



Inspection Report

Sample Inspection Report

Property Address:
123 Any Street
Green Valley, AZ 85614



Integri-Spect, LLC Home Inspections

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Date: 1/1/2008	Time: 9:00:52 AM	Report ID: sample021808
Property: 123 Any Street Green Valley, AZ 85614	Customer: Sample Inspection Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected and found functional for purpose intended (OK) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Inspected with Comments (IC) = I visually observed the item, component or unit and have made informational comments.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NA) = This item, component or unit is not in this home or building.

Unless specifically contracted, we do not routinely inspect lawn sprinklers, swimming pools and equipment, outbuildings and sheds, cabana, casita or pool house,

Style of Home: Split level	Age Of Home: 11 month inspection Year built : 2007	Home Faces: West
Client Is Present: Yes	Agent Present: No	Seller present: No
Representative present: No	Weather: Cloudy	Temperature: Below 65
Rain in last 3 days: Yes	Number of Stories: One	

General Summary



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Customer

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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing


1.0 ROOF COVERINGS

Repair or Replace

-  (4) The rake tile at north east gable end was installed improperly.(Picture 1) It is not fastened to roof or underlying fascia. It should be properly repaired or replaced. A qualified contractor should inspect and repair as needed.

1.4 ROOF PENETRATIONS











Repair or Replace

-  (2) The flashing is not contoured adequately at the roof for the utility room (north) vent.(Picture 1) This area can leak during wind-driven rain if not corrected. A qualified roofing contractor should inspect further and correct as needed.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (2) There is a gap between the stucco weep screed and the concrete foundation (Picture 1) front of home to either side of golf cart garage (Picture 2) which exposes unfinished wood. It is recommended to seal the gap between the weep screed and the foundation, use a low expansion spray foam and then caulk the weep screed to the foundation wall.
-  (3) There is a gap between the stucco weep screed and the concrete foundation(Picture 3) front of home at back side of entry columns (Picture 4) which exposes unfinished wood. It is recommended to seal the gap between the weep screed and the foundation, use a low expansion spray foam and then caulk the weep screed to the foundation wall.
-  (4) There is typical hairline cracking in the stucco cladding. (Picture 5) These hairline cracks should be sealed with an elastomeric paint and then painted to match exterior. This is a maintenance issue for your information.
-  (5) The Stucco coating at the exterior rear of home to left side of sliding glass door is beginning to deteriorate.(Picture 6) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (6) The Stucco coating at the gas line pipe penetration is deteriorated. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.(Picture 7)
-  (7) The Stucco coating at the exterior (North side of home) is damaged and deteriorated. (Picture 8) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (8) The door trim casing is loose at main garage door, and golf cart garage doors.(Picture 9) It is recommended to securely fasten casing and caulk as necessary. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.
-  (9) The foundation to right side of golf cart garage door is not painted. (Picture 10) This is for your information. A qualified person should repair or replace as needed.
-  (10) The ramada at rear of house has unfinished stucco at top surfaces which was installed improperly or not according to standard workmanlike practices.(Picture 11) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.
-  (11) The Stucco coating at the exterior front of home (under window cornice above garage roof) is unfinished and deteriorated along bottom edge.(Picture 12) Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.


2.1 DOORS (Exterior)

Repair or Replace

-  The front entry door does not latch easily. It is recommended to adjust strike plate. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)



Repair or Replace

-  (2) There is a negative slope towards the (East side of home). (Picture 1) (Picture 2) This area does not appear to drain water away from home and needs landscaping and drainage corrected.


4. Interiors

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (3) The hermetic seal inside the dual pane window near entry is compromised and may not provide adequate thermal insulation as intended.(Picture 3) This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.
-  (4) The window sills in casita have signs of moisture.(Picture 1) (Picture 2) It is recommended to check window Weatherstripping to assure tight fit, and repair/repaint sills. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.


4. Interiors

-  (5) Some window sills need maintenance caulking (e.g. bedroom windows).

5. Structural Components

5.4 ROOF STRUCTURE AND ATTIC


Repair or Replace

-  (2) The 2x4 trusses have significant field modifications above Master bedroom. (Picture 1) The roof trusses need repair. Truss repairs should be approved by an engineer or qualified architect before performing the work involved.

