



Report Summary

INSPECT AZ. HOME INSPECTION

480-756-9064

WWW.INSPECTAZ.COM

Dan Harris Arizona Certified / Licensed Home Inspector #38440

ASHI Certified Inspector # 206929

Customer New Home Owner

Property Address : Maricopa, Eastern or Northern Pinal Country AZ

At your request, a visual inspection of the above referenced property was conducted on 06-01, 200.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. In this report, there may be specific references to areas and items that were inaccessible. I cannot make representations regarding conditions that may be present but were concealed or inaccessible for review.

With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

No warranty is either expressed or implied..

This report is not an insurance policy, nor a warranty service.

Contents of report are representative of visual observation of home on the day of inspection only.

Components can fail without notice, and Conditions do and will often change daily.

REPORT SUMMARY

" IMPORTANT NOTE !" THE SUMMARY PAGES ARE PROVIDED AS A GENERAL OVERVIEW OF HOME CONDITION ONLY, AND IS NOT INTENDED TO REPLACE READING "ENTIRE" REPORT BEFORE ADDRESSING NEW HOME WARRANTY ITEMS ON INSPECTED PROPERTY.

New Home Sample Summary/ Repair list. [Revised/ Updated 06-01-2007]

To view my full report with identifying all items that are inspected with photo documentation of defects, check out my Full inspection report.

The Defects Identified In This Sample Report are a Small Representative Number of Defects that I See Daily on New Home Warranty Inspections.

All Defects Identified in this sample report were on homes less than one year old.

Defects identified with photos/referenced with numbers on report.

A separate page of Numbered Photos is provided with all inspections.

Unfortunately several items identified in this sample report were not corrected when I did the re-inspection, additionally, many of the home owners had to call the builder several times, fight and threaten the builders with filing a complaint to the ROC, or go over the head of their current customer service rep. to get many of the costly items including missing insulation in walls and ceilings, major roof or attic defects corrected.

This report is confidential and is not to be used or relied upon by any person other than the customer named in this inspection report and inspection agreement , without the prior consent of customer named on this report and Inspect AZ



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INSPECTION REPORT

USING THIS REPORT

1. As required per "The Standards of Professional Practice For Arizona Home Inspectors", the information provided in this report is based on the State Licensed Home Inspectors impartial and professional opinion of visual conditions that were present at time of inspection.

Items stated in this report as needing repair or replacement that are not repaired or replaced, will often cost you the home owner additional dollars during home ownership, or at sale of home...To avoid unnecessary out of pocket expenses, [after your builders warranty expires] to correct items identified as needing repair, replacement, or additional evaluation by a qualified professional. **I strongly recommend any disputed item[s] identified in this report should only be disqualified, IN WRITING, by a qualified and impartial professional..... IE: A Representative from the Arizona Registrar of Contractors, Your local Building Official, The Products Manufacture Representative, and when applicable a Qualified Licensed Engineer.**

There are two sections in this report. [1] The full report identifying and reporting on the condition of over 100 different items along with photo documentation identifying defects of structural issues and photos of defective items not visible from the ground identified on the roof and in the attic.

The second section of this report "Report Summary" lists defects that need correction, replacement, or additional evaluation by a qualified and impartial professional prior to the end of your builders warranty.

There are references to 3 different building requirements in this report .

[1] Current code requirements....Code references and source of references are provided on request.

[2] Manufacture's specifications... Manufacture's installation specifications and source of information is provided on request.

[3] ROC references. **Defective items identified in this report with BLUE references to the " ROC" .** [Arizona Registrar of Contractors] are defects identified in the "Workmanship Standards for Licensed Contractors"... These defects are clearly identified as to what action is required of your builder to correct defects and faulty workmanship issues, along with complying with local building codes and product manufactures installation specifications, all are enforced by the Arizona Registrar of Contractors for 1-2 years depending on the specific item. A full copy of the Workmanship Standards for Arizona Contractors along with information on filing a complaint with the Arizona Registrar of Contractors on non- completed defects or faulty workmanship against your builder is included with your report on the CD and also can be down loaded, viewed / verified on the Web @ www.rc.state.us a hard copy can be obtained by calling the ROC @ 602-542-1525

BOTTOM LINE: If it's wrong, it needs correction now, or the defect will need correction in the future often at your expense.

Agreeing to not having a defect corrected due to the repair will make a mess in your home, or cause additional damages, does not make the defect go away.

Accepting the comment "Thats Normal" without proper documentation can cost you extensive repair costs after your warranty expires.!

Advice by a local construction defect attorney, this, and other professional opinions concerning your rights as a new home owner can be found on the website of www.Eckley&Associates.com -- **Complain and Consult:** When you find a bad builder or a bad job, blow the whistle on it. **Do not accept the builder's version of what is wrong or what is needed to remediate.** They often talk "builderese," a combination of "the plausible" mixed with a dialect of "pure B.S.." **Despite that they say it with the most sincere face and the grandest of logic, no new-build component or materials frailty or failure should be accepted as "normal."** Hire your own expert to evaluate, recommend and deal with the builder. If it goes beyond that, hire a lawyer who truly knows the trades.



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SITE AND GROUNDS

Grading Of The Area

Grading

2. **** Potential for excessive amounts of ponding water due to ground settlement was noted at the foundation [By the electrical panel] which over time could affect the integrity of the foundation.

Additional fill and adjustment of grade to provide drainage away from foundation and off property to designated drainage area, along with correction as needed to restore termite treatment is recommended.

Driveway

Condition

3. **** Excessive Water was standing on the garage floor.

