



02/14/07

Abigale Nelms

Re 20225 East Poco Calle Drive Queen Creek, AZ. 85242 - New Home Inspection

Dear Ms. Nelms:

At your request, a visual inspection of the above referenced property was conducted on 02/14/2007. 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.

EXTERIOR - FOUNDATION

WALLS/FRAME COVERING:

CONDITION:

1. Holes in stucco ceiling and wall areas with exposed wire observed at front entry and patio ceiling area. Recommend Builder Review above noted condition(s) and repair as required.

GROUNDS

BALCONY:

CONDITION:

2. Paint is missing and/or discolored observed at bottom metal flashing. Recommend Builder Review above noted condition(s) and repair as required.

FENCES & GATES:

CONDITION:

3. Block caps observed not installed/secured at west side fence. Recommend Builder Review above noted condition(s) and repair as required.

PLUMBING

WATER HEATER:

CONDITION:

4.
 - a) Loose Collar Ring noted at ceiling by water heater.
 - b) Missing Vent Cap noted at roof. Recommend replaceRecommend Builder Review above noted condition(s) and repair as required.



HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

COMBUSTION AIR:

5.

- a) Inadequate air supply source; unable to locate bottom fresh air make up source at upstairs master bedroom unit.
- b) Missing register at ceiling air supply source at master bedroom unit observed.
Recommend Builder Review above noted conditions at upstairs master bedroom heating unit and repair as required.

VENTING:

6. Loose collar rings observed at all unit vents at the ceiling.

See Hot Water vent comment.

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

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

7.

- b) ALL four (4) Compressor/Condenser units are sitting tilted, not level on pads.
Compressor units should be sitting level for proper operation.
Recommend builder leveling all units.

- c) Missing Cold Line insulation observed at upstairs master bedroom unit.
Recommend Builder Review above noted condition(s) and repair as required.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

- 8. North Electrical panel door at west exterior wall was difficult to close shut.
Repair/Adjustment is recommended.

SWITCHES & OUTLETS:

CONDITION:

9.

- a) Mystery Switch observed at dining room. Inspector could not determine purpose of switch.
Review purpose with builder. Repair if required.

- b) Light(s) not operational at dining room and second floor stairs.

- c) Electric Outlets at:
 - Master Bedroom Work Out Room
 - Loft South Wall, next to cable outlets.were inoperable when tested at time of inspection.
Recommend Builder Review above noted condition(s) and repair as required.

- d) Light Bulb(s) were missing at:
 - Master Bedroom Balcony
 - Second Floor Hall Bathroomso inspector not able to test.
Recommend installing light bulbs and testing prior to close. Repair if required.



GARAGE

GARAGE DOOR(S):

CONDITION:

10.

a) Both garage doors Not tested. Openers were not connected to electrical.
Recommend reviewing all operation of doors with builder prior to close including:
- Testing for Safety Auto Reverse Feature and Walk through sensor operation.

b) There is no cable release feature observed at single car garage. Since there is no other source of entry access to single car garage area, this feature is recommended.

If the power is out or if the garage door opener fails this will be the only access to the garage area.
Recommend Builder Review above noted condition(s) and repair as required.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

11. Doorbell Inoperable.

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

OTHER EXTERIOR DOORS:

12.

a) Dirty tracks observed at upstairs master bedroom sliding glass door.

b) Weather stripping is missing off of kitchen and double garage side utility doors.

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

INTERIOR DOORS:

13. Closet door hardware observed missing at upstairs first north bedroom.

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

FLOORS:

TYPE & CONDITION:

14. Floor observed squeaking at upper hallway floor.

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

KITCHEN - APPLIANCES - LAUNDRY

VENTILATION:

TYPE AND CONDITION:

15. Vent hood Not installed at the time of inspection.

Review operation of ventilation with builder after installation.

DISHWASHER:

CONDITION:

16. Dishwasher Unit is not installed level. Improper installation.

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

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

17. Corbels at west kitchen bar counter are loose and counter is separating from support.

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



WALLS/CEILINGS/FLOORS:

18. Few floor tiles are missing by the dishwasher.

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

BATHROOMS

BATHROOM 2: Hall, Upstairs Bathroom

TUB/SHOWER PLUMBING FIXTURES

19. No water flow observed to tub/shower fixture.

Unable to test.

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.

NOT APPLICABLE TO THIS NEW HOME INSPECTION



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

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

1. Outside air temperature was below 65 DegF at time of inspection.
Unable to test cooling system without possible damage to units.
Unit (s) Not tested for cooling at time of inspection.

