



04/25/2007

Ms. Rachel Trujeque

Re: 13038 West Plum Road Lot #1225 - Peoria, AZ. 85383 - Pre Drywall Inspection

Dear Ms. Trujeque,

At your request, a visual pre drywall inspection of the above referenced property was conducted on 04/25/2007. 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.**

#### PRE DRYWALL INSPECTION

##### CONCRETE SLAB/FOUNDATION:

##### CONDITIONS:

1.

a) Concrete foundation/floor extends past master bathroom sliding glass door.

It appears that stucco will be installed against floor with no overhang for weep screed drainage of water.

b) Exposed metal tie downs observed.

c) Chips in concrete stem wall observed at various locations.

Recommend repair/correction of above noted conditions by the new home builder.

##### WALL FRAMING:

##### LUMBER QUALITY:

2. Damaged stud observed at west exterior wall of garage due to Anchor Bolt location.

Recommend repair by new home builder.



**BOTTOM PLATES:**

3.

a) Anchor Bolt nut is not tight to bottom plates at:

- West wall of garage
- Left side of master bedroom bay window.

b) Anchor Bolt washers stick out past edge of walls at:

- East wall of garage by entry to the house.
- East wall of den.

Recommend repair of the above noted conditions by the new home builder.

**TOP PLATES:**

4. Additional Fire blocking needed at vent through top plate at Laundry Room.

Recommend builder install additional fire blocking.

**WEEP SCREED:**

5. Weep Screed is not tight to foundation wall at several locations throughout house.

Recommend builder reviewing /repairing all areas of weep screed installation that are not tight to foundation to prevent moisture and pest intrusion.

**EXTERIOR WALLS:**

6. Weep screeds and penetrations through out exterior wall areas were not all sealed and caulked due to all foam/wire installation not being completed at time of this pre dry wall inspection.

Recommend all weep screeds and penetrations be sealed prior to dry wall and or stucco installation.

**DOOR INSTALLATION:**

7. Appears that garage service door was installed after wall and floor had already been built.

Currently repairing/retrofitting this area at time of this inspection for new door.

Recommend reviewing area with the builder after installation of door has been completed.

Note: Roof comments regarding valley design at roof area above this door, rain water draining over door because of door location and roof design.

**WINDOW CONDITIONS:**

8. Broken dual pane window observed at east wall of master bathroom.

Recommend builder replace damaged window glass. Safety concern.

**ROOF FRAMING:**

**ROOF UNDERLAYMENT:**

9. Roofing Felt material does not properly extend 1" past edge of roof at gable roof ends at several locations.

Recommend builder correct felt installation to insure proper installation of 1 inch past edge of roof at all roof areas prior to tile installation.

**ADDITIONAL ROOF COMMENTS:**

10. Valley of roof drains over the Garage Service Door.

Appears to be poor design.

Note: See comment regarding addition of garage service door to this area

Review with builder if corrections can be made to prevent rain water draining over door area.



**PLUMBING:**

**CONDITIONS:**

11. Hole observed in cold water Pex type plastic plumbing at Master bathroom west sink. Fasteners from exterior siding installation penetrated line to cause hole in pex plastic plumbing. Note: Inspector notified job superintendent prior to leaving property by phone. Recommend builder replace damaged plastic water line at Master bathroom west sink area prior to dry wall installation.

**WASTE LINES:**

12. Waste Line Vent pipe sticks out past wall at west side of exterior wall. Recommend builder repair.

**ADDITIONAL COMMENTS:**

13. Inspector could not identify purpose of capped off pipe through floor (not in Wall) of kitchen to left side of range area. Recommend reviewing with builder purpose of this capped pipe. Repair/Remove if required.

**SECTION B:**

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

**Not applicable to this inspection.**

**SECTION C:**

**The following are either notes for your general information or items that should be reviewed at the final inspection prior to close.**

**PRE DRYWALL INSPECTION**

**LOT GRADE:**

**CONDITIONS:**

1. Grading was not completed at time of inspection. Review again at final inspection prior to close.

**SIDEWALKS AND DRIVEWAY:**

**CONDITIONS:**

2. Not installed at time of this inspection. Recommend reviewing at final inspection prior to close.



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: Kevin Shroyer 42275**

**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 #:** 4888.  
**DATE OF INSPECTION:** 04/25/2007.  
**TIME OF INSPECTION:** 9:00 a.m.  
**CLIENT NAME:** Rachel Trujeque.  
**INSPECTION LOCATION:** 13038 W. Plum Road Lot #1225.