Correction by a qualified contractor to provide proper drainage to Arizona Workmanship Standards is needed.

ROC Workmanship Standards.. Pg. 13 Item # 6 .. Ponding water on garages, patios, stoops, carports, walks and drive way concrete surfaces."

Water should drain..Standing water exceeding 3/32" is unacceptable. Flood, wait 30 minutes and check for ponding." Contractor should make necessary repairs.

****The drive way surface is chipped/spider webbed and or crazing.

Correction to restore to proper condition is needed.

ROC Workmanship Standards ,, Pg. 14 Item #13. Concrete should not deteriorate to the extent that the aggregate is exposed or the aesthetics are destroyed under normal use and weather conditions.

****The surface of the concrete drive way is cracked or chipped at control joints. Repair or replacement is needed to restore to proper condition and to prevent trip hazards.

ROC: Workmanship Standards Pg. 14 Item #8.. Cracks in control joints exceeding 3/8" are excessive. Contractor should make necessary repairs.

NOTE: Your builder is required to warranty Concrete surfaces for two years. If the builder determines/states the cracking or chipping at control joints are ok, I suggest requesting additional evaluation by a representative from the ROC and requesting documentation that the drive is OK per ROC standards, or proper contractor should make corrections as needed prior to your 2nd year anniversary.

****The driveway surface is raised at [Garage Floor] and is a creating a potential trip hazard.

Correction by a qualified concrete contractor to remove the potential trip hazard is needed for safety concerns.

Trip Hazard Definition

4. Many legal and public works departments have defined a trip hazard as an irregularity in a walking surface exceeding one inch (1") in height. All walking surfaces should maintain, free of a vertical surface change of 3/4" or more, in the interest of public and personal safety.

Walkways

Condition

5. *** The [Entry] walkway was chipped. Correction to restore to proper condition is needed.

ROC: Workmanship Standards...Pg. 14 Item #11... Concrete corners chipped or broken during construction. These chips and broken corners are unacceptable at move in.

Contractor should make necessary repairs.



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Patio Surface

Condition

6. *** The [Rear] patio surface finish was not properly finished.

Correction to restore to proper condition is needed.

ROC: Workmanship Standards.. Pg. 15 Item #15...Improper, inadequate, unsightly finishing. Contractor should make necessary repairs.

Pest Conditions

7. ***Evidence commonly associated with wood destroying organisms, A Brown Mud Tube, was noted

[at Right side of home below the kitchen window, Photo#] Additional evaluation of all areas of property with remedy as needed by a qualified licensed pest contractor is needed.

Landscaping

8. *** Rocks [In Front Lawn area] are uneven or spread too thin.

Correction to ROC Workmanship Standards is needed.

ROC: Workmanship Standards... Pg. 22 Item # 4.. Rocks uneven or spread too thin. Contractor should correct so that proper coverage is achieved.

Landscaping Plumbing

9. *** The exterior sprinkler PVC piping needs to be painted to prevent sun damage to exposed plumbing. Photo #

BUILDING EXTERIOR

Stucco

Condition

10. **** The exterior stucco had excessive hairline and numerous cracks, both horizontal and vertical at several areas ,and around windows and doors. Repair of all cracks to meet or exceed ROC standards and repainting is needed to assure exterior walls are properly sealed to prevent moisture entry and damage.

ROC: Workmanship Standards... Pg. 43 Item # 1. Cracks in stucco....Hairline cracks, if excessive, or cracks that exceed 1/16" are unacceptable.

. Contractor should determine cause of crack and make necessary repairs.

****Stucco wire lath was visible at several areas.

[Photo # From.. Rear wall above patio]

Installation of additional stucco material to manufactures specifications and ROC standards is needed to properly cover all exposed stucco wire lath.

ROC: Workmanship Standards... Pg. 43 Item # 3... Stucco too thin. Wire lath visible.

Contractor should make necessary repairs.

*** The [Right side of Front Entry.. Photo #] exterior walls are against concrete surface.

Correction as needed by a qualified contractor to provide the required minimum of 2" above concrete surface to provide proper venulation and moisture drainage is needed.

ROC: Pg. 44 Item #6... Weep screeds missing on frame walls or not properly installed.

Contractor should make necessary repairs.



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****Paint was missing at chipped stucco areas and or thin at several areas of exterior walls
.Repainting of all missing and or thin paint areas to paint manufactures recommended coverage specifications is needed to properly seal exterior walls.

*****Weep screed holes are covered with stucco at several areas. [Including areas At [Both front walls.]
The weep screed holes are designed to provide venulation and drainage of moisture out of walls.
A qualified stucco contractor should Open ALL covered weep screed holes as required by manufactures specifications to provide venulation and proper drainage, and to prevent moisture buildup and damage to exterior walls.

****Top surface of rear patio parapet walls are cracked/damaged.
Correction by a qualified stucco contractor to prevent moisture entry and damage to exterior walls is needed.

****Several areas at bottom of exterior walls styrofoam are not covered by stucco coating, At [Collums by front door]
.Sealing all unfinished exterior walls to current stucco installation recommendation is needed to prevent pest,rodent, and or moisture entry and damage.
[ROC: Workmanship Standards...Pg. 43 Item # 4... Voids in stucco at beams, columns, etc.](#)
[Contractor should make necessary repairs.](#)

****The stucco window ledge at [Upper left front bedroom] was not sloped to drain properly. Correction to provide proper drainage to prevent moisture entry into exterior wall is needed.

