seller and/or areas of the home we were not able to access at time of inspection.

# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**FILE #:** 4672.  
**DATE OF INSPECTION:** 01-20-07.  
**TIME OF INSPECTION:** 9:00 a.m.  
**CLIENT NAME:** Kevin Shroyer  
**CITY/STATE/ZIP:** Surprise, AZ 85388.  
**INSPECTION LOCATION:** 17047 West Carmen Drive.



Front Exterior at time of inspection

**CITY/STATE/ZIP:** Surprise, AZ 85388.  
**INSPECTOR** Inspector Name & AZ Certification Number: Tim Hess 40508.  
**INSPECTION REPORT TYPIST:** Tim / Gwen Shirvanian.

## CLIMATIC CONDITIONS:

**WEATHER:** Overcast.  
**SOIL** Damp.  
**APPROXIMATE OUTSIDE TEMPERATURE:** 45 degrees F.

## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** North.  
**ESTIMATED AGE OF HOUSE:** 2005 2 years.

**CONSTRUCTION**

**TYPE:** 1 family.  
**STORIES:** 2 story structure.  
**SPACE BELOW GRADE:** Ground floor living area.

**UTILITY SERVICES:**

**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** City.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** No one.  
**COMMENTS:** This inspection was a two year builder warranty inspection.

**PAYMENT INFORMATION:**

**Service Agreement** Sent Inspection Agreement to client via e-mail for review prior to inspection. Reviewed inspection agreement with client at time of inspection. Client's signed copy.  
**TOTAL FEE:** \$350.  
**PAID BY:** Credit Card, Visa.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## WALLS/FRAME COVERING:

**MATERIAL:** Wood frame with Stucco walls.  
**CONDITION:** Walls are in generally good condition with the following noted exception (s):

- Holes/Voids observed at:**
- Weep screed below the cable box on the west wall.
  - Weep screed at the Southwest corner.
  - Hole above Master Bath window on the south wall.
- Repair to prevent further deterioration and possible water and/or pest intrusion. Recommend Builder Review above noted condition(s) and repair as required.**



## TRIM/FLASHINGS:

**MATERIAL:** Wood Metal.  
**CONDITION:** In good condition.

## EAVES/FASCIA:

**MATERIAL:** Wood.  
**CONDITION:** Eaves observed in good condition.  
 Fascia observed in good condition.

## SLAB ON GRADE:

**CONDITION:** Slab observed to be in generally good condition with the following noted exception (s):

- a. Past Repair observed at below the entrance door on the stem wall. This has cracked again and the door has shifted and won't latch. SEE INTERIOR MAIN ENTRANCE DOOR.**



- b. A rusted nail is protruding from the stem wall at the Northeast corner. Recommend Builder Review above noted condition(s) and repair as required.**

**BASEMENT/CRAWL SPACE:**

**ACCESSIBILITY:** No Basement.

**CRAWL SPACE:** No Crawl Space.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**TYPE:** Concrete.  
**CONDITION:** In good condition.

## SIDEWALKS:

**TYPE:** Concrete.  
**CONDITION:** In good condition.

## LANDSCAPING:

**CONDITION:** Generally Maintained.

## GRADING:

**SITE:** Flat site.  
**CONDITION:** Grade at foundation observed in good condition.

## PATIO:

**LOCATION :** Front Yard and Rear Yard.  
**MATERIAL TYPE:** Concrete.  
**CONDITION:** In good condition.

## PATIO/PORCH COVER :

**TYPE:** Same as structure in the rear. The front has no cover.  
**CONDITION:** In good condition.

## FENCES & GATES:

**GATES:** One gate, Single located at, West Side.  
**CONDITION:** Gate tested operable. In good condition.  
**FENCE:** Concrete Block, with Stucco covering.  
**CONDITION:** In good condition.

# LAWN SPRINKLER SYSTEM

If we are knowledgeable about the type of automatic timer system installed and it is accessible, we will test the automatic operation of the timer. If we do not test the automatic timer system we will note on report and recommend buyer review automatic operation and timer settings with seller prior to close.

Note: On going maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems due to hard water in the Phoenix area.