6. Insulation and Ventilation

6.0 INSULATION IN ATTIC


Repair or Replace

-  (3) The insulation above the master bedroom is not the required 10 inches. The insulation has been shoveled against the rule to appear as 10 inches. (Picture 1) It is recommended that a qualified insulation contractor provide additional insulation to certified standards.

7. Plumbing System

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS


Repair or Replace

-  The p-trap on waste line is leaking at the Kitchen sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

8. Built-In Kitchen Appliances

8.0 DISHWASHER

Repair or Replace

-  (2) The dishwasher drain needs to have a high loop or air gap installed.(Picture 1) I recommend repair as necessary.

8.3 FOOD WASTE DISPOSER


Repair or Replace

-  The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.

9. Bathrooms

9.0 BATHROOM COMPONENTS

Repair or Replace


-  (4) One of the master bathroom sinks (west) has a tail piece misaligned to 'P' trap. (Picture 1) This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

10. Electrical System

10.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace


10. Electrical System

-  The exterior duplex outlet at the rear of home loose in the wall, and needs to be secured properly and has a damaged cover. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

11. Heating / Central Air Conditioning

11.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

-  (2) The supply duct to master bathroom is choked by the support straps in the attic (Picture 1) contributing to inadequate air flow. A licensed HVAC contractor should service or repair unit.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roofing

Styles & Materials

Roof Covering:
Concrete Tile

Viewed roof covering from:
ladder at eaves - did not walk on roof

Inspection Items


1.0 ROOF COVERINGS

Comments: Repair or Replace

(1) Tile roofs have an average lifespan of 30+ years. ***The inspector does not walk on tile roofs to avoid possible damage to the tiles.***

(2) The inspector did not walk on the roof.

(3) The roof is in good general condition and appears to be approximately 1-2 years old.

-  (4) The rake tile at north east gable end was installed improperly.(Picture 1) It is not fastened to roof or underlying fascia. It should be properly repaired or replaced. A qualified contractor should inspect and repair as needed.



1.0 Picture 1

1.1 FLASHINGS

Comments: Inspected with comments

(1) The roof flashings and roof penetrations are in good general condition.

1.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected with comments

The roof has a gutter and downspout drainage system.

1.3 ROOF STRUCTURE

Comments: Inspected with comments

(1)

This inspection is not a warranty, guarantee or insurance policy. Weather conditions can affect the condition of the roof at any time. Regular, yearly evaluation is suggested.

(2)


O.S.B. sheathing

1.4 ROOF PENETRATIONS

Comments: Repair or Replace

(1)

Sewer and Gas Vent Lines: The roof vent lines were checked and found to be functional.

-  (2) The flashing is not contoured adequately at the roof for the utility room (north) vent.(Picture 1) This area can leak during wind-driven rain if not corrected. A qualified roofing contractor should inspect further and correct as needed.



1.4 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Due to the limited amount of precipitation in Southern Arizona, roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

Styles & Materials

Cladding Style:
One coat cement stucco

Exterior Entry Doors:
Fiberglass
Insulated glass

Appurtenance:
Covered porch

Driveway:
Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) Frame with Stucco cladding

- 🏠 (2) There is a gap between the stucco weep screed and the concrete foundation (Picture 1) front of home to either side of golf cart garage (Picture 2) which exposes unfinished wood. It is recommended to seal the gap between the weep screed and the foundation, use a low expansion spray foam and then caulk the weep screed to the foundation wall.



2.0 Picture 1



2.0 Picture 2 wood exposed beneath stucco weep screed.

- 🏠 (3) There is a gap between the stucco weep screed and the concrete foundation(Picture 3) front of home at back side of entry columns (Picture 4) which exposes unfinished wood. It is recommended to seal the gap

between the weep screed and the foundation, use a low expansion spray foam and then caulk the weep screed to the foundation wall.