***Gaps and/or holes were observed in the stucco [At AC freon lines]
All holes and gaps need to be properly sealed by a qualified contractor to prevent moisture, pest and or rodent intrusion and damage.

**** There are large gaps between weep screed and foundation and exterior sheathing is exposed to damage at [Right front by water service]
. Correction by a qualified contractor to manufactures specifications to protect ALL AREAS of exposed exterior sheathing is needed to assure all areas are properly sealed to prevent moisture,scorpion and pest damage.

***** The stucco weep screed is lower than the required 4" above finished grade at [Right front of of home at cultured stone wall]
Improper clearance can void the termite warranty and restrict proper moisture drainage from exterior walls.
Correction by a qualified contractor to restore to current requirements to provide proper ventilation and moisture drainage is needed.

Masonry Veneer/Solid

11. ****The cultured stones are installed against the ground and covering up the stucco weep screed at. [Right Front wall.. Photo #]

Correction by a qualified contractor to manufactures installation specifications, and to ROC requirements is needed to provide proper drainage of exterior walls.



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Exterior Door Defects

12. ****The top of exterior [Entry and Side Garage] doors are not painted. Painting is needed to prevent moisture entry and damage.

ROC: Workmanship Standards... Pg. 7 Item # 9.. Exterior doors should be sealed on all six sides and finished per specifications.

Contractor should repair and refinish as necessary one time within the first year.

*** Water is leaking to the interior at [Side Garage] door.

Correction is needed to prevent moisture intrusion and damage.

ROC: Pg. 65 Item # 2.. Threshold leaks water.

Contractor should make necessary repairs.

****Caulking at exterior [Side garage ,Top] door trim is missing.

Recaulking of door trim is needed to prevent moisture entry.

Exterior Windows Frames and Sills

13. *** Excessive air and dust in leaking into home at several windows.

Correction to properly seal is needed.

ROC: Workmanship Standards,, Pg. 64 Item #1..

Excessive infiltration from improperly installed doors and windows or poorly fitted weather stripping is unacceptable.

Contractor should adjust or correct open cracks, poorly fitted doors or windows or poorly fitted weather stripping.

Exterior Trim

14. The [Side Garage] door trim is in contact with concrete.

Correction to raise above concrete to provide proper clearance to prevent moisture damaged is needed.

Fascia

15. ****The fascia boards at [Rear Patio.. Photo #] are not sealed at connection to stucco.

Sealing all gaps is needed to prevent water damage to stucco and wood.

Patio Covering

Condition

16. ****The drywall ceiling at [Rear] patio is cracked and not sealed at edges.

Correction is needed to restore to proper condition.

Gas Meter/Piping Installation

17. ****A bonding wire was not located for gas line at gas meter.

Suggest confirming piping is properly bonded, and or install proper bonding.

Electrical

Light Fixtures

18. ***The [Rear Patio] exterior light fixture were not properly secured and or not sealed at connection to exterior wall

Correction to prevent water entry into the exterior electrical wiring is needed.



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Exterior walls

19. The exterior wall is bowed at [Right rear] of home .

Additional evaluation of all exterior walls by a qualified licensed contractor with remedy as needed to restore walls to ROC minimum standards is needed.

ROOF

Built-up Membrane Surfaces

20. *** Rear patio roofing material is not properly sealed at seams.

Correction to restore to proper condition is needed.[Photo #]

ROC: Pg. 32 Item # 13... Seams lifting or curling.

Contractor should properly mop down and flood coat.

Tile Roofing Surface

21. ***Cracked, chipped, damaged, unsecured and/or dislodged tiles were observed in several areas. [Photos #]

After further evaluation of entire roof by a qualified and competent roofing contractor, all cracked,damaged, and or dislodged tiles, and any other deficiencies found, should be repaired or replaced and or re-secured to manufactures and ROC specifications to restore this roof to a proper and water tight performance condition.

ROC: Workmanship Standards.. Pg. 36 Item #5 ... Chipped and broken tiles "Chips larger than a quarter or excessive in number are unacceptable.

Contractor should replace affected tiles"

NOTE: All Photos provided by this state licensed inspector identifying broken, chipped, improperly installed roof tiles were taken, prior to walking on the damaged tiles or surrounding areas.

Tile installation

22. *****Roof tiles are not properly overlapped

[Photos # , are from, Below center ridge, right side of home]

A total evaluation of all tiles and correction as needed to assure all tiles are installed in full compliance to manufactures installation specifications by a qualified roofing contractor is needed.

Per manufactures specifications tiles are required to overlapped 3-3 1/2" to provide proper water drainage and prevent wind up lift.

*****Nails used to secure tiles are not properly sized. [On Entire Roof]

Replacement of all improper nails with proper nails, per manufactures installations specifications is needed.

. [ASTM A641 Class 1 or approved nails or fastening devices, that properly penetrate 3/4" into or through the thickness of the deck or batten which ever is less, the head of the nail shall not be less than 5/16"]

*****The perimeter roof tiles are not nailed/ properly secured at several areas including.

[2nd and 3rd rows below center ridge on both sides of home]

Additional evaluation of all perimeter tiles, with Correction as needed to properly secure all roof tile to manufactures installation specifications is needed.

Per manufactures specifications " Perimeter fastening areas include three course tile courses but not less than 36" from either side of hips or ridges and edges of eaves and gable rakes".



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Roof Flashings

23. *** Flashings are missing, and or not properly installed

[At, Right side of upper collums above front entry. Photo #] and allowing water to drain under roof tiles. Correction to manufactures and ROC specifications by a qualified licensed contractor is needed to assure proper drainage to prevent water entry and damage to underlayment and roofing materials.

