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Confidential Home Inspection Report

Prepared For:

Another Great Client

Property Address:

**123 WeMAR Street
Phoenix AZ 85301**



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Date: 7/31/2011	Time: 08:30 AM	Inspection ID: Sample-07JL
Property Address: 123 WeMAR Street Phoenix AZ 85301	Customer: Another Great Client	Real Estate Professional: Another Amazing Realtor

REPORT REVISION STATUS:
No Revisions - Original Report
Revision Info : Added item 4.1(3)

TERMITE INSPECTION (WDIR):
No Termite Inspection ordered

ADDITIONAL INSPECTIONS ORDERED:
No additional inspections ordered

TYPE OF STRUCTURE:
Single Family (2 story)

OCCUPANCY STATUS:
Vacant - No Major Possessions Present

APPROXIMATE AGE OF HOME:
1 to 5 Years

APPROXIMATE TEMPERATURE:
100 to 110 degrees

WEATHER CONTIDIONS:
Clear - Soil Dry

DIRECTION HOME FACES (APPROX):
South

UTILITY STATUS:
Electricity ON, Water ON, Gas ON

PRESENT AT INSPECTION:
Client, Clients Realtor (Buyers Agent)

Keys To Understanding Your Report

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered **prior to the end of your inspection period**. 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. **All recommendations by the inspector for evaluation or repair should be addressed prior to the end of your inspection period.** We recommend using licensed contractors for all evaluations and repairs.

Inspected (IN): 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.

No Defects (ND): No obvious defects were found with this item at the time of this inspection.

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.

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

Evaluation or Repair (ER): The item, component or unit is not functioning as intended, or needs further evaluation and inspection by a qualified contractor and possibly repair or replacement. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Normal Maintenance Item (NMI): This item, component or unit requires normal maintenance that should be performed on a regular basis. This includes normal sealing, minor paint touch-ups and other maintenance that should be performed regularly in the course of home ownership.

Comments: Some comments in this report will be in colored text to make them stand out in the report, the color does not necessarily indicate the severity of the defect or discrepancy. Colors used in this report are Black, Blue and Red.

Purpose & Scope

This home inspection is intended to give you a better understanding of the condition of this home at the time of the inspection. This home inspection report is not a warranty or guarantee of future operability of any item in the home.

This home inspection has been performed in accordance with the Arizona Standards of Professional Practice (SOPP) for home inspectors. This home inspection is not intended to identify every minor defect in the home, including cosmetic defects, minor repair items, normal maintenance items. This home inspection has been performed in accordance with the terms of our inspection agreement, this document is invalid without a fully signed and executed inspection agreement on-file at our office.

No Additional Inspections Ordered

No additional inspections were ordered with this home inspection. This home inspection is applicable to the main structure and systems of the home only. Inspections were not performed on any additional items such as swimming pools, spa's, irrigation systems, fountains, outbuildings, guest-houses, etc... Additional fees apply if you would like to have any of these items inspected.

Vacant Home

This home was vacant at the time of the inspection, I am unable to determine how long this home has been vacant. When a home is vacant for an extended period of time certain systems of the home can be negatively impacted due to lack of use. These latent defects often times do not appear during the home inspection as we do not put the systems under constant household load.

You should be aware that plumbing seals at shutoff valves, faucets and drain connections can dry out with non use causing them to leak or seep once they are put under a normal load. You should inspect the shutoff valves regularly after moving in to ensure that a leak has not emerged.

1. ROOFING



Styles & Materials

METHOD OF ROOF OBSERVATION: Walked Roof **ROOFING MATERIALS OBSERVED:** Concrete Roof Tiles **ROOF DRAINAGE OBSERVED:** None Present

Inspection Items

1.0 ROOF - GENERAL ROOFING INFORMATION

Comments: This item has been inspected

(1) **Informational Item:** This home has concrete roof tiles installed. The actual concrete roof tile has an extremely long lifespan, however the underlayment and wood batten material used has a much shorter lifespan. The approximate lifespan of the underlayment averages between 15 and 25 years depending on the method and quality of installation. The condition of the underlayment material is not able to be determined during the home inspection, due to the installed concrete tiles limiting visibility. To adequately determine the condition, roof tiles need to be removed in numerous areas to view the underlayment. If you want more information on the condition of the underlayment I recommend you contact a licensed roofing contractor for further evaluation.