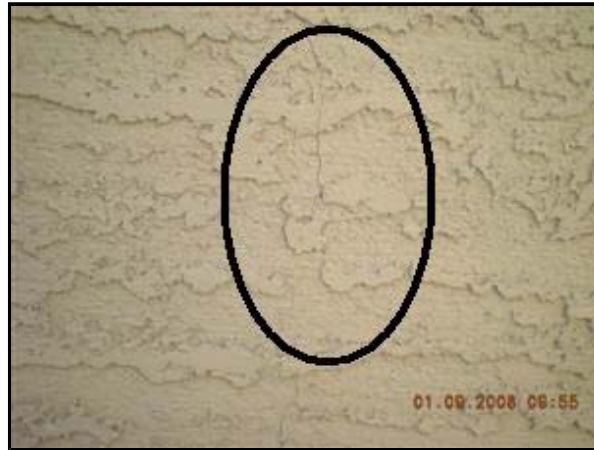


2.0 Picture 3



2.0 Picture 4

- 🏠 (4) There is typical hairline cracking in the stucco cladding. (Picture 5) These hairline cracks should be sealed with an elastomeric paint and then painted to match exterior. This is a maintenance issue for your information.



2.0 Picture 5

- 🏠 (5) The Stucco coating at the exterior rear of home to left side of sliding glass door is beginning to deteriorate. (Picture 6) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 6

- 🏠 (6) The Stucco coating at the gas line pipe penetration is deteriorated. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.(Picture 7)



2.0 Picture 7

- 🏠 (7) The Stucco coating at the exterior (North side of home) is damaged and deteriorated. (Picture 8) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 8

- 🏠 (8) The door trim casing is loose at main garage door, and golf cart garage doors.(Picture 9) It is recommended to securely fasten casing and caulk as necessary. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 9

- 🏠 (9) The foundation to right side of golf cart garage door is not painted. (Picture 10) This is for your information. A qualified person should repair or replace as needed.



2.0 Picture 10

- 🏠 (10) The ramada at rear of house has unfinished stucco at top surfaces which was installed improperly or not according to standard workmanlike practices.(Picture 11) Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 11

- 🏠 (11) The Stucco coating at the exterior front of home (under window cornice above garage roof) is unfinished and deteriorated along bottom edge.(Picture 12) Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 12

2.1 DOORS (Exterior)

Comments: Repair or Replace

- 🏠 The front entry door does not latch easily. It is recommended to adjust strike plate. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.2 WINDOWS

Comments: Inspected & found functional for intended purpose

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS


Comments: Inspected & found functional for intended purpose

There is a porch at the rear of home of the house. The porch floor is in good general condition with typical settlement cracks to be expected. The walkways are in good general condition.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) The concrete driveway is in good general condition with typical settlement cracks noted.

 (2) There is a negative slope towards the (East side of home). (Picture 1) (Picture 2) This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Picture 1 signs of water intrusion



2.4 Picture 2 water ponding present

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected with comments

There are no recent signs of exterior leakage. The eaves, fascia and soffits are in good general condition.

2.6 FENCES / WALLS

Comments: Inspected with comments

There is a wall at the property that is in good general condition.

2.7 GENERAL CONDITION OF STRUCTURE

Comments: Inspected with comments

The general condition of the structure is good for age, with typical settling cracks visible. The exterior wood on the main house appears to be in good general condition. All entry doors were checked and found to be functional.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
One manual
Two automatic

Garage Door Material:
Insulated
Metal

Auto-opener Manufacturer:
LIFT-MASTER

Inspection Items

3.0 GARAGE CEILING

Comments: Inspected & found functional for intended purpose

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected with comments

The firewall between the house and the garage is covered with drywall. This wall appears to be in good condition at this time.

3.2 GARAGE FLOOR

Comments: Inspected & found functional for intended purpose

3.3 GARAGE DOOR (S)

Comments: Inspected & found functional for intended purpose

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected with comments

The service door from the house to the garage is self-closing and self-latching as required for fire safety. The firewall between the house and the garage appears to be intact.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected with comments

The garage door opener is working. The auto-reverse is working with reasonable resistance. The photoelectric safety reverse is working.

4. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Tile

Interior Doors:

Hollow core

Raised panel

Wood

Window Types:

Thermal/Insulated

Sliders

Cabinetry:

Wood

Countertop:

Composite

Inspection Items

4.0 CEILINGS

Comments: Inspected with comments

The interior is in good general condition for age, which includes the walls and ceilings, the floors and coverings, and the doors, windows and trim.