KITCHEN - APPLIANCES - LAUNDRY

LAUNDRY:

CONDITION:

2. Plumbing was not tested in Laundry room area because no washer was installed.

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 Names & AZ Certification Numbers:

Nori Shirvanian 38976, ASHI Certification 212436

Kevin Shroyer 42275, ASHI Certification 246261

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 #: 4727.
DATE OF INSPECTION: 02-14-07.
TIME OF INSPECTION: 8:00 a.m.
CLIENT NAME: Abigale Nelms.
INSPECTION LOCATION: 20225 E. Poco Calle Dr.



Front exterior at time of inspection

CITY/STATE/ZIP: Queen Creek AZ 85242.
INSPECTOR Inspector Names & AZ Certification Numbers:
 Nori Shirvanian 38976, ASHI Certification 212436
 Kevin Shroyer 42275, ASHI Certification 246261.
INSPECTION REPORT TYPIST: Gwen Shirvanian.

CLIMATIC CONDITIONS:

WEATHER: Overcast, Rain.
SOIL Wet.
APPROXIMATE OUTSIDE TEMPERATURE: 58 DegF.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
ESTIMATED AGE OF HOUSE: New.

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? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Buyer's agent and Builders representatives.

PAYMENT INFORMATION:

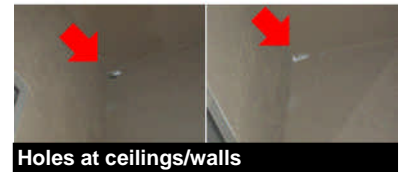
Service Agreement Sent Inspection Agreement to client via e-mail for review prior to inspection.
TOTAL FEE: \$775.
PAID BY: Check.

EXTERIOR - FOUNDATION

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 in stucco ceiling and wall areas with exposed wire observed at front entry and patio ceiling area.
Recommend Builder Review above noted condition(s) and repair as required.



TRIM/FLASHINGS:

MATERIAL: Metal.
CONDITION: In good condition.

EAVES/FASCIA:

MATERIAL: Stucco.
CONDITION: Eaves observed in good condition.
 Fascia observed in good condition.

CHIMNEY:

MATERIAL: None.

SLAB ON GRADE:

CONDITION: Slab is not fully visible due to carpet and/or floor covering. What could be seen observed in good condition. No readily visible problems were noted.

Note: Post tension slab. Do not cut or drill.

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: No Landscaping is installed at front yard or back yard areas at time of inspection.

RETAINING WALLS:

TYPE: None.

GRADING:

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

PATIO:

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

PATIO/PORCH COVER :

TYPE: Open design, Same as structure.
CONDITION: In good condition.

BALCONY:

TYPE:

Wood, Waterproof material.

CONDITION:

Balcony is in generally good condition with the following noted exception (s):

Paint is missing and/or discolored observed at bottom metal flashing.

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



BALCONY COVER:

TYPE:

Same as structure, Open design.

CONDITION:

In good condition.

FENCES & GATES:

GATES:

Two gate, RV Iron/Wood type located at, East Side.

CONDITION:

Gates tested operable. In good condition.

FENCE:

Concrete Block.

CONDITION:

Fence is in generally good condition with the following noted exception (s):

Block caps observed not installed/secured at west side fence.

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

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: Not installed at time of inspection.

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:

Two attic accesses, Inspector entered at: Garage access and Master Closet access.
 Attic is full size, Truss framing, both Attic access areas were accessible at time of inspection.
 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 and Roof type vents provided.
 Ventilation observed in good condition. Screens observed in good condition.

INSULATION TYPE AND CONDITION:

Cellulose- Blown, Observed in good condition.

DEPTH AND R-FACTOR:

10 - 12 inches, equivalent to R-38.

ROOF:

STYLE:

Gable type, at Main House.

TYPE:

Concrete Tile, at Main House.

ROOF ACCESS:

Viewed from roof edge on ladder, Viewed from ground with binoculars
 Inspector does not walk on tile roofing materials.

ROOF COVERING STATUS:

Tile roofing material observed in good condition
 -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.

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.

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.

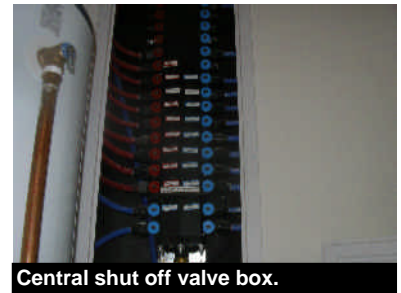
CONDITION: Water Shut off valve located at the west exterior side of the house. Water Shut-Off Valve tested operational

Water pressure appears adequate measured at 65 PSI, within normal range. (normal range is 45 - 80 PSI)

Note: Water softener loop installed.

DISTRIBUTION LINES:

MATERIAL: Combination of materials, Copper, Plastic.
NOTE: Main distribution valve box is located inside the double garage next to water heater.