## DISTRIBUTION VALVES:

**TYPE:** Electric  
Automatic operation.

**NUMBER OF ZONES:** MULTI Zones.

**CONDITION:** Manually Tested and found to be operable and in good condition.

## VISIBLE SUPPLY LINES:

**TYPE:** PVC.

**LEAKS OBSERVED:** No leaking observed at supply lines at time of inspection.

**ANTI-SIPHON VALVE DEVICE:** Properly Installed.

## SPRINKLER and/or DRIP HEADS:

**CONDITION:** Sprinkler heads tested operable and in generally good condition with the following noted exception(s):  
**Over spraying of sprinklers observed at Back Yard Sprinklers hitting the fence. These were installed by the owner and would be an owner responsibility.**  
**Recommend Repair to prevent damage to fence**  
Drip system tested operable and in generally good condition with the following noted exception(s):  
Note: Some drip heads are observed feeding no plant area and should be capped if not used.

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material at the time of the inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times this situation is not present during the inspection.

Note: Because of the extreme heating and cooling of Arizona's desert climate all roofing materials are subject to more rapid deterioration than many areas of the country. Annual Roof maintenance and repair is key to preventing future roof leaks and prolonging life expectancy of roof. Annual preventative maintenance is recommend to also include flashings around chimneys, vents, skylights and wall junctions and roof sealants.

## ATTIC AND INSULATION:

**ACCESSIBILITY AND CONDITION:**

One attic access. Inspector entered at:Upper Hallway  
Attic is full size, Truss framing  
What could be seen observed to be in good condition. No signs of damage or leaks observed.

**VENT TYPE AND CONDITION:**

Gable type vents provided. Soffit type vents provided. Ventilation observed in good condition.  
Screens observed in good condition.

**INSULATION TYPE AND CONDITION:**

Fiberglass- Blown  
Observed in good condition.

**DEPTH AND R-FACTOR:**

13 inches, equivalent to R-30.

## ROOF:

**STYLE:**

Gable type, at Main House  
Flat/Low pitched type, at Patio

**TYPE:**

Concrete Tile, at Main House  
Rolled Composition, at Patio.

**ROOF ACCESS:**

Inspector does not walk on tile roofing materials.  
Inspector walked on all accessible roof areas.

**ROOF COVERING STATUS:**

Tile roofing material observed in good condition with the following noted exception(s):

**Broken Tile edge observed at south edge. Recommend Builder Review above noted condition(s) and repair as required.**

-Tile roofing material has an average life of 30 years with annual maintenance.

Tile Underlayment materials generally have an average life of 15 -30 years depending upon the number of layers installed at time of original

home construction. Inspector unable to view installed underlayment materials.



Rolled Composition roofing observed in good condition/within useful life.  
-Industry average life for Rolled Composition roofs is 10 - 15 years with annual review and maintenance repairs.

Note: During annual review/ maintenance in addition to viewing condition of roofing material check for unsealed nails, open flashings and/or deteriorated sealants because all of these conditions can be a cause of leaking despite generally good condition of roofing material.

## SKYLIGHTS

NUMBER AND  
LOCATION OF  
SKYLIGHTS:

None.

## EXPOSED FLASHINGS AN VENTS:

TYPE:

Metal type.

CONDITION:

Flashings at roof observed in good condition  
Utility vents observed in good condition with the following noted exception(s):

**The lower edges of vent stack flashing appears to be raised on the west and east sides.**

**Recommend Builder Review above noted condition(s) and repair as required.**



## GUTTERS & DOWNSPOUTS:

TYPE :

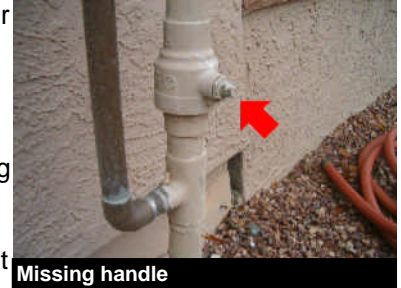
None - typical in Arizona.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs we are not qualified to provide this service. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

## MAIN LINE:

**MATERIAL:** Copper.  
**CONDITION:** Water Shut off valve located at the east exterior side of the house.  
**Water Shut off valve is missing handle. Recommend Builder Review above noted condition(s) and repair as required.**  
 Water Shut -Off Valve not tested due to missing handle.  
  