4.1 WALLS

Comments: Inspected & found functional for intended purpose

4.2 FLOORS

Comments: Inspected with comments

There are typical signs of wear and tear to the floors and coverings.

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected & found functional for intended purpose

4.4 DOORS (REPRESENTATIVE NUMBER)


Comments: Inspected & found functional for intended purpose

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace


(1) Windows in all sleeping areas are functional, as required for fire safety. One window or door in each sleeping area is required to open directly to the exterior to serve as an emergency exit in the event of a house fire. The condition of window screens is not included in the typical home inspection and is considered to be a cosmetic item.

(2) Windows throughout the house are double-paned. This is good for insulation. The condition of double-paned glass windows could change at any time due to seal failure. Seal failure is indicated by fogging or moisture between the panes of glass. Drapes or screens can obscure the viewing of the windows preventing the inspector from properly viewing the windows.

-  (3) The hermetic seal inside the dual pane window near entry is compromised and may not provide adequate thermal insulation as intended.(Picture 3) This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



4.5 Picture 1


-  (4) The window sills in casita have signs of moisture.(Picture 1) (Picture 2) It is recommended to check window Weatherstripping to assure tight fit, and repair/repaint sills. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



4.5 Picture 2



4.5 Picture 3

-  (5) Some window sills need maintenance caulking (e.g. bedroom windows).

4.6 INTERIOR LEAKAGE

Comments: Inspected & found functional for intended purpose

There are no recent signs of interior leakage.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

Foundation:
Post tension concrete slab

Ceiling Structure:
2X4

Method used to observe attic:
Walked

Styles & Materials

Floor Structure:
Slab

Roof Structure:
Engineered wood trusses

Attic info:
Attic access

Wall Structure:
2 X 4 Wood

Roof-Type:
Hip

Inspection Items

5.0 WALLS (Structural)

Comments: Inspected & found functional for intended purpose

5.1 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected with comments

Post tension engineered slab

5.2 FLOORS (Structural)

Comments: Inspected & found functional for intended purpose


5.3 CEILINGS (structural)

Comments: Inspected & found functional for intended purpose

5.4 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) The inspector accessed the attic space over the living areas from the Master Bedroom water closet and was able to view the Cellulose insulation-type insulation.

-  (2) The 2x4 trusses have significant field modifications above Master bedroom. (Picture 1) The roof trusses need repair. Truss repairs should be approved by an engineer or qualified architect before performing the work involved.



5.4 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Blown
Cellulose
R-30 or better

Ventilation:

Soffit vents with Bird Board
Roof field vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric
Gas Connection
Both (your choice)

Dryer Vent:

Flexible Metal

Inspection Items

6.0 INSULATION IN ATTIC

Comments: Repair or Replace

(1) Cellulose insulation is certified (Picture 1) to be about ten inches thick or just over 36.6 R-Value.



6.0 Picture 1

(2) There is no insulation in the attic space over the garage, which is typical for non-living areas. The inspector could not determine whether or not the attic space over the garage is insulated.

- 🏠 (3) The insulation above the master bedroom is not the required 10 inches. The insulation has been shoved against the rule to appear as 10 inches. (Picture 1) It is recommended that a qualified insulation contractor provide additional insulation to certified standards.



6.0 Picture 2 line is insulation level; arrow is shoved insulation.

6.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected with comments

Ventilation is supplied at the roof soffits with bird board at the rafters and roof field vents.

6.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected & found functional for intended purpose

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

Styles & Materials

Water Source:

Public
Extra Info : 70PSI

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

PEX

Washer Drain Size:

Not visible

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

A.O. SMITH

Water main location:

West side of the house

Type of exterior water piping:
Copper


Type of interior water piping:
Non-metallic

Drain clean out located:
West side of the house

Inspection Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 The p-trap on waste line is leaking at the Kitchen sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected with comments

The water pressure over-all acceptable and did pass "functional flow." Which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes. .

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected with comments

The A.O. Smith Gas hot water heater has model #GVR50-100, serial #G06J003121 and a 2007 date of manufacture.