(2) **Method Of Observation:** The roof was accessible by ladder and walked to perform this inspection.

1.1 ROOF COVERING DEFECTS & CONDITION (Including Flashings)

Comments: This item has been inspected, no defects were noted.

1.2 ROOF PENETRATIONS & SKYLIGHTS

Comments: This item has been inspected, no defects were noted.

1.3 ROOF DRAINAGE SYSTEMS

Comments: This item is not Present

Informational Item: There is no roof drainage system (Gutters) installed at this home, this is typical for the area and is not considered a defect. If water runoff from the roof becomes an issue you may wish to install rain gutters in the future.

The roofing 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. No roofing material was disturbed, raised or moved, the underlayment was not viewed as part of this inspection. 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

Styles & Materials

WALL CLADDING MATERIALS:
Stucco

FENCE MATERIALS:
Block/Masonry Fence

TYPES OF WINDOWS OBSERVED:
Dual Pane
Plastic Blocks

Inspection Items

2.0 EXTERIOR WALL CLADDING (Includes applicable flashing)
Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



2.0 Picture 1

(1) At the West side of the home directly above the lower roof flashing there is unfinished stucco with exposed foam and metal lath below the window. The joint between the stucco and metal flashing also needs to be sealed. I recommend these be repaired by a qualified contractor to prevent moisture and pest infiltration that can lead to further deterioration.



2.0 Picture 2



2.0 Picture 3

(2) At the Southeast exterior upper corner of the home, the stucco is not finished at the top of the decorative corner bump-out. I recommend this be repaired by a qualified contractor to prevent further deterioration due to moisture and pest infiltration.



Hole in stucco at front entry

2.0 Picture 4

(3) At the stucco adjacent to the front entry door there is a hole approximately 1" in diameter that has been drilled through the wall. I recommend this be patched to prevent moisture and pest infiltration that could lead to deterioration.



Seal gaps where fascia meets stucco

2.0 Picture 5



Locater Photo

2.0 Picture 6

(4) At the South side of the home where the fascia board meets the stucco there are gaps at several areas. I recommend all areas where the fascia board meets the stucco be sealed with exterior grade sealant to prevent moisture penetration behind the stucco that could lead to future deterioration.



Unfinished stucco at lower corners - front patio area

2.0 Picture 7



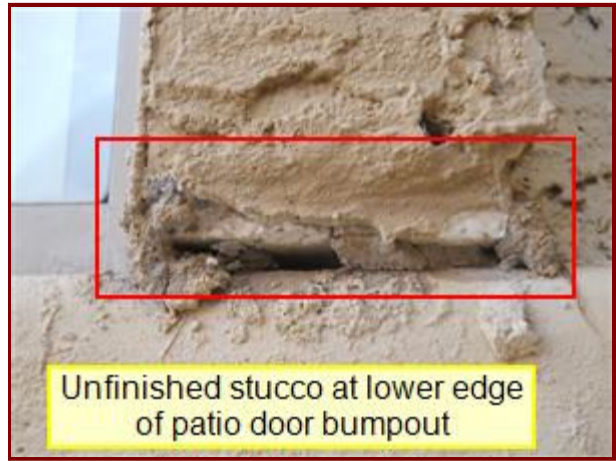
2.0 Picture 8

(5) At numerous exterior corners on the lower edge of the stucco there are areas of minor deterioration or visible metal lath due to improperly finished stucco. I recommend these areas be patched to prevent moisture and pest infiltration that can lead to further deterioration.



Locator Photo

2.0 Picture 9



Unfinished stucco at lower edge of patio door bumpout

2.0 Picture 10

(6) At the sliding door to the rear yard, the lower edge of the stucco bump-out trim is not finished, there is exposed foam and metal lathe. I recommend this be patched to prevent moisture and pest infiltration that can lead to future deterioration.



Gaps between windows and stucco

2.0 Picture 11



Gaps around windows

2.0 Picture 12

(7) Around the majority of the windows there are minor gaps between the window frames and the stucco. These gaps are due to differential movement between the stucco and window frames which is normal. I recommend the perimeter of all windows be sealed at the exterior with exterior grade sealant to prevent moisture penetration and future deterioration.