 Water pressure appears adequate measured at 80 PSI, within normal range. (normal range is 45 - 80 PSI)



## DISTRIBUTION LINES:

**MATERIAL:** Clear Plastic.  
**CONDITION:** In good condition with no cross contamination observed.

## WASTE LINES:

**MATERIAL:** Plastic.  
**CONDITION:** What can be seen, observed in good condition.

## HOSE FAUCETS:

**FAUCET LOCATION:** Front yard and Rear yard.  
**OPERATION:** Tested operable. In good condition.

## WATER HEATER:

**TYPE:** Gas type.  
**AGE:** 2004 dated Unit. 3 years old. Industry average life for a gas water heater is 7- 10 years.  
**SIZE:** 38 Gallons.  
**LOCATION:** Garage.  
**CONDITION:** Water Heating unit observed in good condition. No damaged or deterioration observed. Hot water provided to house. A water shutoff valve is installed, tested operable. Pressure relief valve noted properly installed. Not tested. Flue vent intact.

## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Finally the inspection of heating and cooling systems is visual only since the inspector is not allowed to open sealed components such as the compressor/condenser and the furnace. We always recommend that the seller provide documentation that any unit over 2 years old has been inspected, serviced and cleaned by a licensed HVAC contractor within the last 12 months. If this inspection and service has not taken place within the last 12 months, then we always recommend that the seller do this for the buyer prior to close to insure a properly operating heating and cooling system. Normal service and maintenance is recommended on a yearly basis.

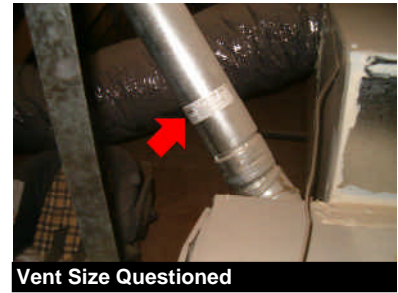
### HEATING SYSTEM DESCRIPTION:

<b>NUMBER OF UNITS:</b>	Two units.
<b>LOCATION OF UNIT(S):</b>	Attic, with both drip pans observed in good condition.
<b>SYSTEM TYPE:</b>	Forced Air.
<b>FUEL TYPE AND NOTES:</b>	Natural Gas.
<b>CAPACITY OF UNIT:</b>	<b>Both units were sealed. Unable to determine actual capacity. Estimated at 70,000 and 76, 000 BTU's.</b>
<b>APPROXIMATE AGE IN YEARS:</b>	<b>Both units were sealed and so unable to determine actual age of units. We do not open sealed units.</b>

### HEATING SYSTEM CONDITION:

<b>CONDITION :</b>	Tested operable. What could be seen observed in good condition.
<b>BURNERS/HEAT EXCHANGERS:</b>	Closed System - Unable to inspect.
<b>PUMP/BLOWER FAN:</b>	In good condition.
<b>COMBUSTION AIR:</b>	In good condition.

**VENTING:** Observed in good condition with the following noted exception(s):  
**The vent appears to be undersized on the South heating unit. This vent is not the same size as the North unit vent which is larger. Recommend Builder Review above noted condition(s) and repair as required.**



**AIR PLENUM:** In good condition.  
**AIR FILTERS:** Observed in place and clean. We suggest that filters be checked monthly and cleaned or replaced when dirty as part of normal system maintenance.

**NORMAL CONTROLS:** Tested operable.

**AIR CONDITIONING DESCRIPTION:**

**NUMBER OF UNITS:** Two units.  
**LOCATION AND TYPE:** Central type, Located at Exterior.  
**POWER SOURCE:** 220 Volt  
Electrical disconnect present.  
**CAPACITY OF UNIT:** Unit 1- 3 1/2 tons  
Unit 2- 3 tons.  
**COMPRESSOR AGE IN YEARS:** Both are 2004 Dated units. 3 years old.  
Industry average life is 15 years.

**AIR CONDITIONING CONDITION:**

**COOLING SYSTEM CONDITION:** a. Outside air temperature was below 65 DegF at time of inspection. Unable to test without possible damage to unit. Units were Not tested for cooling at time of inspection.

b. Deteriorated/Missing Cold Line insulation observed at:

- The exterior 3 ton unit
- On top of both air handlers in the attic.

**Recommend Builder Review above noted condition(s) and repair as required.**



**CONDENSATE LINE:**

Condensate line installed and observed in generally good condition with the following noted exception(s):

**Both unit's Condensate Drain Lines are missing traps at the attic pans. Recommend Builder Review above noted condition(s) and repair as required.**



**NORMAL CONTROLS:**

Controls tested on heating only. Not tested on cooling because outside air temperature was below 65 DegF at time of inspection. See Cooling System Condition comment.