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected with comments

The main shut off is located outside north in the ground.

7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected with comments

There are no internal fuel storage tanks on this property.

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected with comments

The gas meter and shut-off is located at the (east) side of the house. The gas was on at the time of inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
GENERAL ELECTRIC


Built in Microwave:
GENERAL ELECTRIC

Inspection Items

8.0 DISHWASHER

Comments: Repair or Replace

(1) The dishwasher is in working condition. The dishwasher was cycled and did drain.

 (2) The dishwasher drain needs to have a high loop or air gap installed.(Picture 1) I recommend repair as necessary.



8.0 Picture 1

8.1 RANGES/OVENS/COOKTOPS

Comments: Inspected with comments

The range is in working condition. All burners are working.


8.2 RANGE HOOD

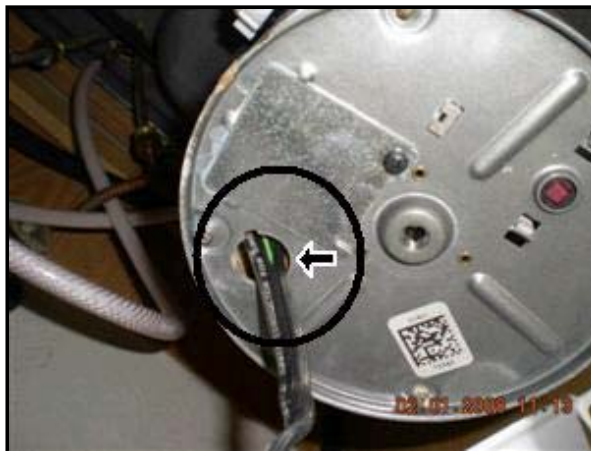
Comments: Inspected with comments

The vent fan is working and is vented to re-circulate

8.3 FOOD WASTE DISPOSER

Comments: Repair or Replace

 The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.



8.3 Picture 1

8.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected & found functional for intended purpose

8.5 KITCHEN PLUMBING

Comments: Inspected with comments

No leaks were noted in the kitchen plumbing.

8.6 KITCHEN GFCI

Comments: Inspected with comments

The ground fault interrupters were checked with the built in test button and all are working.

8.7 COUNTERTOPS

Comments: Inspected with comments

The counter tops are in good general condition for age.

8.8 CABINETS

Comments: Inspected with comments

A representative number of cabinets were checked and found to be functional.

8.9 KITCHEN FLOORS

Comments: Inspected with comments

The flooring is in good general condition for age.

8.10 Refrigerator

Comments: Inspected & found functional for intended purpose

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathrooms

Inspection Items

9.0 BATHROOM COMPONENTS

Comments: Repair or Replace

(1) The water flow and drainage are functional in both/all bathrooms.

(2) The full-sized master bathroom has a shower, toilet and sink that are in working condition. No active leaks were noted.


The vent fan is working and is vented to the exterior.

The ground fault interrupters were tested with the built in test button and all are working.

(3) The full-sized hallway bathroom has a combination tub/shower, toilet and sink that are in working condition. No active leaks were noted.

The vent fan is working and is vented to the exterior.

The ground fault interrupters were tested with the built in test button and all are working.

 (4) One of the master bathroom sinks (west) has a tail piece misaligned to 'P' trap. (Picture 1) This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



9.0 Picture 1

10. Electrical System

Styles & Materials**Electrical Service Conductors:**

Below ground
Copper
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Sub-Panels:

None

Inspection Items**10.0 SERVICE ENTRANCE CONDUCTORS**

Comments: Inspected & found functional for intended purpose

10.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected with comments

The main electric meter and panel are located on the south side of the house. The main panel cover was removed, and the branch circuit conductors were found to be in good condition. As required for safety, the ground wire Copper multi-strand was noted at the main panel.

10.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected with comments

No single strand aluminum wiring was found in the main panel. Wires and breakers were observed, and all breakers are attached to the correct sized wires for proper protection. The polarity of tested exterior outlets was checked.

10.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected with comments

The general condition of the interior electric is good. All outlets could not be checked because of furniture placement; however, all outlets checked were working. The polarity of the interior outlets was checked. The function of all switches was not determined at this time.