**CITY/STATE/ZIP:** Peoria, AZ 85383.  
**INSPECTOR** Inspector Name & AZ Certification Number: Kevin Shroyer 42275.  
**INSPECTION REPORT TYPIST:** Gwen Shirvanian.

## CLIMATIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE:** 75 DegF.

## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** South.  
**CONSTRUCTION TYPE:** 1 family.  
**STORIES:** 1.  
**SPACE BELOW GRADE:** Ground floor living area.

## OTHER INFORMATION:

**AREA:** Suburb.  
**CLIENT PRESENT:** No.  
**PEOPLE PRESENT:** Buyer's agent.

**PAYMENT INFORMATION:**

**Service**

**Agreement**

Sent Inspection Agreement to client via e-mail for review prior to inspection.

**TOTAL FEE:**

\$325.

**PAID BY:**

Credit Card, Visa.

# PRE DRYWALL INSPECTION

Footings and stems are not part of this inspection.  
Drains and water pipes below grade are not part of this inspection.

## LOT GRADE:

Type: Flat site.  
CONDITIONS: **Grading was not completed at time of inspection.  
Review again at final inspection prior to close.**

## CONCRETE SLAB/FOUNDATION:

Type: Poured Slab.  
CONDITIONS: In generally good condition with the following noted exceptions:

**a) Concrete foundation/floor extends past master bathroom sliding glass door. It appears that stucco will be installed against floor with no overhang for weep screed drainage of water.**



**b) Exposed metal tie downs observed.  
c) Chips in concrete stem wall observed at various locations.  
Recommend repair/correction of above noted conditions by the new home builder.**

## SIDEWALKS AND DRIVEWAY:

CONDITIONS: **Not installed at time of this inspection.  
Recommend reviewing at final inspection prior to close.**

## WALL FRAMING:

### LUMBER QUALITY:



Damaged Stud at west garage wall

Lumber quality observed in good condition with the following exception:

**Damaged stud observed at west exterior wall of garage due to Anchor Bolt location.**

**Recommend repair by new home builder.**

Window frames observed to be in good condition.

**BOTTOM PLATES:**

All bottom plates observed in good condition, properly installed with the following noted exceptions:

- a) **Anchor Bolt nut is not tight to bottom plates at:**
  - West wall of garage
  - Left side of master bedroom bay window.



- b) **Anchor Bolt washers stick out past edge of walls at:**
  - East wall of garage by entry to the house.
  - East wall of den.



**Recommend repair of the above noted conditions by the new home builder.**

**TOP PLATES:**

All top plates observed in good condition with the following noted exception:

- Additional Fire blocking needed at vent through top plate at Laundry Room.**  
**Recommend builder install additional fire blocking.**



**WEEP SCREED:**

**Weep Screed is not tight to foundation wall at several locations throughout house. Recommend builder reviewing /repairing all areas of weep screed installation that are not tight to foundation to prevent moisture and pest intrusion.**

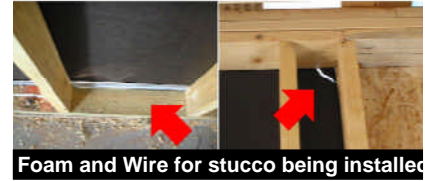


**EXTERIOR WALLS:**

Foam wire for stucco being installed at time of this inspection.

**Weep screeds and penetrations through exterior walls were not all sealed and caulked due to all foam/wire installation not being complete at time of this pre dry wall inspection.**

**Recommend all weep screeds and penetrations be sealed prior to dry wall and or stucco installation.**



Foam and Wire for stucco being installed

**DOOR  
INSTALLATION:**

Appears that garage service door was installed after wall and floor had already been built. Currently repairing/retrofitting this area at time of this inspection for new door.

Recommend reviewing area with the builder after installation of door has been completed.

Note: Roof comments regarding valley design at roof area above this door, rain water draining over door because of door design and location.

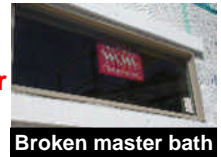


**WINDOW  
CONDITIONS:**

At time of this inspection all installed windows observed in good condition with the following noted exception.

Broken dual pane window observed at east wall of master bathroom.

Recommend builder replace damaged window glass. Safety concern.



**MECHANICAL SYSTEMS:**

**HVAC DUCT  
WORK**

Flex pipe duct work for HVAC system all observed to be properly installed, secured and supported.

No restricted ducts observed.

**GAS**

Gas pipes observed installed. All appeared to be properly installed, secured and supported.