2.1 EXTERIOR EAVES & TRIM

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



Missing coverplate at Southeast

2.1 Picture 1

(1) At the Southeast corner of the home the coverplate is missing at the phone wiring entrance. I

recommend a coverplate be installed to prevent moisture and pest infiltration.



2.1 Picture 2

(2) The wooden trim around the window above the front entry door is not properly sealed. There is a gap between the window frame and the trim. I recommend this be sealed to prevent moisture penetration and deterioration.



2.1 Picture 3

(3) The garage door exterior trim is pulling away from the structure in areas. I recommend a qualified person resecure this trim and seal around the perimeter of the trim with exterior latex caulk to prevent moisture and pest infiltration into the wall cladding and structure.

2.2 EXTERIOR DOORS (Condition & Operation)

Comments: This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**



2.2 Picture 1

(1) The front entry security door screen is damaged. This damage does not affect the security, however

the damaged areas are sharp. I recommend this be repaired to prevent injury.



2.2 Picture 2

(2) At the sliding door to the rear yard, the door frame is bent in areas and appears to have been previously pried open. This affects the security and weatherstripping effectiveness. I recommend this be repaired by a qualified contractor.

2.3 WINDOWS (Representative Number)
Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



2.3 Picture 1

There is evidence of dual pane seal failure at the upstairs Southwest window. There are visible stains between the glass panes. I recommend evaluation and repair or replacement by a qualified contractor.

Failed dual pane seals can only be detected by the presence of visible moisture between the glass panes. Other windows in the home may have dual pane seal failure that is not apparent yet. The fact that there are currently failed seals means that the other windows are most likely close to the same failure.

2.4 EXTERIOR PATIOS, BALCONIES & AREAWAYS (Including Railings)
Comments: This item has been inspected, no defects were noted.

2.5 EXTERIOR CONCRETE SURFACES (Drives, Sidewalks, etc...)
Comments: This item has been inspected, no defects were noted.

2.6 VEGETATION, GRADING & DRAINAGE
Comments: This item has been inspected, no defects were noted.

2.7 FENCES & GATES
Comments: This item has been inspected, no defects were noted.

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. GARAGES

Styles & Materials

GARAGE CAPACITY:

Two Car Garage

Inspection Items

3.0 *GARAGE - GENERAL INFORMATION

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

Garage Door General Info

The garage door is inspected for condition and tested for operation. For automatic garage door openers, the safety reverse features are tested for proper operation.

GARAGE DOOR MATERIAL	Metal - Uninsulated
METHOD OF OPENING	Automatic
BRAND OF OPENER	Lift-master
SAFETY REVERSE FUNCTION	Optical Reverse Operative at time of inspection. Pressure Reverse - Inoperative at time of inspection. I recommend this be repaired by a qualified contractor for proper operation and safety.
OPERATION	Noisy - Recommend lubrication
REGULAR MAINTENANCE	Garage door openers must be regularly lubricated and maintained to extend their lifespan, over time the rollers and bearings wear out and will need replacement. The chain or screw drive of the opener also must be lubricated to prevent noise and failure. I recommend that you clean and lubricate this garage door to maintain proper operation.

3.1 GARAGE DOORS, OPENERS & SAFETY REVERSE FEATURES

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

(1) Pressure reverse inoperative - see item 3.0



3.1 Picture 1

(2) **Recommendation:** The automatic garage door has a locking device installed, this device is designed primarily for manually operated garage doors. If this locking device is activated and the garage door is opened automatically it can cause severe damage to the garage door. I recommend this locking device be deactivated or removed to prevent accidental damage to the garage door.

3.2 GARAGE CEILING, WALLS & FIREWALL

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



3.2 Picture 1

At the garage ceiling there is a large gap between the drywall and the water heater flue pipe that is not covered by the fire-stop flashing, this gap breaches the firewall requirement of the garage ceiling. I recommend this be repaired by a qualified contractor to maintain firewall integrity.

3.3 GARAGE FLOOR

Comments: This item has been inspected, no defects were noted.

4. INTERIORS

Styles & Materials

EMERGENCY EGRESS:

Satisfactory

FLOOR COVERING MATERIALS:

Carpeting
Tile

KITCHEN COUNTERTOP MATERIALS:

Laminate

Inspection Items

4.0 WALLS & CEILINGS

Comments: This item has been inspected, no defects were noted.

