



Hacienda Inspectors  
18551 E. Carriage Way  
Queen Creek, AZ 85142  
Looking in to a house  
and finding your home

# Building Inspection Report



1234 Sample Report Age 2009  
Gilbert, AZ 85296



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Walks: Concrete Broken drain trough causing a trip hazard, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



2. Vegetation: Shrubs, Trees Tree limbs over hang the neighbors roof and should be cut back (neighbor came over & requested this), A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



### Roof

3. House & Garage Roof Surface Material: Concrete tile Loose, damaged or missing tiles or shingles, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





## Marginal Summary (Continued)

4. Patio Roof Surface Material: Rolled roof material [Maintain roof material on a regular basis, Consult a qualified roofer](#)



## Exterior Surface and Components

5. Building exterior Exterior Surface Type: Stucco [Areas of siding need painting, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed](#)



6. Trim: Styrofoam, Wood, Stucco [Areas of trim, fascia or soffit need painting &/ or refinishing, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed](#)



7. Entry Doors: Fiberglass & wood [Since there is no way of knowing how many sets of keys there are, we recommend having all the exterior door locks re-keyed](#)



## Marginal Summary (Continued)

8. Windows: Vinyl- double pane There is dirt infiltration on some or all of the window sills, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



## Kitchen

9. 1st Floor, Southwest Kitchen Cooking Appliances: XXX Scratched &/or dirty glass on cooktop, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



10. 1st Floor, Southwest Kitchen Dishwasher drain looped high under cabinet? No The dishwasher drain hose should be looped high to the bottom of the counter top to help prevent backflow of contaminated water into the dishwasher, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed
11. 1st Floor, Southwest Kitchen Microwave: XXX Evidence of a past microwave fire, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





## Marginal Summary (Continued)

12. 1st Floor, Southwest Kitchen Sink: Stainless Steel **Caulking needed around sink, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



13. 1st Floor, Southwest Kitchen Electrical: 110 VAC lighting & GFCI outlet circuits **FYI- low voltage transformer on top of cabinets for under cabinet lighting, A bulb or bulbs are not functional, or are missing, replace as needed**



14. 1st Floor, Southwest Kitchen Counter Tops: Granite **Loose, cracked or missing caulk or grout, needs caulking/ grouting, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



## Laundry Room/Area

15. 2nd Floor, North Laundry Room/Area Walls: Drywall **Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



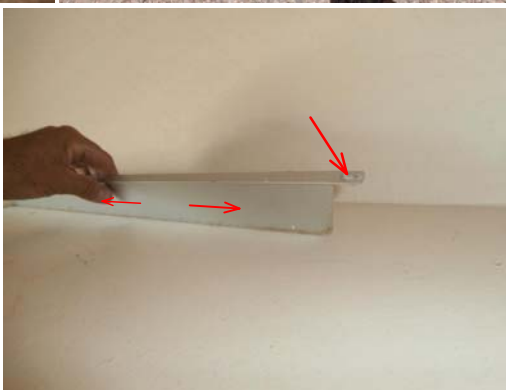


## Marginal Summary (Continued)

16. 2nd Floor, North Laundry Room/Area Doors: Hollow wood Lockset(s) not latching, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



17. 2nd Floor, North Laundry Room/Area Floor Drain: Washing machine drain pan Washing machine drain pan missing front edge plate screws, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





## Marginal Summary (Continued)

### Bathroom

18. Master bath, 2nd floor Bathroom Shower/Surround: Fiberglass pan, Cultured marble surround **Open holes in the top edge of the shower pan where the shower enclosure walls intersect, Recommend caulking/ re-caulking, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



19. Main hall bath, 2nd floor Bathroom Sink/Basin: Cultured marble **Mystery substance in right hand sink needs cleaning, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



20. Main hall bath, 2nd floor Bathroom Faucets/Traps: Two handle sink faucet(s) & ABS trap(s), Single handle tub/shower faucet **Slow draining noted at bathtub -further review/repair, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



21. Main hall bath, 2nd floor Bathroom Tub/Surround: Porcelain on steel tub, Cultured marble surround **Substance at tub overflow needs cleaning, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**





## Marginal Summary (Continued)

### Bedroom

22. Master, Southeast, 2nd Floor Bedroom Electrical: 110 VAC lighting & outlet circuits **A bulb or bulbs are not functional, or are missing, replace as needed**
23. Northeast, 2nd Floor Bedroom Electrical: 110 VAC lighting & outlet circuits **Ceiling fan wobbles, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**
24. Northwest, 2nd Floor Bedroom Walls: Drywall **Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



25. Northwest, 2nd Floor Bedroom Doors: Hollow wood **Align/adjust closet doors, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**



26. Northwest, 2nd Floor Bedroom Electrical: 110 VAC lighting & outlet circuits **A bulb or bulbs are not functional, or are missing, replace as needed**

### Living Space

27. Hallway, Entry, & stairway Living Space Floor: Ceramic tile, Carpet **Squeaking/ creaking floor at top of stairway/ walkway, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**
28. Living Room, Dining Room Living Space Walls: Drywall **Cracks &/or nail pops present, patch as needed in the course of normal maintenance, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed**