**ELECTRICAL SYSTEMS**

**ROUGH WIRING  
AND JUNCTION  
BOXES:**

All rough wiring and junction boxes observed to properly installed and secured. Note: Inspector unable to verify that any seller's optional electrical was installed.

Review of builder plans is outside scope of this of inspection.

**ROOF FRAMING:**

**TYPE OF FRAME:**

Truss framing installed. All trusses at time of this inspection observed to be in good condition and properly installed.

Note: Review final condition of trusses after all equipment is installed at final inspection.

**SERVICE  
PLATFORM FOR  
ATTIC:**

Observed that service platform in attic is in good condition, adequate size and properly installed.

**ROOF  
SHEATHING:  
TYPE OF ROOF:**

Roof sheathing observed to be in good condition and properly installed.

Tile roofing not installed at time of this inspection.

Metal Flashings observed to properly installed and in good condition.

**ROOF UNDERLAYMENT:**

Roofing Felt material does not properly extend 1" past edge of roof at gable roof ends at several locations. Recommend builder correct felt installation to insure proper installation of 1 inch past edge of roof at all roof areas prior to tile installation.



Improper felt installation

**ROOF VENTS:**

Flat Roof Vents; Gable Vents and Roof Vents observed in good condition. Properly installed Screens observed in good condition.

**ADDITIONAL ROOF COMMENTS:**

Valley of roof drains over the Garage Service Door. Appears to be poor design. Note: See comment regarding addition of garage service door to this area Review with builder if corrections can be made to prevent rain water from draining over door area.



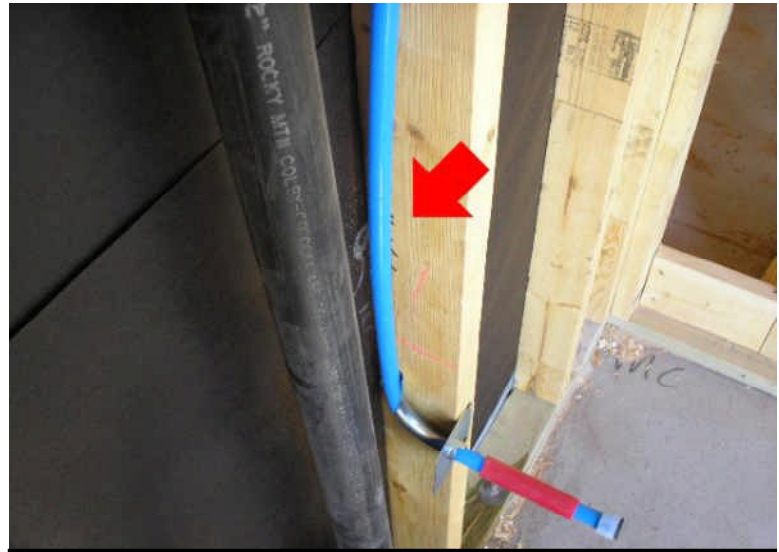
Roof valley drain

**PLUMBING:**

**TYPE:**

Copper type plumbing observed at the main entry. Pex type plastic plumbing through out the house.

**CONDITIONS:**



Exterior fasteners penetrated water line

Hole observed in cold water Pex type plastic plumbing at Master bathroom west sink. Fasteners from exterior siding installation penetrated line to cause hole in pex plastic plumbing. Note: Inspector notified job superintendent prior to leaving property by phone Recommend builder replace damaged plastic water line at Master bathroom west sink prior to dry wall installation.

**WATER**

**SOFTENER:**

Water softener loop observed to be properly installed.

**WASTE LINES:**

Plastic type observed in good condition and properly installed with the following noted exception:

**Waste Line Vent pipe sticks out past wall at west side of exterior wall. Recommend builder repair.**

**MAJOR SYSTEMS:**

**HEATING AND  
AIR  
CONDITIONING  
TYPE:**

Main House is setup for Gas Heating  
Guest Suite is setup for Electric Heating  
All cooling is Electric  
HVAC systems not installed at time of this inspection.

**DUCTWORK:**

Flex type duct work observed to be in good condition, properly installed and supported.

**OTHER SYSTEMS:**

**FIRE SPRINKLER  
SYSTEM**

Fire Sprinkler system installed.  
All plumbing observed in good condition, properly installed and supported.

**ADDITIONAL COMMENTS:**



Capped pipe in kitchen- ?

**Inspector could not identify purpose of capped off pipe through floor (not in Wall) of kitchen to left side of range area. Recommend reviewing with builder purpose of this capped pipe. Repair/ Remove if required.**