4.1 FLOORING

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



4.1 Picture 1

(1) At the tile floor there are numerous areas of damaged grout between the tiles. This appears to be due to poorly installed grout, there is no evidence of major cracking in the tile or grout. I recommend the damaged grout be cosmetically repaired.

(2) At the upstairs hallway there is an area at the top of the stairway that creaks when walked on. This appears to be due to sheathing that is slightly loose in areas. I recommend this be further evaluated and repaired the next time the carpet is replaced.

(3) At the interior baseboard adjacent to the rear patio door there is minor deterioration. This appears to be due to water infiltration through the door. I recommend this be sealed and the baseboard repaired as required.

4.2 INTERIOR DOORS

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

(1) The master closet door rubs at the door jamb when closing. I recommend adjustment of this door for proper operation.

(2) At the downstairs bedroom the sliding closet doors are missing the bottom track guide. I recommend this be replaced to prevent the doors from swinging and coming off track.

4.3 BATHROOM TUB/SHOWER & ACCESSORIES (See section 5 for plumbing)

Comments: This item has been inspected

4.4 COUNTERS & CABINETS (Representative Number)

Comments: This item has been inspected, no defects were noted.

4.5 EMERGENCY EGRESS (Ability to escape in emergency)

Comments: This item has been inspected, no defects were noted.

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. PLUMBING SYSTEM



Styles & Materials

FUNCTIONAL FLOW:
Satisfactory

FUNCTIONAL DRAINAGE:
Satisfactory

ANGLE-STOPS (SHUTOFF VALVES):
Ball Valves (1/4 turn)

WATER FILTRATION & SOFTENERS:
Softener loop but no softener installed

Inspection Items

5.0 *PLUMBING SYSTEM - GENERAL INFORMATION
Comments: This item has been inspected

Plumbing Supply System Information

SHUTOFF VALVE LOCATION:	Exterior - West Side of Home
SHUTOFF VALVE TYPE:	Ball Valve - 1/4 Turn
MAIN WATER SUPPLY PIPING:	Copper - 1"
WATER METER USAGE INDICATION:	No Abnormal Usage Indicated
WATER PRESSURE INTO HOME:	Within Normal Range - Approx 60-70 PSI Note: This was the water pressure at the time of the inspection. This pressure can change regularly due to the supply from the utility.
DISTRIBUTION PIPING:	Copper Where Visible

Plumbing Waste System Information

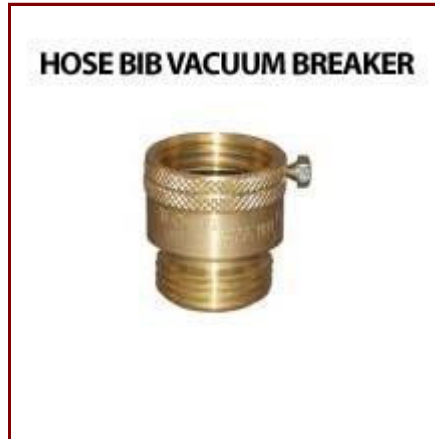
VISIBLE WASTE PIPE MATERIAL:	ABS Plastic (Acrylonitrile Butadiene Styrene)
INFORMATIONAL ITEM:	The type of waste pipe material running from the sewer system to the homes entrance may be different than noted in the report. This pipe is underground and non-visible without performing a video pipe inspection. The condition of this pipe is not determined in this report due to the inability to view it physically.

5.1 PLUMBING - WATER PIPING & DISTRIBUTION SYSTEM

Comments: This item has been inspected, no defects were noted.

5.2 PLUMBING - EXTERIOR FIXTURES

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

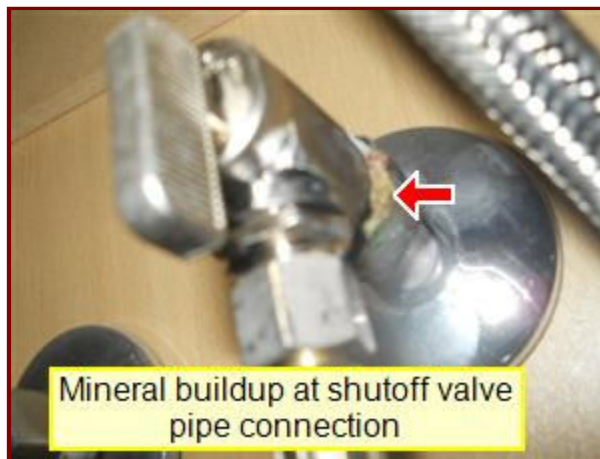


5.2 Picture 1

The front exterior hose-bib (faucet) does not have vacuum breaker fitting installed. These are required to keep non-potable water from entering the homes water supply system. These can be purchased at the local home store and easily installed by the homeowner.