ROC: Pg. 36. Item # 10. Improper or inadequate flashings.

Flashings should be installed according to manufactures specifications and should be an approved type.

*** Mortar was cracked at ridge cap connections. [Photo #

Replacement is needed to prevent moisture entry and damage to roofing underlayment materials.

***Ridge cap flashings are missing/ not covering top tile fasteners, and sections of ridge board.

All ridge cap flashings need be properly installed by a qualified roofing contractors to manufactures and ROC specifications. [Photos #]

ROC. Workmanship Standards, Pg. 36 Item #4..

Wood nailers visible under hip or ridge tiles.

Contractor should remove tiles and make necessary repairs.

**** Roof underlayment materials are exposed and not properly protected from moisture and sun lite damage at bottom of ridge cap tiles.

[At, Photos #]

Correction to manufactures specifications to prevent water entry and damage to underlayment materials and sheathing is needed.

ROC: Workmanship Standards.: Pg. 36. Item # 10. Improper or inadequate flashings.

Flashings should be installed according to manufactures specifications and should be an approved type.

Valley Flashings

24. **** The [Gas Fireplace] vent was located [10 "] which is less than the required 18" away from the roof valley centerline. Photo #]

Correction to relocate to the required location of, 18" or more away from the valley center line per Workmanship Standards for Licensed Contractors specifications is needed.

ROC: Workmanship Standards.. Pg. 26 Item # 6.. Vents or other penetrations located in roof valley..

Vents or other penetrations should not be located within 18" of valley centerline.

Contractor should relocate vents or other penetrations and have roof repaired by properly licensed contractor.

Plumbing Vents

25. **** Several plumbing vent flashings are not properly crimped into sewer pipe and or not properly sealed, this will allow rain water entry into attic space. [Photo #]

Correction is needed to prevent water entry into attic space.

Roof Vents

26. ***Several "Ohagen" roof/attic vents were loose/ not properly secured/ installed to manufactures installation specifications.

Improper installation may allow moisture in attic and or vents can be dislodged in a high wind.

[See Photo # from Attic]

All roof vents need to be properly, installed, sealed and secured by a qualified roofing contractor to manufactures installation specifications to prevent water entry into attic and living areas from driving rain.



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**** Flashing at several roof vents are not properly secured to roof surface.

Correction by a qualified contractor to properly secure to loose flashings to prevent vents from becoming dislodged and allowing moisture into attic and living areas is needed.

Skylights

27. ****Sky lite flashing are installed to drain water under the roofing material.

Correction to provide proper drainage to manufactures installation specifications by a qualified roofing contractor is needed.

Appliance Vents/Flues

28. ***The flue cap for the [Water Heater] Vent pipe was missing.

Photo #]

Installation of vent cover by a qualified contractor is needed to provide proper venting and to prevent water entry and damage to appliance.

*** The water heater metal vent pipe should be painted to prevent rusting.

***The gas fired [Water Heater] vent terminated to close to an openable window or wall. This installation is not in accordance with industry standards and could allow products of combustion to enter the structure.

Relocating vent to a proper location [3 ' or more from an open window] is needed.

Debris Considerations

29. ***Nails, staples, broken tiles and/or other debris was observed on the roof surface.

All debris should be removed from the roof surface to prevent damage to roof surface and injury from falling debris.

ATTIC

Truss Defects

30. ****Several trusses have been damaged and need repair

[Web is split, Apx 16' West of West Furnace Photo #]

Damaged trusses and or improper corrections may affect the support capabilities of the truss system, and can be a costly repair in the future if not corrected.

Current building requirements require that any repairs made to wood engineered truss's are required to be made only to a qualified Lic. engineers specifications.

Correction by a qualified contractor only to a qualified engineers specifications to WTCA specifications, [Wood Truss Council of Arizona.

****Two or more truss plates are missing

[Above West Furnace Photos #]

Replacement to truss manufactures engineers specifications is needed.

*** Two Truss plates are damaged/ not properly secured.

[Above Master Bath Photo #]

Correction by a qualified contractor, only, to the truss manufactures engineers repair specifications is needed to prevent truss failure.

The trusses [Above the Furnaces, Photo #] were not properly secured [required lateral boards are not installed] per truss manufactures installation specifications.

Installing required lateral bracing per truss manufactures/ engineers specifications is needed.



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Rafters

31. ***Rafters [Over Loft right side of entry. Photo #] were cut/ improperly attached.

Correction of improperly secured rafters by a qualified contractor to engineers requirements is needed to assure proper support and attachment to prevent failure of roof system.

***The rafters [At, Photo #] are larger than ridge board and or hip rafter.

Current requirements require the ridge board / connecting point be full depth of cut rafter.

Additional evaluation of all rafters and Correction to secure rafters to current requirements by a qualified contractor is needed

[**R802.3 Framing details.** Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness **and not less in depth than the cut end of the rafter.** At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness **and not less in depth than the cut end of the rafter.** Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

Attic Insulation

Condition

32. ***Several areas of blown in cellulose insulation was 6" or less at undisturbed areas.

Additional insulation is needed to provide [10.3" after settlement] as stated on insulation spec sheet to provide a R-38 insulation factor.

ROC: Workmanship Standards.. Pg. 21 Item # 1... Insulation not uniform in attic. Insulation should meet minimum specified thickness and specified R factor.

Contractor should make necessary corrections to assure uniform thickness and specified thickness.

NOTE: This information was determined by measuring thickness of insulation at several areas thru out attic, away from the HVAC access boards or away from tape measures that were placed thru out the attic, and is NOT a standard statement used by this company unless in fact insulation was not adequate at one or more areas.

