



Sample Inspection Report

123 Sellers Lane, Camelot, AZ, 85000

Inspection Date:
August 8th, 2006

Prepared For:
Mr. & Ms. Home Buyer

Prepared By:
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Report Number:
20068080900

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Report Overview

THE HOUSE IN PERSPECTIVE

The home is located in a gated community with a 24 hour manned security kiosk. The homes in the area are higher end, and are well maintained. The community common areas are equally well maintained by the HOA. There is a golf course and county club with meeting rooms centrally located.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- None

SAFETY ISSUES

- None

REPAIR ITEMS

Repair: Horizontal crack noted just under the coping at the steps. We recommend further review by a licensed pool contractor for repairs.

IMPROVEMENT ITEMS

- **Improve:** The sliding glass door in the family room could be improved to operate freely. Suggest cleaning track and lubricating hardware.

ITEMS TO MONITOR

- **Monitor:** Common stucco cracks observed. Monitor and patch as necessary. The inspection did not find evidence requiring immediate repairs.
- **Monitor:** Minor surface cracks observed on the fencing. This is typical of this type of fencing.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. The exterior walls of the home appear to be of 2x6 wood frame construction. This exceeds common practice and provides space for extra exterior wall insulation.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor horizontal cracking was observed in the foundation. These are common and the size, pattern, and location of these cracks does not suggest a problem at present.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile • Asphalt shingle/rolled roofing material over the patio.
Roof Flashings:	•Metal
Skylights:	•Tube Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings appear to be in generally good condition. Roof flashing details appear to be in good order.

RECOMMENDATIONS / OBSERVATIONS

- None

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Stone
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Decorative block
Fencing:	•Steel/Iron •Masonry

EXTERIOR OBSERVATIONS

Positive Attributes

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common stucco cracks observed. Monitor and patch as necessary. The inspection did not find evidence requiring immediate repairs.

Fencing

- **Monitor:** Minor surface cracks observed on the fencing. This is typical of this type of fencing.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: At the right side of the garage.
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp
Sub-Panel(s):	•Panel Rating: 50 Amp •Breakers •Located: At the pool equipment
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen •Garage
Smoke Detectors:	•Present, hard wired

ELECTRICAL OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order.

RECOMMENDATIONS / OBSERVATIONS

- None

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

The heating for this home is supplied by a heat pump. Please see “Cooling” section in this report for more information.

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Source Heat Pump System

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning.

RECOMMENDATIONS / OBSERVATIONS

Air filters should be changed monthly to maintain the efficiency of the heating/air conditioning system. Filter size is 20 x 30 inches.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Vapor Retarders:	•Plastic
Roof Ventilation:	•Fascia Vents •Roof Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Front Wall of the home.
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic ABS
Water Heater:	•Electric

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

- **Functional Flow/Drainage:** Unless otherwise noted in the report, all plumbing fixtures were operated for a minimum of two minutes each and functional flow was observed and found to be adequate. Functional drainage was determined to be adequate by operating two or more fixtures simultaneously for about two minutes and observing drainage.
- **Water Pressure:** Water pressure tested at 78 psi (pounds per square inch) which is within acceptable limits.

RECOMMENDATIONS / OBSERVATIONS

None

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Sliders •Double Glazed
Doors:	•Wood-Hollow Core •Sliding Glass •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Improve:** The sliding glass door in the family room could be improved to operate freely. Suggest cleaning track and lubricating hardware.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Electric Range •Built-in Electric Oven •Microwave Oven •Dishwasher
- Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
- 240 Volt Circuit for Dryer •120 Volt Circuit for Washer

Laundry Facility:

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- Suggest cleaning the dryer vent periodically to avoid lint buildup.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Swimming Pool

DESCRIPTION OF SWIMMING POOL

Pool Type:	• In-ground pool with Pebble-tec finish.
Heater:	•None
Filters:	•Sand filter
Pumps:	•1 -1/2 HP pump for the pool.
Blowers:	•None
Valves:	•Jandy valves
Electrical Components:	•50 Amp breaker for the pool equipment. GFCI protected outlet tested and functions normally. Pool light protected by the GFCI circuit.
Fencing:	•No separate cross fencing for the pool area. We suggest ensuring the side gate remains locked for safety.
Decking / Coping:	•Concrete with cool decking finish.

SWIMMING POOL OBSERVATIONS

Pool and decking in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Repair: Horizontal crack noted just under the coping at the steps. We recommend further review by a licensed pool contractor for repairs.

LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Photo Summary



Front elevation



Front roof area



Back roof area/patio roof area



Attic view



Heat Pump/air handler in the attic



Roof sheathing – attic view

Photo Summary



Interior of the electrical service panel



View of the pool



Aerator/general view of pool piping



Water pressure tested at 78 psi



Horizontal crack in pool above steps



Close up of the horizontal crack