10.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace



The exterior duplex outlet at the rear of home loose in the wall, and needs to be secured properly and has a damaged cover. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

10.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected & found functional for intended purpose

10.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected with comments

The main panel box is located at the outside.

10.7 SMOKE DETECTORS

Comments: Inspected & found functional for intended purpose

10.8 CARBON MONOXIDE DETECTORS

Comments: Inspected with comments

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Three
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE
Number of AC Only Units: Three		

Inspection Items

11.0 HEATING EQUIPMENT

Comments: Inspected with comments

(1) Two forced air gas furnaces are located in the garage and is part of the split cooling systems.

11.1 NORMAL OPERATING CONTROLS

Comments: Inspected with comments

The heating and cooling are operated with the thermostat or cooler controls. Thermostats are not checked for accuracy as part of the typical home inspection.

11.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected & found functional for intended purpose

11.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

(1) The blower fan is beneath the furnace. This blower is also part of the air conditioning system.



(2) The supply duct to master bathroom is choked by the support straps in the attic (Picture 1) contributing to inadequate air flow. A licensed HVAC contractor should service or repair unit.



11.3 Picture 1

11.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected with comments

The house was found to have ductwork with registers in every living space; these can be adjusted to control air flow.

11.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected with comments

(1)

The two Trane brand air conditioning is a split systems with forced air gas heating. The air conditioning is working. The compressor is located on the east and west side of the house, and operates from a 240 volt, single phase power source. The wiring is Copper multi-strand protected by the proper sized fuses. There are no pumps or piping for this type of cooling system, other than Freon lines, which were checked for oil stains (which would indicate leakage). No oil stains were found. Compressors have an average lifespan of 10-12 years.

(2)

The Casita has a heat pump system that provides both heating & cooling from a single system. The compressor is located on the (east) side of the house, and operates from a 240 volt, single phase power source. The wiring is Copper multi-strand protected by the proper sized fuses. There are no pumps or piping for this type of cooling system, other than Freon lines, which were checked for oil stains (which would indicate leakage). No oil stains were found. Compressors have an average lifespan of 10-12 years.

11.6 NORMAL OPERATING CONTROLS

Comments: Inspected & found functional for intended purpose

11.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected & found functional for intended purpose

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Utility Rooms

Inspection Items

12.0 Utility Room components

Comments: Inspected with comments

There is a washer hookup and an 220V electric dryer hookup that is vented to the exterior. A gas stub is also available.

13. Conclusion

Inspection Items

13.0 Conclusion

Comments: Inspected & found functional for intended purpose

The preceding report was furnished at your request in strict confidence by use as your agent for your exclusive use as an aid in determining the physical condition of the above mentioned premises. This report is intended to cover only such portions of the premises and the equipment therein as may be examined visually; and we warn you that although such premises and/or equipment may be in good condition when examined, the condition may change thereafter.

Furthermore, this report is not to be used as a basis for determining the value of such premises or whether same is or is not to be purchased. We disclaim all warranties and guarantees of the premises, equipment or accessories, expressed or implied, including a disclaimer of any guarantees or warranties or fitness for a particular purpose. This report is not to be construed as a guarantee or warranty of the premises or equipment therein or of their fitness or use. This inspection is not a guarantee of suitability, but of the patent defects in the home. The defect has to show some evidence somewhere to be noted.

The inspector certifies that on this date he has inspected the subject property and that the statements appearing in this report are all based on this opinion, formed by his visual observations.

This concludes our inspection report of the above referenced property. We reserve the right to review any conditions relating to this report before corrective action is taken. We will remain consultants for the client of record for as long as the client retains ownership of the home. Reasonable telephone consultation is free; however, there will be a fee charged if a return visit is requested for any reason.

INVOICE



Integri-Spect, LLC Home Inspections
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 Inspected By: Fred Waggoner AZ cert. #
 44413

Inspection Date: 1/1/2008
 Report ID: sample021808

Customer Info:	Inspection Property:
Sample Inspection Report	123 Any Street Green Valley, AZ 85614
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1201 - 1600	255.00	1	255.00

Tax \$0.00
Total Price \$255.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



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