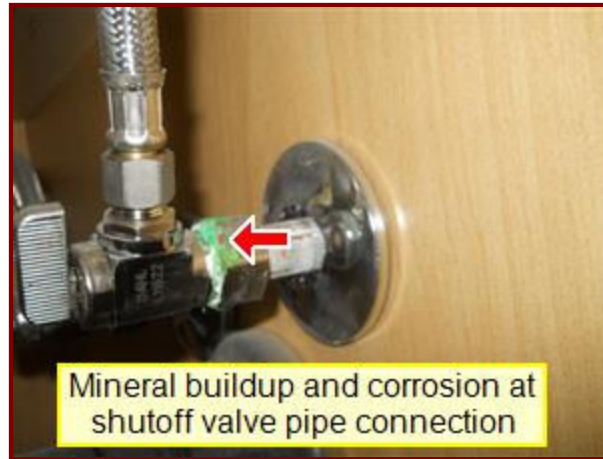
5.3 PLUMBING - BATHROOM FIXTURES & DRAINS

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



5.3 Picture 1

(1) At the master bathroom right vanity sink cold water shutoff valve (angle-stop) there is visible mineral buildup and corrosion at the pipe connection. I recommend this be replaced by a qualified plumbing contractor to prevent future leakage.



5.3 Picture 2

(2) At the downstairs hall bathroom vanity sink cold water shutoff valve (angle-stop) there is visible mineral buildup and corrosion at the pipe connection. I recommend this be replaced by a qualified plumbing contractor to prevent future leakage.

5.4 PLUMBING - KITCHEN FIXTURES & DRAINS

Comments: This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

At the kitchen sink faucet the hot and cold water are reversed. I recommend this be corrected for proper operation. Hot should be to the left and cold to the right.

5.5 PLUMBING - LAUNDRY FIXTURES & DRAINS

Comments: This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

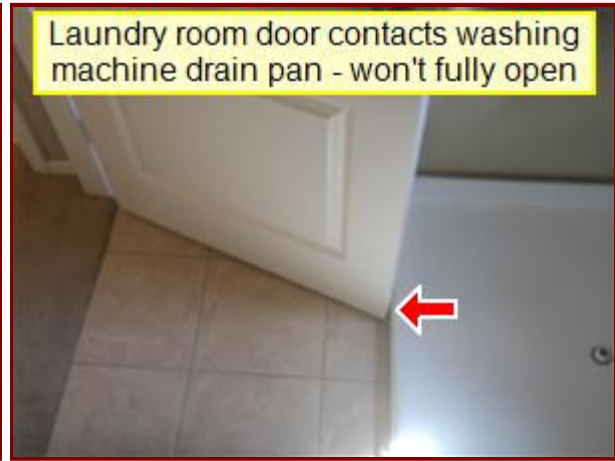


5.5 Picture 1

(1) The laundry room washing machine hot water shutoff valve has a slight water seep/leak when off. These valves are currently capped which prevents leakage onto the drywall. I recommend this valve be replaced by a qualified plumbing contractor to prevent future leakage issues.



5.5 Picture 2



5.5 Picture 3

(2) At the upstairs laundry room, the washing machine drain pan is cracked in two places, this renders it useless. I recommend this drain pan be replaced by a qualified contractor for proper operation in the event of a washing machine leak.

Note: Due to the configuration of the laundry room and the door, the door contacts the drain pan when opening and will not open fully. This is for your information.

(3) The washing machine hot and cold water supply valves are not operated or tested for operation as part of this inspection. These valves have a high rate of leakage if they are operated after being shut off for a long period of time. Without a washing machine connected to the valves, they should not be operated to prevent leaks and costly water damage to the home.

5.6 PLUMBING - GARAGE FIXTURES & DRAINS

Comments: This item is not Present

5.7 SEWER - WASTE, DRAINAGE & VENTING SYSTEM

Comments: This item has been inspected, no defects were noted.

