

Inspection reference: 3028

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

8/7/2019 8:00 AM.

Client:

Client.

Inspection Site:

41649 W. Sesame Street.
Maricopa AZ 85138.

People Present:

Buyers agent, Buyer(s),
Contractor(s)

Inspection Fees

\$380.00, Mileage fee \$20.00,
Total \$400.00.

Inspector

Ryan Phelps #40004 Owner /
Inspector.

Building Characteristics:

Estimated Age:

Framing.

Building Style & Type:

1 family.

Stories:

1

Main Entry Faces:

North.

Climatic Conditions:

Weather:

Partly Cloudy.

Soil Conditions:

Dry.

Outside Temperature (F):

90-100.

Comments:

Comments

Items which are previously marked / identified on slab and framing are noted, but not identified in report. Lath installations in progress during the inspection.

Exterior:

1. Incomplete lath installations noted at multiple locations.
2. Gaps, separations at lath viewed at single garage windows.
3. Incomplete / uneven tape and sealing of lath seams; near north window.
4. Missing fascia clips; south.
5. Form board needs removed at northeast foundation.
6. Chips in foundation, slab surfaces noted at; garage, north, entry, single garage, patio, east, interior.
7. Sills / exterior walls not sealed.
8. No upper roof / attic vent provided over single garage; vents should be half upper / half lower.
9. Cracks, damaged concrete viewed at front curb.
10. Missing / incomplete flashing (storm collar) and caps viewed at water heater B-vent and dryer vent.
11. Bird nest and droppings noted; single garage, north guest.
12. All trash / debris should be removed from home and site on a routine basis.
13. Recommend gutters and downspouts be installed at time of final to help with site drainage.

Plumbing / Mechanical:

1. Pex type plumbing lines installed. Lines not fully secured; hall bathroom tub, den southeast hose faucet.
2. Incomplete securing of washer box noted in the laundry room.
3. Supply and return air registers may be located too close together in the master bedroom; may allow conditioned air to "short-cycle" back to system.
4. Insufficient rise / improper slope at DWV pipe above shower in the master bathroom; vent pipe should have minimum 1/4" per foot rise.
5. Vertical dryer vent noted; recommend cleaning every 6 to 12 months.

Electrical:

1. Wires not stapled / secured within 12" of boxes / fixtures; family room north, guest bathroom south.
2. No 120 volt outlet provided for gas dryer hook-up in the laundry room.
3. No 120 volt wiring provided to network panel outlet.
4. Uneven can lights noted above wetbar.

Framing:

1. Separations, uneven framing connections at headers / studs / sills at window framing noted; north guest, master bedroom, den, dining room, family room.
2. No visible straps at header / trimmer / studs at interior of windows and doors noted throughout.
3. Straight edge work has not been performed, bowed / twisted / uneven studs noted at multiple locations which may result in uneven drywall finish, uneven outlets / switches; garage east, west hall, north guest, hall bathroom, northwest guest, kitchen, master bedroom, master bathroom, master closet.
4. Missing nail protection for wiring / plumbing; north guest east wall, master bathroom west at DWV pipe.
5. Uneven reveals, framing not square at windows noted; northwest guest, master bedroom, dining room, family room.
6. Exposed nails / shiners at framing; north guest closet, hall bathroom door, northwest guest door, master bedroom southeast, master bedroom west ceiling, master bathroom arch, master closet south, master bathroom west top plate, family room southeast.
7. Incomplete securing of truss strap; garage southeast.
8. Framing not square at arches; entry to west hall and to laundry / mudroom.
9. Framing not square at doors; service door, north guest, hall bathroom, guest bathroom, den, patio.
10. Drywall protection blocking recommended at 45 degree corners; sides of den entrance.
11. Separations, framing not square / plumb at tray ceilings; family room, kitchen.
12. Loose spacers between trusses noted at multiple locations; should be removed to prevent falling and damage to materials below.
13. Separations / uneven framing viewed at patio door.
14. Cracked / damaged stud viewed between guest bathroom and single garage (2x6 at bearing wall).
15. No end bearing of trusses, uneven framing will result in uneven ceiling finish; hall bathroom, northwest guest.
16. Damaged / loose framing strap at slab viewed at entry door.
17. Separations at beam / column framing viewed at patio southeast.
18. Split sole plates noted; north guest west wall, guest bathroom northeast, pantry.
19. Stains / growth / possible mold at framing viewed at multiple locations; garage header, laundry west sill, northwest guest bedroom truss, northwest guest north sill, master bedroom southeast and east sills, master bathroom and master closet sills.
20. No scuttle / no attic access provided for garages; access needed for space more than 30" high, and more than 30 sq. feet.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in accordance with the Arizona Standard of Practice for home inspections, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be



Inspection: 3028 Address: 41649 W. Summer Sun Ln.

submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Photos

PHOTOS



OVER-HEAD AND SIGN OF INSPECTED HOME.