**DUCTWORK:**

**TYPE:** Flexible Round.

**DUCTS/AIR SUPPLY:** Appropriate number of registers and returns in all living areas. All registers and returns tested operable. In good condition. No damage or deterioration observed.

**HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:**

**GENERAL SUGGESTIONS:** Service & Clean - Any unit over 2 years old is recommended to be serviced and cleaned once per year. We always recommend reviewing maintenance record with Seller and if these \_\_3\_\_ year old units have not been inspected, cleaned and serviced within the last 12 months, we suggest that they be serviced by a licensed HVAC contractor prior to close. See Note below.

**Note:** Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

**AUXILIARY EQUIPMENT:**

**WHOLE HOUSE ATTIC FAN:** None.  
**EVAPORATIVE COOLING UNIT:** None.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE

### TYPE AND CONDITION:

Underground  
110/220 Volt  
Circuit breakers  
In good condition.

## ELECTRICAL PANELS:

### MAIN PANEL LOCATION AND NOTES:

Amperage, 200 AMP Service  
Main Panel is located at: West Exterior wall of house.  
In good condition.

### Inspector Notes:

Circuit and wire sizing correct so far as visible  
Grounding system is present.

## CONDUCTORS:

### ENTRANCE CABLES: BRANCH WIRING:

Copper.  
  
Copper  
Observed in good condition.

## SWITCHES & OUTLETS:

### CONDITION:

A representative sampling of switches and outlets was tested for: power, grounding, wiring, polarity, cover plates, junction boxes, fan operation and Ground Fault Circuit Interrupters (GFCIs) and Arc Fault Circuit Interrupters (AFCIs) where applicable. As a whole, outlets and switches throughout the house are in good condition, with the following noted exceptions:

**a. The following Electric Outlet(s) were inoperable when tested at time of inspection at :**

**(Marked with an orange dots)**

- The wall below the breakfast bar.
- The North wall adjacent to the breakfast bar

**b. The garage outlet for the water softener is on the garage GFCI circuit. This outlet is typically a dedicated circuit.**

**Recommend Builder Review above noted condition(s) and repair as required.**

**c. Arc Fault Circuit Interrupters are installed at all bedrooms however not able to test at time of inspection because of house occupancy. Testing would interrupt various computer or electronic operations.**



# GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## TYPE:

**LOCATION:** Attached, Three car.

## ROOF:

**TYPE/  
CONDITION:** In good condition, Same as house.

## FLOOR:

**TYPE** Concrete

**CONDITION:** In good condition. What could be seen observed in good condition. Floor was not fully visible at time of inspection due to Seller's stored items covering approximately 40 % of garage surface area.

## FIRE WALL/FIRE DOOR:

**FIRE WALL  
CONDITION:** Fire wall observed in good condition. No damage noted.

**FIRE DOOR  
CONDITION:** Fire Door is in generally good condition with the following noted exception(s):  
**Fire Door did not self close as is required for this type of door. Repair/adjustment of self closing mechanism is recommended to insure self closing/latching. Safety concern.**

## GARAGE DOOR(S):

**NUMBER OF  
DOORS** Two garage doors.

**CONDITION:** Doors are both in good condition. No damage observed. Automatic door opener tested operational on the double door.  
**Automatic object reverse feature is not operational on the double garage door.**  
**Note: All overhead doors should have a fully operational auto-reverse function.**  
**We recommend repair/adjustment of this automatic door opener safety feature.**

Walk through sensors tested operable.

Small door is prewired for opener. None installed at this time.

**INSTALLED CABINETS:**

**TYPE:** Laminate.

**CONDITION:** Cabinets observed in good condition. Doors tested operable that were not blocked by personal items.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

Door tested and is in generally good condition with the following noted exception(s):

**Both the door latches and dead bolst will not properly engage. SEE EXTERIOR SLAB ON GRADE.**

**Recommend further evaluation by a licensed contractor and repair if required.**

### OTHER EXTERIOR DOORS:

Sliding glass door.

All exterior doors were tested and found to be in generally good condition with the following noted exception(s):

**The sliding door is difficult to operate. Observed dirt and sand in track area.**

**Recommend cleaning and test for operation.**

**If door remains hard to operated, recommend Builder Review above noted condition(s) and repair as required.**

### INTERIOR DOORS:

Interior door(s) observed in good condition.  
Interior doors tested operable.