Inspection Note: We inspected the sewer waste system of this home for functional drainage. This involves filling all sinks with several gallons of water then draining, filling operating tubs to a depth of several inches of water then draining, flushing all operating toilets, running all operating showers for several minutes and running the dishwasher if operational through a cycle.

While this method is suitable for testing normal functional drainage, the only way to absolutely verify the integrity of the sewer waste system is to have a video pipe inspection accomplished by a qualified company to view the condition of the pipes from the inside. If you would like to have a video inspection performed on your sewer pipes I can assist you in finding a reputable contractor.

5.8 FUEL SYSTEM - VISIBLE PLUMBING & VALVES

Comments: This item has been inspected, no defects were noted.

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.

6. WATER HEATERS

This section is regarding the condition and operation of the water and the immediate connections. See the "Plumbing System" section regarding all other plumbing related issues including the hot water supply throughout the home.



Styles & Materials

WATER HEATER BRAND:

Bradford White

WATER HEATER CAPACITY:

40 Gallons

WATER HEATER TYPE:

Gas

ESTIMATED AGE:

1 to 5 Years Old

Inspection Items

6.0	<p>WATER HEATER CONDITION Comments: This item has been inspected, no defects were noted.</p>
6.1	<p>WATER HEATER OPERATION Comments: This item has been inspected, no defects were noted.</p>
6.2	<p>WATER HEATER SAFETY CONTROLS (TPR) Comments: This item has been inspected, no defects were noted.</p>
6.3	<p>COMBUSTION VENTILATION & FLUE PIPE (GAS ONLY) Comments: This item has been inspected, no defects were noted.</p>

7. ELECTRICAL SYSTEM



Styles & Materials

ELECTRICAL SUB-PANEL LOCATIONS:

None Present

ARC FAULT CIRCUIT INTERRUPTORS (AFCI):

All Bedrooms Have AFCI Protection
Smoke Detectors Have AFCI Protection

GROUND FAULT CIRCUIT INTERRUPTORS (GFCI):

Located At All Required Areas

SMOKE &/OR CO2 DETECTORS:

Dead Batteries (Chirping)

Inspection Items

7.0 *ELECTRICAL - GENERAL INFORMATION

Comments: This item has been inspected

Main Electrical Service Information

The homes main electrical panel is where the electrical service enters the home from the utility company. Inspection of the main electrical panel involves removing the panel cover (dead front cover) and visually inspecting the components contained inside the panel. Circuit breakers are not physically operated during the inspection. Below is information regarding the main electrical panel components and some of the major items inspected. There may be other items listed in this report that are related to the main electrical panel besides those listed below.

PANEL BRAND:	Square D
PANEL LOCATION:	Exterior - East side of Home
PANEL AMPERAGE	200 Amps
PANEL VOLTAGE	110/220 Volts
ELECTRICAL SERVICE	Below ground from utility. 110/220 Volt Single Phase
SERVICE ENTRANCE CONDUCTORS	Copper where visible
OVERCURRENT DEVICE TYPE	Circuit Breakers
BRANCH CIRCUIT WIRE TYPE	Single Strand Copper (NM - Non-metallic sheathed)
CIRCUIT BREAKER SIZE	All circuit breakers are compatibly sized with the connected wires, this inspection only includes the visible wires. We are unable to determine

COMPATIBILITY	if there is any wiring throughout the home that is not visible that may not be compatibly sized with the circuit breakers.
CIRCUIT BREAKER TYPE COMPATIBILITY	All circuit breakers installed in the main electrical panel are compatible with the panel brand. Each electrical panel manufacturer determines which types and brands of breakers can be installed in their panels, typically it is their own brand. When any circuit breakers are being replaced in this panel in the future, ensure that they are being replaced with compatible circuit breakers.
MAIN PANEL BONDING & GROUNDING	The main electrical system bonding and grounding was visually inspected, no defects were noted at the visible portions. The majority of the bonding and grounding components are not visible and are located below ground or within the foundation.

Any other electrical items noted during the home inspection will be listed as separate items in the electrical section.

7.1 MAIN ELECTRICAL PANEL CONDITION (Including Overcurrent Devices & Branch Circuit Wires)
Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



7.1 Picture 1

The main electrical panel "dead front" cover is missing one attachment screw. I recommend replacement of these screws by a qualified person with the proper type and length of screw to secure this cover in place. A loose cover can come into contact with live electrical wires.