***Sections of fiberglass batten insulation were installed with the vapor barrier reversed, in conflict with the manufactures specifications.

Re-installing the insulation in accordance with manufactures specifications is needed.

ROC: Pg. 21 Item # 2.. Insulation not installed properly.

Contractor should correct condition as necessary.

*** Insulation is missing/ displaced at eaves at several areas

[Left and right sides of home]

[Photos #]

Installation of proper wind baffles to provide proper/ unrestricted attic ventilation, and to prevent energy loss due to displaced insulation is needed.

NOTE: Wind baffles commonly used are pieces of cardboard stapled to the bottom of the rafters adjacent to the soffit vents. They prevent wind from blowing the insulation away from areas around the roof vents and also prevent insulation from blocking the soffit vents.



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Attic Ventilation

33. ***Roof tiles are blocking roof/attic vents.

[Photo # 8] This blockage can reduce air circulation into the attic, and raise the attic temperatures beyond acceptable levels.

Correction by a qualified contractor to properly install roof vents to manufactures installation specifications to provide proper attic ventilation is needed.

Plumbing Vent Lines In The Attic

34. ***A sewer vent pipe terminated in the attic space.

[Above Guest Bath, Apx 30' from garage access...Photo #] This is a significant defect and a potential health and/or safety risk.

All sewer vent pipes terminating within the attic space need to be extended vertically to terminate appropriately to current requirements .

***The water softener drain line is connected directly into a sewer vent line.

Installation of a required back flow device to prevent sewer gases and sewer water from entering water system is needed.

Vents

35. *** The Gas Fireplace vent pipe is in contact with the insulation/ combustible materials. [Photo # 24]

Correction to provide the proper clearance per manufactures installation specifications is needed.

*** The water heater B vent pipe is in contact with the insulation/ combustible materials. [Photo #] This is a potential fire hazard.

Correction to provide the required 1" clearance per manufactures specifications is needed.

Exhaust Vents

36. *** The [Upper Guest] bathroom exhaust vent terminated in the attic.[Photo #] This can lead to excessive moisture in the attic.

Correction by a qualified contractor to extend the vent through the roof or to daylight in accordance with current building requirements is needed.

The Master Bath [Photo#] flex exhaust vent pipe is damaged.

Correction by a qualified contractor to provide proper air flow is needed.

*** The dryer vent is not properly extended to the exterior. [Photo #]

This can cause excessive moisture in attic, and dryer lint is a fire hazard.

Correction to provide proper venting to the exterior to current requirements is needed .

Misc. Framing

37. The sheer wall at [Left front of home.] Photo # is damaged/ broken with a hammer to make clearance for duct work.

Correction to restore to original design requirements is needed.

***The furnace service platform was not properly supported.

Correction to properly secure to prevent injury to persons using it is needed.



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Attic Wiring

38. ****Wiring was too close to attic access. Current standards require wiring to be 6' from access and or protected from damage at attic access.

Correction by a qualified contractor is needed for electrical safety concerns.

A wire is damaged [At, Attic Access Photo #] This is a potential fire hazard.

Correction by a qualified electrician is needed.

****Wiring is against metal truss plates at one or more areas.[Including behind the east furnace.

Properly securing wire away from plates to prevent damage to wiring is needed.

Air Distribution Ducts

39. **** Heating and cooling distribution ducts were kinked, compressed to less than designed size and or not properly secured. This will reduce air flow and efficiency of heating and cooling system. Photo[s] # from, behind center furnace, and over right front bedroom]

Additional evaluation of all ductwork and Correction to manufactures installation specifications by a qualified contractor is needed to provide adequate support and unrestricted air flow.

**** Excessive Air leakage was noted at several duct work connections. This is wasting energy and reducing the efficiency of the heating and cooling system.

Correction to properly seal all duct work to manufactures specifications to prevent air leakage is needed.

ELECTRICAL SYSTEM

Notes On The Main Service Panel

Exterior Electrical Service Enclosure

40. ***Cover screw or screws for the interior panel dead front cover were missing.

These screws hold the interior cover in place for safety. Replacement is needed.

Panel Wiring

41. ***More than one neutral wire is connected to screw designed for one wire. This double lugging cannot assure both wires are properly secured, and can cause heat build up and unsafe condition. [Photo #]

Correction by a qualified electrician to current building and NEC requirements is needed to provide a positive connection.

***There are burnt wires the main electrical distribution panel wiring.

This needs further evaluation and immediate correction/repair as necessary by a qualified and competent electrician. [Photo #]

*****Insulation is damaged on wiring in panel. [Photo #]

This poses a safety condition.

Correction by a qualified electrician is needed.

Service Grounding

42. ***The electrical grounding clamp at [Water pipe.. Photo #] was not properly secured.

The grounding conductor needs to be properly secured to provide proper grounding.



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Sub Panels

Panel Wiring

43. *** Neutral wires were connected with ground wires.

All neutral conductors within the sub-panel should be properly isolated from the ground conductor according to present industry standards by a qualified and competent electrician.

Receptacle: Defects

44. ***The outlets/fixtures were not ARC fault protected in the [2nd] Bedroom

Correction to provide the currently required ARC Fault protection for all bedroom outlets by a qualified electrician is needed.

***Some of the receptacles [Family room] wired backwards, or reverse polarity. This condition can pose a risk to personal safety and needs corrected.

All improperly wired receptacles should be repaired by an electrician to ensure that they are safe and properly wired .

