

I.Q. Home Inspections L.L.C.

INTEGRITY & QUALITY WITH EVERY INSPECTION

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SUMMARY REPORT

Client: SAMPLE REPORT
Realtor: Bob Vaught, IQ Home Inspections
Inspection Address: 4729 E Gatewood Rd, Phoenix , AZ 85050
Inspection Date: 9/11/2014 Start: 12:00 pm End: 3:30 pm

Inspected by:

This summary report will provide you with a preview of the components or conditions that may need service or a second opinion, but it is not definitive. Therefore, it is REQUIRED that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
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Enter the following Client Name: SAMPLE REPORT and the Password: iqinspections

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Components and Conditions That May Need Service

Exterior

Site & Other Observations

Landscaping Observations

- 1.1 - A tree limb is threatening the roof and eaves, and should be trimmed or removed before it damages the roof or eaves.



Exterior Components

Outlets

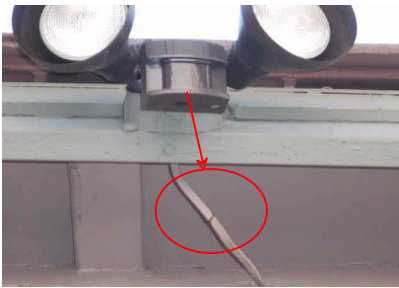
- 1.2 - A GFCI outlet located at rear yard wall (at low voltage lighting transformer) does not reset. Sometimes this is caused by another GFCI outlet in the circuit that has tripped, however we could not locate such an outlet. This should be explained by the sellers or explored further.
- 1.3 - An outlet has a hot-ground reverse and should be corrected, service should also include verifying outlet has GFCI protection.
Rear patio below window and at outlet located at the front of the home by the main distribution water shut off.

Screens

- 1.4 - A few of the window screens are absent/ not installed. Stored in garage.

Electrical

- 1.5 - Electrical Conditions:
There are exposed electrical conductors. Current industry standards require that exterior conductors be placed in a protective conduit and you may wish to have further evaluated and serviced as necessary. Located at front spot lights above garage.



Roof

Concrete Tile Roof

Roofing Material

- 3.1 - The following was observed:
 - It appears that the rear patio was added on.We recommend consulting with the homeowner.



Flashings

- 3.2 - The flashing around several plumbing vent pipes are not terminated correctly and should be serviced to forestall moisture intrusion. (top of flashing not bent over into vent pipe)

Plumbing vent - Not terminated correctly - *Continued*



3.3 - The front valley flashing's need to be cleaned and kept clean to help forestall moisture intrusion and to promote proper drainage.



3.4 - The roof flashings/ flue pipes need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



3.5 - The master bathroom exhaust vent pipe T-Top is absent and should be installed to prevent moisture intrusion.



Attic

Primary Attic

Electrical

4.1 - The following was observed.

- Extension cord used to power portable light fixture at North end of garage attic. Cord not rated for this type of application.
- Atypical installation of Non metallic sheathed cable (Romex) spliced into plug.
- Damaged outlet cover plate noted by South garage attic access.

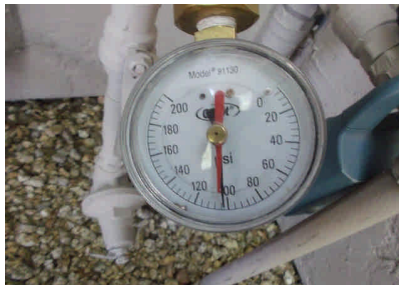


Plumbing

Potable Water Supply Pipes

Pressure Regulators

5.1 - The pressure at the distribution shut off is too high (90 - 100 psi) and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



Recirculating Systems

5.2 - The hot water circulating pump does not appear to be functional and should be further evaluated and serviced as necessary.

Gas Water Heaters

Vent Pipe & Cap

5.3 - The vent pipe is not well seated, and should be serviced. Manufacturers and current industry standards require that the draft diverter be secured to the top of the water heater and all flue pipe connections be secured with machine screws.

The bottom of the flue pipe is not attached/ screwed to the draft diverter and all connections should be screwed together.

Not well seated - *Continued*



Water Softener

Observations

- 5.4 - The discharge pipe for the water softener area is atypically plumbed into a plumbing vent pipe in the attic which could allow sewer gasses to enter the water softener.

Waste & Drainage Systems

Drain Waste & Vent Pipes

- 5.5 - The main drainpipe cleanouts could not be located. Typically located at front area of home. We recommend consulting with the homeowner.
- 5.6 - There is a mature tree in close proximity of where the main drainpipe and main water line would run, the roots of which can be problematic. Therefore, it would be prudent to ask the sellers if they have ever had any blockages, or you may wish to have the main drainpipe video-scanned.

Irrigation or Sprinklers

Hose Bibs

- 5.7 - The hose bibs that we tested are functional, but all do not include anti-siphon valves.
Front - Water softener hose bib.
Rear hose bib.
These valves are relatively inexpensive and are required by current standards. However, we may not have located and tested every hose bib on the property.