Central shut off valve box.

CONDITION: In good condition with no cross contamination observed.

WASTE LINES:

MATERIAL: Plastic.

CONDITION: What can be seen, observed in good condition. Plumbing vents observed in good condition.

HOSE FAUCETS:

FAUCET

LOCATION: Front yard, Side yard, and Rear yard.

OPERATION: All Tested operable. In good condition.

WATER HEATER:

TYPE: Gas type.

AGE: New.

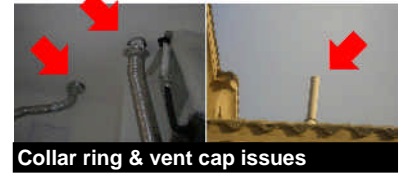
SIZE: 50 Gallons.

LOCATION:

Garage.

CONDITION:

Pressure relief valve noted properly installed. Not tested. A water shutoff valve is installed, tested operable.



Water heater unit provided hot water to house at inspection and Water Heater Unit observed in good condition with the following noted exception(s):

- a) **Loose Collar Ring noted at ceiling by water heater.**
 - b) **Missing Vent Cap noted at roof. Recommend replace**
- Recommend Builder Review above noted condition(s) and repair as required.**

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:

NUMBER OF UNITS:	Four units.
LOCATION OF UNIT(S):	Garage West Exterior Utility Closet Upstairs North Hallway Closet Master Bathroom Area.
SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
CAPACITY OF UNIT:	72,000 BTU'S 68,000 BTU'S 72,000 BTU'S 80,000 BTU'S.
APPROXIMATE AGE IN YEARS:	New.

HEATING SYSTEM CONDITION:

CONDITION :	Tested operable. What could be seen observed in good condition.
BURNERS/HEAT EXCHANGERS:	Burner Flame(s) appear typical.
PUMP/BLOWER FAN:	In good condition.

COMBUSTION

AIR:

- a) Inadequate air supply source, unable to locate bottom fresh air make up source at upstairs master bedroom unit.
- b) Missing register at ceiling air supply source at master bedroom unit observed. Recommend Builder Review above noted conditions at upstairs master bedroom heating unit and repair as required.



VENTING:

Observed in good condition with the following noted exception(s):
Loose collar rings observed at all unit vents at the ceiling. See Hot Water vent comment. Recommend further evaluation by a licensed contractor and repair if 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:

Four units.

LOCATION AND TYPE:

Central type, Located at Exterior.

POWER SOURCE:

220 Volt, Electrical disconnect present.

CAPACITY OF UNIT:

- 3 ton
- 3 ton
- 4 ton
- 2 1/2 tons.

COMPRESSOR AGE IN YEARS:

New
Industry average life is 15 years.

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

Outside air temperature was below 65 DegF at time of inspection.
Unable to test cooling system without possible damage to units.
Unit (s) Not tested for cooling at time of inspection.



b) ALL four (4) Compressor/Condenser units are sitting tilted, not level on pads. Compressor units should be sitting level for proper operation.
Recommend builder leveling all units.



Missing insulation/4 units not level

c) Missing Cold Line insulation observed at upstairs master bedroom unit. Recommend Builder Review above noted condition(s) and repair as required.

CONDENSATE LINE:

Condensate line installed. In good condition. No damage or deterioration observed.

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:

Future Maintenance Suggestion:
Any unit over 2 years old is recommended to be serviced and cleaned once per year by a licensed HVAC contractor. Typical preventative home maintenance.

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 Two 200 amps service. Main Panel is located at: East Exterior wall of house. In good condition.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.
North Electrical panel door at west exterior wall was difficult to close shut. Repair/Adjustment is recommended.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Aluminum (220 volt OK), 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) Mystery Switch observed at dining room. Inspector could not determine purpose of switch.

Review purpose with builder. Repair if required.

b) Light(s) not operational at dining room and second floor stairs.

c) Electric Outlets at:

- Master Bedroom Work Out Room

- Loft South Wall, next to cable outlets.

were inoperable when tested at time of inspection.

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

d) Light Bulb(s) were missing at:

- Master Bedroom Balcony

- Second Floor Hall Bathroom

so inspector not able to test. Recommend installing light bulbs and testing prior to close. Repair if required.

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: Three car garage.

ROOF:

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

FLOOR:

TYPE Concrete.
CONDITION: In good condition.

FIRE WALL/FIRE DOOR:

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

FIRE DOOR
CONDITION: Fire Door is in good condition. Door tested operable for self closing /latching as is required for a fire door.

GARAGE DOOR(S):

NUMBER OF
DOORS Two garage doors.