*** The [Living Room] Breaker trips under normal use.

Correction to restore to proper operating condition is needed.

ROC: Workmanship Standards.. Pg. 18-Item #2. Breaker should operate as intended. Contractor should replace defective breaker in accordance with manufactures warranty.

Light Switch Defects

45. **** The [Lower Guest bath] light switch was located on the hinge side of the door.

Relocating switch to open side of door per Arizona Registrar of Contractors "Workmanship Standards for Licensed Contractors" is needed.

ROC: Workmanship Standards..Pg. 19 Item # 6. All boxes for switches should be located on the side of the doorframe opposite the hinge.

Contractor should make necessary repairs.

*** The three way lite switch at [Lower Hall] was not wired properly.

Correction by a qualified electrician to restore proper function is needed.

Lights: and or Ceiling Fan / Defects

46. *** The [Master Bedroom] closet fluorescent fixture is to close to the closet shelf.

Correction to provide the required distance of 6" away from shelf is needed.

**** The [Loft] recessed light fixture shuts off under normal use.

This is a potential fire hazard. Correction to provide proper clearance to prevent fixture from overheating is needed.

ROC: Workmanship Standards..Pg. 18 Item #1. Malfunctioning of electrical fixtures.

Contractor should make necessary repairs.

*****A closet light was missing at [Walk in lower stairs closet]

Installation of a required fixture "per current building requirements" for this area by a qualified electrician to provide proper closet lighting is recommended.



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PLUMBING SYSTEM

Information About The Plumbing System

Water Supply Pressure

47. *** Water pressure, as measured by a gauge at an exterior hose bib, was over 110 PSI at time of inspection..

[Photo #]

High pressure within a water system can result in damage or failure of valves, seats, washers, and supply lines. Installation of a pressure regulator to keep water pressures in this building below 80 P.S.I. per current building requirements by a qualified, licensed and competent plumber is recommended.

PARKING STRUCTURE

Garage Door Openers

48. *** The garage door opener raised and lowered the door, but it did not stop or reverse when meeting resistance at the floor using a 2" solid material, prior to full closure. This is a required feature of every garage door opener.

Adjustment to manufactures specifications by a qualified contractor is needed to restore safe operation of the garage door opener.

*** The garage door opener button is not installed at least five feet off the floor as is currently required by manufactures specifications.

The garage door opener button needs be raised to manufactures recommended height for a greater margin of safety.

Garage Doors

49. *** The garage door hardware was noisy, binding and/or did not operate well.

Adjustment and repairs as necessary by a qualified and competent garage door technician to improve the operation of the door is needed.

AIR CONDITIONING

Cooler System HVAC Wiring

50. ***The AC unit circuit breaker amperage in the main electric service panel is over sized for the cooling equipment. Per manufactures specifications on the label on the center exterior unit the maximum sized breaker permitted is [40] amps. The breaker in the service panel was [50] amps.

Improper sized breakers can void the manufactures warranty.

Correction by a qualified and competent mechanical contractor is needed to provide proper circuit protection to manufactures and NEC specifications.

Air leaks

51. *** There were excessive air leaks at connection to furnace and air handler.

Correction to properly seal to prevent air loss is needed.

Air Conditioning Freon Lines

Freon Line Condition

52. ***The freon lines are not sealed at connection to air handler and allowing conditioned air loss into attic .

Correction to prevent cooling loss is needed.

Air Conditioning Condensate Drain Line

53. ***The condensate drain pan under the [West] furnace was sloped away from the overflow drain line, the overflow pan needs to be properly tilted to provide proper drainage.



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AC Condensing Unit Fan

54. *** The fan motor on the [Front] AC condensing unit is leaking oil.

Photo #

Additional evaluation with correction as needed to assure motor is properly sealed to prevent failure is recommended.

General Condition Of The Air Conditioning System

55. ****One or more rooms are not cooling properly.

Correction by a licensed and qualified air conditioning contractor is needed to provide even cooling and balanced air flow thru out home.

HEATING SYSTEM

Gas line Drip leg

56. ***The gas piping to the furnaces did not include a "Drip Leg" to collect condensation and debris.

A gas line "Drip Leg" required by manufactures installation specifications needs to be added to the gas piping ahead of the connector.

Failure to install the required "drip leg" to manufactures installation specifications will void the manufactures, and any other warranty purchased at a latter date.

Electrical Connections

57. ***The electrical wiring was not properly secured to the furnace.

[Photo #]

Correction to properly secure the electrical connection to furnace housing, to prevent damage to wiring is needed.

Venting System Condition

58. ***The furnace vent pipe was damaged and venting into the attic.

[Photo #]

Correction by qualified HVAC contractor is needed.

WATER HEATER

Drip Leg on gas piping

59. **** The water heater gas piping did not have the required drip leg.

Installation of a drip leg per manufactures installation requirements is needed [Pg. 16, "A drip leg must be installed"]

Failure to install a drip leg as required by the manufactures installation specifications will void the manufactures warranty, and or any additional appliance warrantys that you purchase in the future.

Water Heater Combustion Air Supply

Condition

60. ***The exterior water heater combustion air vent is installed upside down,

[Photo #]

Installing exterior vent to manufactures specifications and properly sealing at connection to stucco is needed to prevent water entry into exterior wall.

The Water Heater Venting System

61. ***The water heater vent pipe flange is not secured at ceiling. [Photo #]

Securing vent to ceiling is needed to properly seal fire wall in garage.