7.2 SERVICE ENTRANCE CONDUCTORS (wires entering main electrical panel from utility)
Comments: This item has been inspected, no defects were noted.

7.3 MAIN ELECTRICAL PANEL BONDING
Comments: This item has been inspected, no defects were noted.

The electrical bonding system was viewed partially. The visible portions were inspected and any discrepancies will be noted in the report.

7.4 INTERIOR ELECTRICAL CONNECTED DEVICES (Outlets, Lights, Etc...)
Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

The upstairs Southwest bedroom ceiling fan is extremely off balance. I recommend repair for proper operation.

7.5 EXTERIOR ELECTRICAL CONNECTED DEVICES (Outlets, Lights, Etc...)
Comments: This item has been inspected, no defects were noted.

7.6 PRESENCE AND OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments: This item has been inspected, no defects were noted.

7.7 VISIBLE WIRING, CONDUITS, JUNCTIONS & COVER PLATES

Comments: This item has been inspected, no defects were noted.

7.8 DOORBELL

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



7.8 Picture 1

The doorbell button is cracked, the doorbell is operational. I recommend repair or replacement by a qualified person.

7.9 SMOKE AND/OR CO2 DETECTORS

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

The smoke detectors are currently chirping, this indicates that the batteries need to be replaced. I recommend you replace the batteries and test the smoke detectors for proper operation.

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.

8. BUILT-IN APPLIANCES

The BTR SOPP does not require the inspection of built in appliances. The only requirements are the connections of the plumbing and electrical components of these appliances. These items are inspected above the scope of the minimum requirements.

Styles & Materials

DISPOSAL BRAND:
IN SINK ERATOR

DISHWASHER BRAND:
WHIRLPOOL

RANGE/OVEN BRAND:
WHIRLPOOL

BUILT-IN MICROWAVE BRAND:
WHIRLPOOL

Inspection Items

8.0	DISHWASHER Comments: This item has been inspected, no defects were noted.
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8.1	RANGES/OVENS/COOKTOPS Comments: This item has been inspected, no defects were noted.
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The range/oven was unplugged, i plugged it in and tested it then unplugged it again so that it was as it was when I arrived.

8.2	RANGE HOOD Comments: This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**
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The light at the range hood is inoperative. I recommend repair or replacement by a qualified person as needed.

8.3	BUILT-IN MICROWAVE Comments: This item has been inspected, no defects were noted.
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8.4	GARBAGE DISPOSAL Comments: This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**
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The garbage disposal is inoperative, it hums but does not spin or operate. I recommend repair or replacement by a qualified plumbing contractor for proper operation.

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. HEATING & COOLING (HVAC)

The AZ BTR SOPP does not require HVAC systems to be operated when weather conditions or other circumstances may cause equipment damage (Section 9.3 (A)).



Styles & Materials

HVAC SYSTEM MANUFACTURER:

Aire-Flo

TYPE OF HEATING & COOLING SYSTEMS:

Split System Air Conditioner
Gas Furnace

ESTIMATED AGE OF HVAC SYSTEM:

Estimated 1-5 Years Old
Extra Info : Estimated 5yo

COOLING TEMPERATURE SPLIT:

Above 22F - Recommend Evaluation
Actual Temp Split : Approx 24F Max

AIR CONDITIONER - COOLING CAPACITY:

1 @ 5 Tons

GAS FURNACE - HEATING CAPACITY:

1 @ 80,000 to 90,000 BTU - Gas Furnace

Inspection Items

9.0 HEATING & COOLING (HVAC) - GENERAL SYSTEM INFORMATION

Comments: This item has been inspected

(1) **Informational Item:** This home is equipped with a split system air conditioner to cool the home. This system consists of an exterior condenser unit and an interior air handler unit.

(2) **Informational Item:** This home is equipped with a forced air gas furnace(s). Gas furnaces employ a heat exchanger that separates the combustion section from the conditioned air supply in the home. If this heat exchanger is cracked, corroded or the integrity is damaged in any way, it can allow combustion gasses including carbon monoxide to enter the homes air supply. The majority of this heat exchanger is not visible without major disassembly of the furnace, which should only be done by a qualified HVAC contractor. Due to the inaccessible portions of this heat exchanger, I recommend you have the gas furnaces further evaluated for integrity of the heat exchanger by a qualified HVAC contractor.