## WINDOWS:

### TYPE & CONDITION:

Aluminum Frames

Sliding glass

Single hung glass

Insulated Glass, All insulated windows observed to be in good condition with no damage noted.

All accessible windows were tested and found to be in generally good condition with the following noted exceptions:

**The lower lock assembly is loose on the left Master Bedroom window.**

**Recommend Builder Review above noted condition(s) and repair as required.**

## INTERIOR WALLS:

### MATERIAL & CONDITION:

Drywall

All interior walls were observed to be in generally good condition with the following noted exception(s):

**Nail pops at the North and west Living Room walls.  
Recommend Builder Review above noted condition(s) and repair as required.**

## CEILINGS:

### TYPE & CONDITION:

Drywall

All ceiling areas observed in good condition with some typical cracks observed with the following noted exception (s):

**a. Nail pops at:**

- Living Room edges
- Upstairs Hall edges by the Hall Bath
- Southwest Bedroom above closet
- Northeast Bedroom along edges.

**b.. Poor paint cover at the ceiling register in the Northeast Bedroom.  
Recommend Builder Review above noted condition(s) and repair as required.**

## FLOORS:

### TYPE & CONDITION:

Carpet, Vinyl and Tile

Flooring observed to be in generally good condition with the following noted exception(s):

**Sub-flooring squeaks at:**

- Top of stairs
- Master Bath
- Southwest area of Master Bedroom.

**Recommend Builder Review above noted condition(s) and repair as required.**

## STAIRS & HANDRAILS:

### CONDITION:

Interior stairs observed to be in good condition. No damage observed.

Handrails observed to be in good condition with the following noted exception(s):

**Openings at the top wood cap on the stairway wall at the top landing area.  
Recommend Builder Review above noted condition(s) and repair as required.**



**FIREPLACE/WOOD BURNING DEVICES:**

LOCATION -

TYPE -

CONDITION: None.

**SMOKE / FIRE DETECTOR:**

COMMENTS: Noted, but not tested

# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Angle valves under the kitchen sinks are not usually tested because of the possibility of damage, testing is not required by State of Arizona.

## KITCHEN SINK:

### NUMBER OF SINKS:

One sink. Dual Sink.

### TYPE AND CONDITION:

Stainless Steel type

Sink observed in generally good condition with the following noted exception(s)

**a. Seal around sink and counter.**

Drainage tested operable and observed in good condition. No signs of leaks or damages observed at time of inspection.

Faucet tested operable. In good condition. No leaks or damages observed.

Good water flow observed when faucet (s) tested.

Hand sprayer tested operable. In good condition except:

**b. Slow drip from sprayer .**

**Recommend Builder Review above noted condition(s) and repair as required.**

### WATER PURIFICATION SYSTEMS:

**Reverse Osmosis water purification unit installed. Unit Tested operable.**

**NOTE: Do not test for water quality.**

## RANGE/COOK TOP AND OVEN:

### TYPE/ CONDITION:

Gas type, Free standing type Range

Not Tested. Seller had in use and stated there were no problems with the unit.

Note: Do not test or determine heating efficiency of units. Operation only.

## VENTILATION:

### TYPE AND CONDITION:

Internal Type

Fan /Hood tested operational.

### REFRIGERATOR:

**TYPE AND  
CONDITION:**

Unit operating at the time of the inspection.  
Note: Do not test or determine cooling efficiency of unit.

### DISHWASHER:

**CONDITION:**

In good condition. Tested operable.  
Air gap device or high-loop is present on drain line- Proper.

### GARBAGE DISPOSAL:

**CONDITION:**

In good condition. Tested operable.  
Wiring in good condition. No damage or deterioration observed.

### OTHER BUILT-INS:

**MICROWAVE:**

Microwave not tested at time of inspection. Seller was using and stated there were no problems with the unit.

### INTERIOR COMPONENTS:

**COUNTERS AND  
CABINETS:**

Counters are Formica (plastic laminate)  
Kitchen counter areas observed in generally good condition with the following noted exception (s):

**Cracked sealant along sink backsplash.  
ALSO SEE SINK.**

Kitchen cabinets observed in generally good condition with the following noted exception (s):

- a. The wall cabinet to the right of the microwave has pulled away from the wall.**
  - b. The base cabinet on the west wall is away from the wall.**
- Recommend Builder Review above noted condition(s) and repair as required.**



**WALLS/CEILINGS/  
FLOORS:**

Walls and ceilings observed in good condition. No damage observed.  
Floor covering is vinyl/linoleum type  
Kitchen flooring observed in good condition. No damage observed.