LATH INSTALLATIONS IN PROGRESS.



GAPS IN LATH AT WINDOWS.



LATH SEAM NOT TAPED-SEALED / MISSING FASCIA CLIP.



NEED TO REMOVE FORM BOARD / CHIPS IN FOUNDATION.



ROUGH SURFACES AND CHIPS AT FOUNDATION.



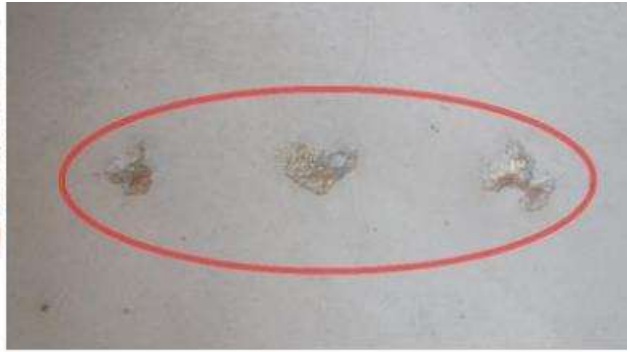
CHIPS IN SLAB.



CHIPS IN FOUNDATION.



CHIPS IN FOUNDATION AND SLAB.



CRACKED-CHIPPED CURB / CONSTRUCTION DEBRIS.

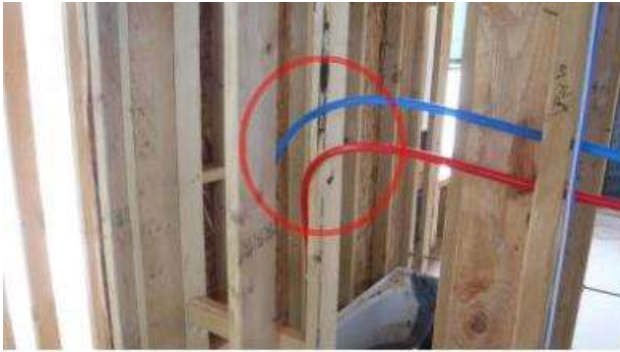


BIRD NEST AT DROPPINGS IN HOME.



MISSING VENT CAPS AND STORM COLLARS.





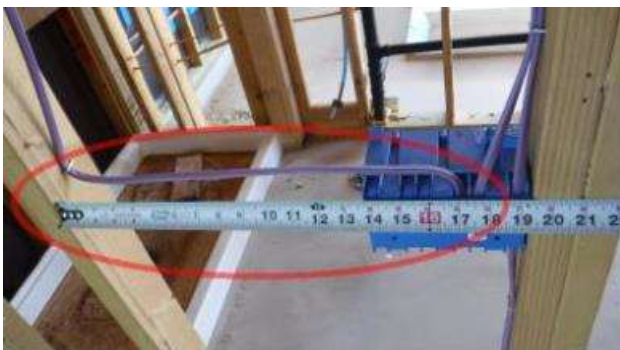
PLUMBING LINES NEED SECURING.



LAUNDRY BOX NOT FULLY SECURED / SUPPLY AND RETURNS CLOSE TOGETHER.



IMPROPER RISE AT VENT PIPE / WIRES NOT SECURED WITHIN 12"



WIRES NOT SECURED WITHIN 12" / NO GAS DRYER 120.



NO WIRING AT NETWORK PANEL OUTLET / LOOSE STRAP AT ENTRY.



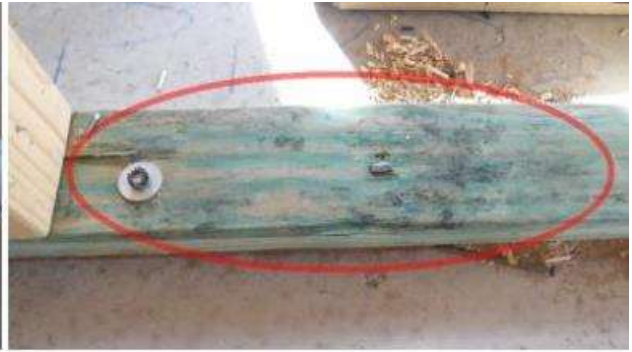
SEPARATIONS AT PATIO BEAM / POSSIBLE MOLD AT GARAGE HEADER.