Electrical

Main Panel

Cover Observations

- 6.1 - The exterior panel cover is held in place with pointed screws and not the standard blunt end screws. The pointed screws may make contact with the conductor and should be replaced with blunt end screws.

Circuit Breakers

- 6.2 - A couple of the circuits are not labeled
- 6.3 - The following was observed:
- A twenty amp breaker in the electrical was tripped prior to the inspection. Inspector reset breaker and did not trip during inspection.
Black sharpie mark indicates breaker that was tripped.

Heat-A/C

HVAC Split Systems

Drip Pan

- 8.1 - There is evidence of rust in drip pan and may indicate a blockage in the primary condensate line or improper drainage at one time. We recommend the further review, by an HVAC technician or we recommend consulting with the homeowner.



Interior

Main Entry

Doors

10.1 - The house entry door is not fully self-closing/ latching, and should be adjusted.

Bedrooms

1st Guest Bedroom

Smoke Detector

13.1 - The following was observed:
- No response from test button.

2nd Guest Bedroom

Smoke Detector

13.2 - The following was observed:
- The smoke detector activated other smoke detectors throughout the home but did not respond/ alarm itself.

Bathrooms

Master Bathroom

Outlets

14.1 - The outlet has a hot-ground reverse and should be corrected, service should also include verifying outlet has GFCI protection.

Exhaust Fan

14.2 - The exhaust fan is functional but noisy when operating.

Main Hallway Bathroom

Outlets

14.3 - A GFCI outlet does not trip with external testing and should be serviced.

Sink

14.4 - The mechanical stopper will need to be adjusted to engage.

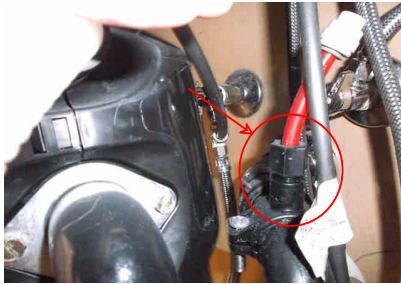
Kitchen

Kitchen

Trap and Drain

15.1 - The following was observed:

- The discharge/ waste line from the removed RO system is connected to the waste side of the drain line and should be installed before the drain trap.



Dishwasher

15.2 - The dishwasher is functional but discharges without a visible mandated high loop or anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.

Outlets

- 15.3 - The outlets further than six-feet from the sink do not have ground-fault protection, GFCI protection beyond six-feet may not have been required at time of construction, but upgrading to include this modern safety feature is recommended.
The outlets to the left and right side of the range are not GFCI protected.
- 15.4 - A cover plate is damaged or missing and should be replaced.
- Behind refrigerator.

Miscellaneous

15.5 - The following was observed:

- The water line to the refrigerator is not connected to the refrigerator.

Garage

Double-Car Garage

Slab Floor

17.1 - the following was observed:

- The slab floor has lifted at the edge of the driveway which could be a trip hazard.



Walls & Ceiling

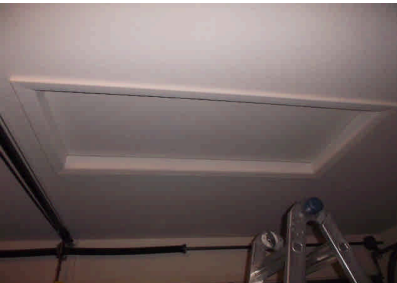
17.2 - There is moisture staining/damage that is likely from a previous water heater, no detectable moisture present at this time.
We recommend consulting with the homeowner.

Moisture stain - Near water heater - *Continued*

- 17.3 - There is a moisture stain, the cause of which should be explained by the sellers or explored further.
- Along base of West wall. Moisture detected with moisture meter.
 - Monitor West wall of garage particularly during prolonged rains.

**Firewall Separation**

- 17.4 - The wooden hatch cover at North end of the garage to the attic area should be sheathed with metal or drywall in order to provide a firewall separation between the garage and the residence.

**Entry Door Into the House**

- 17.5 - The house entry door is not fully self-closing/ latching, and should be adjusted.

Outlets

- 17.6 - An outlet has a hot-ground reverse and should be corrected, service should also include verifying outlet has GFCI protection.

Pool/Spa**Pool Only****Enclosure Safety Observations**

- 18.1 - You should check with your local jurisdiction for current pool barrier safety guidelines. Keep in mind that access not only can be provided by doors and gates but also by windows and pet doors.
- 18.2 - The West yard gate that gives pool access does not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close.
Adjust Tension.

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18.3 - The house rear door gives pool access and is required by common safety standards to self-close and include a latch at forty-eight inches, unless an intervening gate conforms to this standard.

The door is not fully self closing.

18.4 - A pet door provides access and precautions should be taken.

18.5 - Windows provide access to the pool area and precautions should be taken.

Electrical Issues

18.6 - The pool timer box is missing the interior safety cover.