**SWITCHES/  
FIXTURES/  
OUTLETS:**

Accessible switches and outlets tested operable.  
Fixtures in good condition. No damaged observed. Tested operable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## LAUNDRY:

**LOCATION:**

Service area main floor

**CONDITION:**

Plumbing was not tested in Laundry room area because owner stated everything was fine. No leaks were observed.

Gas service pipe is provided

220 Service-operational

Electrical outlet is grounded

Exhaust Fan Tested Operable.

Dryer venting is provided - not fully viewable. What could be seen observed in good condition.

Note: Dryer vents should be cleaned on a regular basis to insure efficient operation of the dryer and to prevent lint build up in duct that vents to the outside. Blocked ducts have been known to cause fires.

## WASHER AND DRYER:

**CLOTHES**

**WASHER:**

Washer was not operated at the time of inspection because owner stated all was fine with the washer.

**CLOTHES**

**DRYER:**

Gas.

Dryer Tested operable.

Note: Do not test or determine drying efficiency of unit.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage.

## BATHROOM 1: Master Bathroom, Upstairs

**BATH LOCATON:** Master Bathroom, Upstairs.

**CONDITION OF SINK**

Number of sinks: One sink  
 Sink(s) observed in good condition.  
 Faucets tested operable. Good water flow and no signs of leaks or damages observed.  
 Drainage tested operable. Good flow observed. No damage or leaks observed.  
 Counters observed in good condition.  
 Bathroom cabinets observed in good condition. Tested operable.

**CONDITION OF TOILET:**

In good condition. Tested operable.

**TUB/SHOWER PLUMBING FIXTURES**

Fixtures tested operable. In good condition. Good water flow observed.  
 Drain tested operable, in good condition. Good drainage observed.  
 Shower Head tested operable. In good condition. Good water flow observed.

**TUB/SHOWER & WALLS**

Tub in good conditon.  
 Interior Walls observed in good condition. No damage or deterioration observed.  
 Exterior walls around tub/shower observed in good condition. No damage or deterioration observed  
 Enclosure observed to be in good condition. Door tested operable.

**FLOOR**

Type of floor: Sheet vinyl,  
 Flooring material observed to be in generally good condition with the following noted exception(s):  
**Loose/deteriorated caulking noted at the tub and shower enclosure areas. Recommend Builder Review above noted condition(s) and repair as required.**

**BATH VENT**

Bath vent observed to be in good condition. Tested operable.

### BATHROOM 2: Hall, Upstairs

**BATH LOCATON:** Hall, Upstairs

**CONDITION OF SINK**

Number of sinks: One sink. Sink observed in good condition.  
Faucets tested operable. Good water flow and no signs of leaks or damages observed.  
Drainage tested operable. Good flow observed. No damage or leaks observed.  
Counters observed in good condition.  
Bathroom cabinets observed in good condition. Tested operable.

**CONDITION OF TOILET:**

In good condition. Tested operable.

**TUB/SHOWER PLUMBING FIXTURES**

Fixtures tested operable. In good condition. Good water flow observed.  
Drain tested operable, in good condition. Good drainage observed.  
Shower Head tested operable. In good condition. Good water flow observed.

**TUB/SHOWER & WALLS**

Tub in good conditon.  
Interior Walls observed in good condition. No damage or deterioration observed.  
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed.

**FLOOR**

Type of floor: Sheet vinyl  
Flooring material observed to be in good condition.

**BATH VENT**

Bath vent observed to be in good condition. Tested operable.

### BATHROOM 3: Powder Room Bathroom, Downstairs.

**BATH LOCATON:** Powder room, Downstairs.

**CONDITION OF SINK**

Number of sinks: One sink. Sink observed in good condition.  
Faucets tested operable. Good water flow and no signs of leaks or damages observed.  
Drainage tested operable. Good flow observed. No damage or leaks observed.  
Counters observed in good condition.  
Bathroom cabinets observed in good condition. Tested operable.

**CONDITION OF TOILET:**

Toilet tested and observed in generally good condition with the following noted exception(s):

**Toilet Bowl is Loose at floor.  
Recommend Builder Review above noted condition(s) and repair as required.**

**FLOOR**

Type of floor: Sheet vinyl  
Flooring material observed to be in good condition.

**BATH VENT**

Bath vent observed to be in good condition. Tested operable.