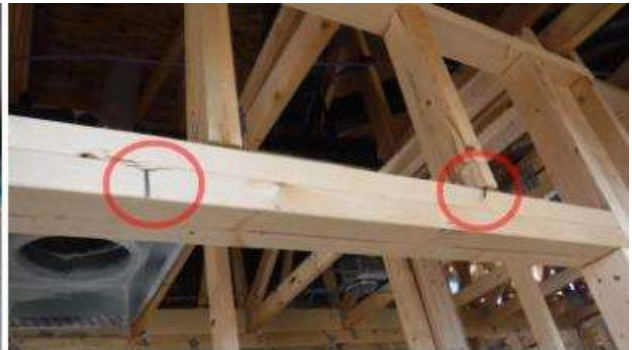
TRUSS NOT SECURED IN STRAP / SEPARATIONS AT WINDOW FRAMING.



CRACKED WALL STUD.



MISSING NAIL PROTECTION / POSSIBLE MOLD AT SILL.



SPLIT SILL PLATE / SHINERS AT CLOSET.



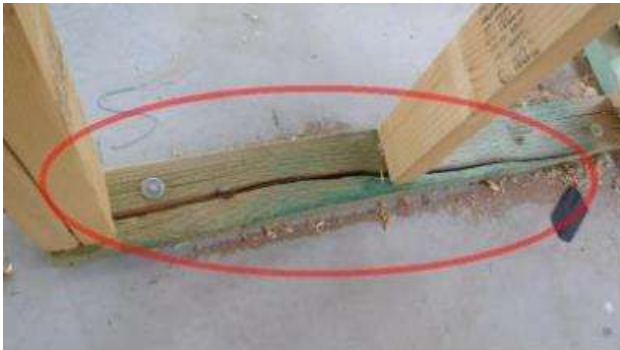
NO END BEARING-UNEVEN CEILING FRAMING.



NO END BEARING-UNEVEN CEILING FRAMING / POSSIBLE MOLD AT TRUSS.



SILLS NOT SEALED / POSSIBLE MOLD AT SILLS.



SPLIT SILL PLATE / SEPARATIONS AT WINDOW FRAMING.

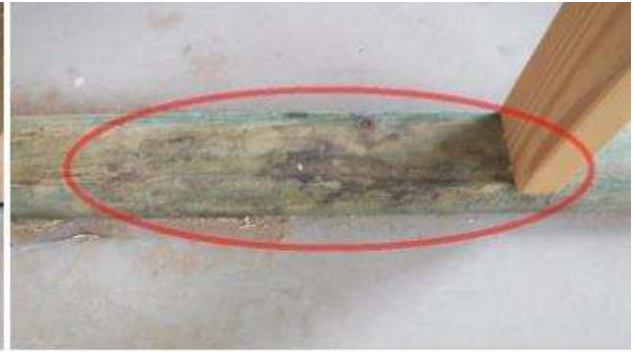
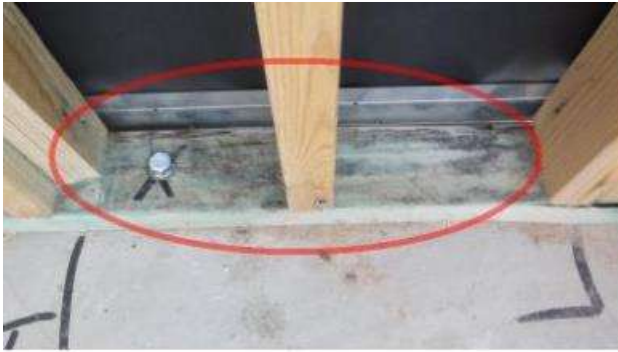


SEPARATIONS AND UNEVEN WINDOW FRAMING.



SEPARATIONS AT WINDOW FRAMING.





POSSIBLE MOLD AT SILLS.



SHINERS AT WALL FRAMING / SEPARATIONS-UNEVEN FRAMING AT PATIO DOOR.



NO BLOCKING AT 45 DEGREE CORNERS / NO NAIL PROTECTION.



LOOSE TRUSS SPACERS IN ATTIC.



RSHINERS AT WALL FRAMING / SEPARATIONS AT TRAY CEILING.