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Installation Considerations

Condition

62. ***The location of the water heater in the garage made it vulnerable to damage by impact from vehicles. Installation of a currently required protective barrier to prevent damage from miss-aligned autos is needed.

INTERIOR

Overall Commentary On The Surfaces

63. *** Base board and door trim is not sealed and damaged at several areas.

Correction to restore to proper condition is needed.

ROC: Workmanship Standards..Pg. 7 Item #1... Poor workmanship on interior trim. All joints on moldings, casing, etc. should fit and be securely attached, as well as properly filled and sanded.

Contractor should make necessary repairs.

Condition of Floor System

64. *** Excessive floor squeaks and or loose floors were noted at one or more areas.

Correction to eliminate squeaks and resecure flooring is needed.

ROC: Workmanship Standards..Pg. 8 Item # 1.. Floors squeak or sub-floor appears loose.

Floors and sub floors should not have excessive squeaks or be loose. Contractor should make necessary repairs.

Overall Commentary On The Floor Coverings

65. **** Floor Tile grout was cracked and or missing at several areas.

Replacing all cracked or missing grout as needed to properly seal floors surfaces is needed.

ROC: Workmanship Standards..Pg. 59 Item # 8.. Missing or irregular grout. Contractor should make Necessary repairs.

*** There are uneven areas and or debre under the floor covering in

[Living room]

ROC: Workmanship Standards..Pg. 27 Item # 4.. Foreign particles under floor coverings.

Contractor should repair or replace as necessary.

***Carpet seams are visible and or carpet is not secured at one or more areas.

Correction to prevent additional damage is needed.

*** Sections of the carpeting are showing excessive wear areas.

Additional evaluation by the carpet Manufactures Rep. to determine what correction is needed is recommended.

The floor covering in [Lower bath] was not properly sealed/ secured. Repair or replacement to restore to proper condition is needed.

ROC: Workmanship Standards..Pg.27 Item # 3... Floor coverings becoming loose at seams, edges or bubbles in floor covering. Contractor should repair or replace as necessary.

Overall Commentary On The Walls and ceilings

66. There were bowed walls [Dining area opposite front entry] correction to restore to proper condition is needed.

ROC:Workmanship Standards.. Pg. 9 Item # 6... Warped or twisted studs or ceiling joists..

Stud walls and Ceilings should be flat and not bulge more than 3/8" in 8'. Contractor should make necessary repairs.

***Walls and or ceilings in one or more rooms were cracked and or damaged. All damaged and/or cracked walls and ceilings should be repaired to proper condition. This condition was noted in the following areas at time of inspection.

[Areas are marked with blue tape by the customer]



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Additional cracking may appear before corrections are made. Prior to having corrections I recommended having a qualified drywall contractor review condition of all walls and ceilings.

ROC: Workmanship Standards..Pg 20 Item # 2... Visible conditions such as nail pops, cracks and seam lines due to expansion and contraction of structure.

Contractor should repair nail pops, seam lines and other hairline cracks one time within first year of occupancy.

*** Gaps/ voids were present at outlet or switch plates.

Correction to restore to proper condition is needed.

ROC: Workmanship Standards.. Pg. 21... Voids at switch and receptacle plates.

Contractor should make necessary repairs.

Overall Commentary On The Interior Doors

Repair Needed

67. *** The [Master Bedroom] door was not square in the opening. Correction to provide proper clearance to prevent door from rubbing frame is needed.

ROC:: Workmanship Standards... Pg. 8 Item #5. Doors should clear 1/8" at top and sides.

***The Right Front Bedroom door was not staying open and in need of repair or replacement to restore proper operation.

ROC: Workmanship Standards.. Pg. 8 Item # 6.. Door will not stand open. Doors should not move to open or close when 45 degrees to opening.

Contractor should make necessary repairs.

Overall Commentary On Windows

68. **** The window in [Family Room] was not locking and sliding properly. Correction to restore window[s] to a proper condition is needed.

ROC: Workmanship Standards...Pg. 20 Item # 2.. Malfunctioning windows, screens and sliding glass doors.

Windows, screens and sliding doors should operate smoothly with reasonable ease.

Contractor should replace or repair as necessary one time in the first year.

*** Excessive dust was entering home at several windows.

Correction to properly seal is needed.

ROC: Workmanship Standards,, Pg. 20 Item # 3... Leaks in glazing in windows or doors. Minor infiltration of moisture and dust is normal around doors and windows, especially during high winds and excessive rain. Excessive infiltration from improperly installed doors and windows or poorly fitted weather stripping is unacceptable.

Contractor should make necessary repairs.

*** Water was leaking to the interior at the
[Right / East Side Master Bedroom windows.]

Improperly installed/ sealed windows can cause mold growth, extensive moisture damage to exterior walls and will void the window manufactures warranty.

Proper testing for source of moisture entry to nationally recognized standards and testing for mold growth in surrounding walls by a qualified independent company, along with Additional evaluation by the window manufactures field Rep. to determine/ verify that all windows are properly flashed and installed to window manufactures specifications is strongly recommended prior to making any repairs.



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Low-E Window Coating

69. ***** The [Master Bathroom, above tub] window when tested with a low-e detector did not indicate having a low-e coating.

Replacement by a qualified glass contractor is recommended.

Notes On Smoke Detectors; Overall

70. ****A smoke detector was not installed in [Hall, By Lower Bedroom] Installation of a smoke detector for this required area is needed.

Insulation

missing or displaced insulation

71. **** When scanned with an infrared camera, the ceiling in [Front Bedroom, apx 24" X12' area by Ceiling Fan had missing, low or displaced insulation. See Photos # . Photo # is from left rear corner of living room.