## Living Space (Continued)

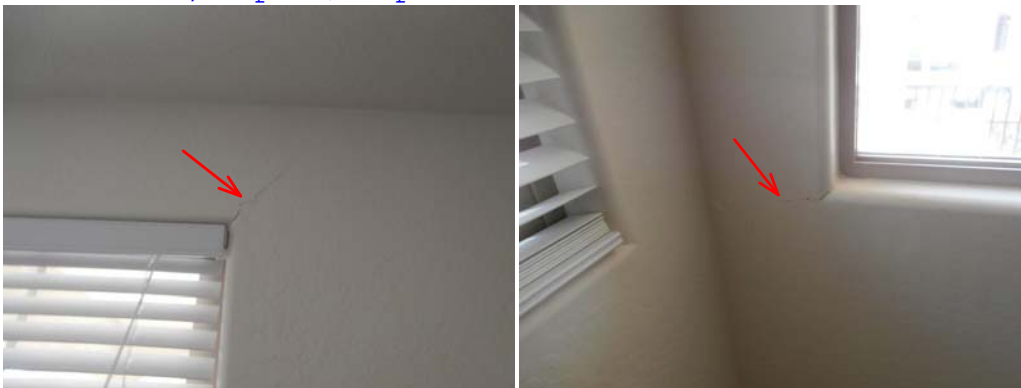


### Structure

29. Foundation: Post tensioned concrete slab, Not visible Nails protruding from concrete, need removal, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



30. Differential Movement: Some shifting/ settling present Areas of cracking noted, Any concerns with the structural integrity of the building should be taken up with a qualified structural engineer, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





## Structure (Continued)



## Attic

31. Laundry Room Attic Unable to Inspect: 25% Ductwork, Tight framing, Insulation, Any concerns with possible hidden attic conditions should be taken up with a qualified technician
32. Laundry Room Attic Insulation Depth: 7-8", 9-10" Insulation has "snow drifted " out of place, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



33. Laundry Room Attic Moisture Penetration: Previous water penetration noted Moisture staining &/ or damage present, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed, Any concerns with moisture intrusion should be referred to a qualified remediation contractor



## Attic (Continued)



### Plumbing

34. Garage Water Heater Water Heater Operation: Functional at time of inspection [We recommend keeping home warranty coverage on the water heater](#)



### Electrical

35. Northeast exterior Electric Panel Ground: Not Visible [The service ground is not visible & we were unable to verify proper grounding, we recommend having the service ground verified by a qualified technician or contractor](#)
36. Smoke Detector: Present in Bedrooms & Living Spaces [IF smoke detectors in the home are more than 10 years old, replacement is suggested, From National Fire Protection Association 7210.4.7 "Replacement of Smoke Alarms in One- and Two Family Dwellings. Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-stations smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability tests, but shall not remain in service longer than 10 years from the date of manufacture."](#)

### Air Conditioning

37. Southwest exterior, East unit AC System A/C System Operation: Appears serviceable [The A/C system\(s\) uses R-410-A refrigerant instead of the older R-22 refrigerant that is being phased out. Advise your A/C service provider of this fact when calling for service, Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade](#)





## Marginal Summary (Continued)

38. Southwest exterior, West unit AC System A/C System Operation: Appears serviceable The A/C system(s) uses R-410-A refrigerant instead of the older R-22 refrigerant that is being phased out. Advise your A/C service provider of this fact when calling for service, Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade



## Heating System

39. Attic, East Heating System Heating System Operation: Appears functional Due to the exterior temperature being over 65 degrees, the heat pump was tested in cooling mode only. The heating mode uses the same components in reverse cycle. Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade, Thermostat wire improperly run to unit/ run through same penetration as high voltage cable, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



40. Attic, East Heating System Blower Fan/Filter: Direct drive, Disposable filter Clean/ replace filter on a regular basis



41. Attic, East Heating System Fuses/ breaker installed: 20 Amps The fuses/ breaker is oversized for the unit maximum amp rating, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



## Marginal Summary (Continued)

42. Attic, West Heating System Heating System Operation: Appears functional Due to the exterior temperature being over 65 degrees, the heat pump was tested in cooling mode only. The heating mode uses the same components in reverse cycle. Because of the 14 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 14 SEER upgrade, Thermostat wire improperly run to unit/ run through same penetration as high voltage cable, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



43. Attic, West Heating System Blower Fan/Filter: Direct drive, Disposable filter Clean/ replace filter on a regular basis



44. Attic, West Heating System Fuses/ breaker installed: 20 Amps The fuses/ breaker is oversized for the unit maximum amp rating, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed

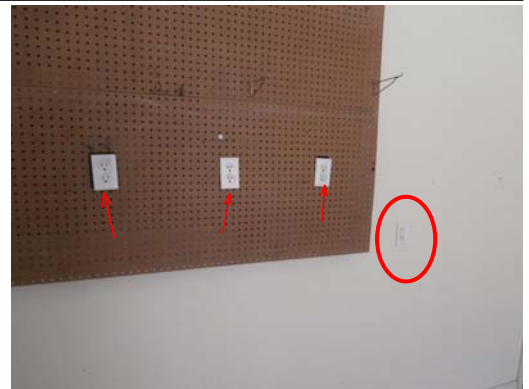


## Defective Summary

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### Garage/Carport

1. Northeast, Front Garage Electrical: 110 VAC lighting & GFCI outlet circuits  
Outlets on peg board not working, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



### Kitchen

2. 1st Floor, Southwest Kitchen Refrigerator: XXX Rust in the icemaker/ icemaker chute, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed, The icemaker was shut off & could not be inspected



### Bathroom

3. Master bath, 2nd floor Bathroom Faucets/Traps: Two handle sink faucet(s) & ABS trap(s), Single handle tub/shower faucet Leaking &/ or dripping right hand sink faucet, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed





## Defective Summary (Continued)

4. Main hall bath, 2nd floor Bathroom Toilets: Ceramic Recommend properly removing & capping makeshift bidet spray hose, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed



## Air Conditioning

5. Southwest exterior, East unit AC System Split: 10 degrees Cooling split is below the accepted range, A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed
6. Southwest exterior, West unit AC System Split: 6 degrees, 10 degrees Cooling split is below the accepted range, Some register temperatures vary from others (typical with most homes), A qualified technician or contractor is recommended to re-evaluate, repair/ replace as needed