CONDITION: **a) Both garage doors Not tested. Openers were not connected to electrical. Recommend reviewing all operation of doors with builder prior to close including:
- Testing for Safety Auto Reverse Feature and Walk through sensor operation.**

b) There is no cable release feature observed at single car garage. Since there is no other source of entry access to single car garage area, this feature is recommended. If the power is out or if the garage door opener fails this will be the only access to the garage area. Recommend Builder Review above noted condition(s) and repair as required.

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:

In good condition. Tested operable.

Doorbell Inoperable.

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

OTHER EXTERIOR DOORS:

Sliding glass door(s), French Door(s), Single type door All exterior doors were tested and found to be in generally good condition with the following noted exception(s):

a) Dirty tracks observed at upstairs master bedroom sliding glass door.

b) Weather stripping is missing off of kitchen and double garage side utility doors.

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

INTERIOR DOORS:

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

Closet door hardware observed missing at upstairs first north bedroom.

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

WINDOWS:

TYPE & CONDITION:

Aluminum Frames Single hung glass, and Sliding glass Insulated Glass

All accessible windows were tested and found to be in good condition. No damage or deterioration observed.

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

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition is good. No damage observed.

CEILINGS:

TYPE &

CONDITION:

Drywall, General condition is good. No damage observed.

FLOORS:

TYPE &

CONDITION:

Carpet, Tile, General condition is good. No damage observed.

NOTE: Cleaning was being performed same time as inspection.

Floor observed squeaking at upper hallway floor.

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.

Stair handrails observed to be in good condition. No damage observed.

Room Under stairs observed in good condition. Firewall is in place.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -

TYPE -

CONDITION:

None.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke /fire detectors responded to test button operation.

-We suggest testing these smoke/fire detectors monthly as part of a routine home safety program.

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:

Dual Sink.

TYPE AND CONDITION:

Stainless Steel type, Sink observed in good condition.
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.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION:

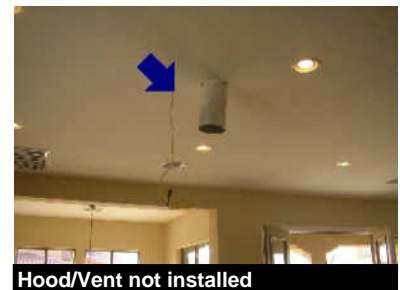
Gas type, Cook Top, with Electric Igniter. Tested operable.

Electric type, Oven, Tested operable and in good condition.
Note: Do not test or determine heating efficiency of units. Operation only.

VENTILATION:

TYPE AND CONDITION:

**Vent hood Not installed at the time of inspection.
Review operation of ventilation with builder after installation.**



REFRIGERATOR:

TYPE AND CONDITION:

None.

DISHWASHER:

CONDITION: In good condition. Tested operable. Air gap device or high-loop is present on drain line- Proper.
Dishwasher tested and observed in generally good condition with the following noted exception(s):
Dishwasher Unit is not installed level. Improper installation. Recommend Builder Review above noted condition(s) and repair as required.

GARBAGE DISPOSAL:

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

OTHER BUILT-INS:

MICROWAVE: Tested operable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Granite, Counters observed in good condition. No damage or deterioration noted.
Kitchen cabinets observed in generally good condition with the following noted exception (s):
Corbels at west kitchen bar counter are loose and counter is separating from support. 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 tile type.
Kitchen flooring observed in generally good condition with the following noted exception (s):
Few missing tiles by dishwasher. Recommend Builder Review above noted condition(s) and repair as required.



WINDOWS/ DOORS:

Kitchen Window (s) tested operable. In good condition.
Kitchen Door(s) tested operable. In good condition.

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: 2nd. floor area.

CONDITION: **Plumbing was not tested in Laundry room area because no washer was installed.**

Electrical outlet is grounded, 220 Service-operational, 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.

No gas service viewed.

WASHER AND DRYER:

CLOTHES WASHER: None.

CLOTHES DRYER: None.

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:

BATH LOCATON: Downstairs, Powder room.

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.

CONDITION OF TOILET:
 In good condition. Tested operable.

FLOOR
 Type of floor: Tile. Flooring material observed to be in good condition.

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

BATHROOM 2: Hall, Upstairs Bathroom

BATH LOCATON: Hall, Upstairs.

CONDITION OF SINK
 Number of sinks: Two sinks, 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
No water flow observed to tub/shower fixture. Unable to test. Recommend Builder Review above noted condition(s) and repair as required.

TUB/SHOWER & WALLS
 Tub in good condition. 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: Tile. Flooring material observed to be in good condition.

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

BATHROOM 3:

**BATH LOCATON:
CONDITION OF
SINK**

Master Bathroom, Upstairs.

Number of sinks: Two sinks, 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 condition. 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
BATH VENT**

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

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