At time of inspection the ceilings and walls in adjoining areas were apx. 76 Degrees. Photo # areas identified were apx [90-95 Photo #] degrees.

The exterior temp was apx.100 Degrees

Correction to provide proper insulation values is recommended.

Laundry Room/ Area

72. ***The laundry room fan was noisy. The fan should be repaired or replaced to restore to proper condition.

Moisture

73. *****The [Wall] by dining room window has water staining, when scanned with an infrared camera, and verified with a moisture meter, it was confirmed there is current moisture entry.

Additional evaluation with remedy as needed is strongly recommended to prevent moisture damage and mold growth.

KITCHEN

Electrical

Electrical Receptacles

74. ***The Kitchen Receptacles

[Below the raised snack bar, behind the kitchen sink] are not GFCI protected.

GFCI protection is required for all kitchen receptacles including receptacles within 6' of water.

This could pose a serious safety condition and needs to be corrected by a qualified electrician.

Information On The Dishwasher Drain Separation

75. ***The dishwasher drain did not have the required air gap device, or the high loop was not properly installed in the drain line under the sink.

Installation of an air gap device to conform with current standards for health safety is needed to prevent sink/ non potable water from draining into dishwasher.

Oven

76. *** The required anti-tip device was not installed on the free standing range.

Without this required safety device, if a child stood on the oven door the appliance can tip forward resulting in injury.

Installation of the required anti-tip device per manufactures installation requirements is needed.

Dishwasher

77. ***The dishwasher was not properly secured to the cabinet.

Correction to prevent damage from movement is needed.



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Kitchen Exhaust

78. ***The Kitchen exhaust fan exterior cover at exterior wall was stuck shut.
Correction to provide proper venting to the exterior is needed.

Cabinets/Counters

Kitchen Counter Top Condition

79. *** Grout was cracked or missing at back splash on kitchen counter top.
Replacement of all missing/ cracked grout is recommended to restore counter top to proper condition.

BATHROOM(S)

Components and Drainage

Wash Basin Condition

80. *** Cultured marble vanity bowl in [Lower Front] Bathroom was thin on the [Right Side] side wall.
With sudden hot and cold water changes " often referred to as thermal shock" thin areas of cultured marble will often crack and or blister.
The wash basin should be repaired or replaced by a qualified contractor to assure proper operation and use of the sink.

*** The free standing sink in the [Powder] bath is not properly secured/ mounted
Correction to properly secure by a qualified plumber to manufactures installation specifications is needed.

**** There are excessive Pin holes on rim of [Guest] bath vanity bowl.
Repair or replacement by a qualified contractor is needed to prevent staining and to restore [gelcoat] sanitary surface.
[ROC: Workmanship Standards. Pg. 16 Item # 3...](#)
[Pinhole defects in marble.](#)
[Contractor should make necessary repairs. Excessive pinholes may require marble replacement.](#)

*****Caulking is missing and or cracked at vanity splashes.
Recaulking is needed to prevent water entry and damage to walls.
[ROC: Workmanship Standards. Pg 3 General Statements.](#)
[Interior and exterior caulking are maintenance items after the first year of occupancy.](#)

Bathtubs

81. ****The Bathtub in [Master] Bath is not properly supported at floor.
Correction by a qualified contractor is needed to prevent cracking and water leakage.

Condition of Shower Walls

82. *** The [Up Guest] Bath Shower Cultured Marble, Rear Wall, was not properly secured to wall.
Correction to properly secure is needed.

Shower Pan Condition

83. ***Tile grout is cracked and or missing at [Master Bath] shower base
Correction to prevent water entry and damage to interior walls by a qualified contractor is needed.
***The [Master Bath] shower base has standing water/ is not draining properly.
Correction by a qualified contractor to provide proper drainage is needed.

****The fiberglass shower base in [Upper] Bath is not properly supported at floor.
Correction by a qualified contractor is needed to prevent cracking and water leakage.



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Water Supply And Plumbing Fixtures

Tub/Shower Faucets

84. ***The [Upper Guest Bath] tub spout was loose and had a gap and could cause leaking behind the wall. The spout should be tightened and properly sealed to prevent leakage.

Bathroom Receptacles

GFCI Condition

85. *** Ground Fault Circuit Protection was not functioning and or not installed in the [Powder] Bathroom This could pose a serious safety condition.

Correction by a qualified electrician to restore GFCI protection to current requirements is needed.

Bathroom Ventilation

86. ***The exhaust fan was noisy in the [Master] Bathroom, and may not be used due to the noise.

Repair or replacement to restore noise free use of this important appliance is needed.

Shower Doors

87. The [Master] Bath shower door is leaking on bath floor when shower is in use.

Repair or replacement is needed to prevent water damage to surrounding areas.

Flat surface drainage, Calking And Grout

Condition

88. **** Water was standing on [The Master Bath Shower Seat]

Correction to ROC standards to provide proper drainage is needed.

Cabinets/Countertops

Countertop Condition

89. *** The [Upper Guest] Bath counter top was bowed/ not level.

Correction to ROC standards is needed . " *Marble is bowed or warped*" *Bow or warp should not exceed 1/16th" per lineal foot in any direction.*

Contractor should make necessary repairs.

All of these items will require further evaluation and repair by Qualified and Licensed contractors.

Thank you for selecting my firm to do your home inspection. If you have any questions or concerns regarding content of the inspection report or any questions regarding the home after inspection call me anytime @ 480-756-9064 or email me @ dan@inspectaz.com

**Dan Harris
Inspector**