9.1 HEATING & COOLING (HVAC) - EQUIPMENT

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****

The HVAC system thermostat is loosely attached to the wall and is missing the front cover. I recommend repair by a qualified person.

9.2 HEATING & COOLING (HVAC) - OPERATION (Includes applicable safety controls)

Comments: This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



9.2 Picture 1



9.2 Picture 2

(1) The cooling system is tested for operation by determining the temperature split. This is the temperature differential between the air entering the return air vent and the air exiting the supply vents. A temperature split between 14 and 22 degrees F is considered normal as the industry standard.

At the time of this inspection, the temperature split was above 22F, this indicates that the cooling system is not operating correctly or efficiently. I recommend that you have this system fully evaluated and repaired as required by a licensed HVAC contractor.

- 🐛 (2) With the air conditioner operating there is a rattle in the air handler that appears to be coming from the fan area. I was unable to locate the cause for this rattle. I recommend you have this further evaluated by a qualified HVAC contractor to determine if this is in need of repair.

Note: This rattle is heard from the attic near the air handler and not inside the home.

9.3 AIR DISTRIBUTION SYSTEMS, VISIBLE DUCTS & FILTERS (Includes presence of heating & cooling source in each room)

Comments: This item has been inspected, no defects were noted.

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.

10. VISIBLE STRUCTURAL COMPONENTS

Styles & Materials

FOUNDATION & FLOOR STRUCTURE:

Concrete - Post tension

WALL STRUCTURE:

Wood

ROOF STRUCTURE:

Engineered wood trusses

ROOF TYPE:

Cross-Gabled

ATTIC OBSERVATION METHOD:

Entered and partially viewed

ATTIC ACCESS:

Scuttle hole

Inspection Items

10.0 FOUNDATION

Comments: This item has been inspected, no defects were noted.

(1) **Informational Item:** The condition of the entire concrete slab is unable to be determined due to the installation of floor coverings. No opinion is given as to the condition of the slab in the non-visible areas, to include under installed flooring or any other area not readily visible. We inspect the slab for condition at the exterior perimeter and any visible areas at the interior only.

(2) **Informational Item:** This property has a post tension slab foundation. This type of slab should not be drilled or cut due to the placement of cables under tension throughout the concrete. This is a normal construction method for this area.

10.1 VISIBLE WALL STRUCTURE

Comments: This item has been inspected, no defects were noted.

10.2 VISIBLE COLUMNS

Comments: This item has been inspected, no defects were noted.

10.3 VISIBLE FLOOR STRUCTURE

Comments: This item has been inspected, no defects were noted.

10.4 VISIBLE ATTIC, ROOF & CEILING STRUCTURE

Comments: This item has been inspected, no defects were noted.

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.

11. INSULATION & VENTILATION



Insulation 8-9"

Styles & Materials

ATTIC INSULATION TYPES: Blown in cellulose	INSULATED THICKNESS (ESTIMATED AVERAGE): Approx 8 inches	ATTIC VENTILATION: Gable vents Passive roof vents
BATHROOM VENTILATION: Ventilation Fan	DRYER POWER SOURCE: 220 Electric & Natural Gas	DRYER VENT MATERIAL: Metal
LAUNDRY ROOM VENTILATION: Ventilation Fan		

Inspection Items

11.0	INSULATION IN ATTIC (where visible) Comments: This item has been inspected, no defects were noted.
11.1	VENTILATION OF ATTIC Comments: This item has been inspected, no defects were noted.
11.2	VENTING SYSTEMS (Kitchens, baths and laundry) Comments: This item has been inspected, no defects were noted.

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.

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General Summary



Southwest Premier Home Inspection, LLC

**P.O. Box 11464
Glendale, AZ 85318
623-203-0106**

Customer
Another Great Client

Address
123 WeMAR Street
Phoenix AZ 85301

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.

2. EXTERIOR

2.2 EXTERIOR DOORS (Condition & Operation)

This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

- ☞ (2) At the sliding door to the rear yard, the door frame is bent in areas and appears to have been previously pryed open. This affects the security and weatherstripping effectiveness. I recommend this be repaired by a qualified contractor.

2.3 WINDOWS (Representative Number)

This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

- ☞ There is evidence of dual pane seal failure at the upstairs Southwest window. There are visible stains between the glass panes. I recommend evaluation and repair or replacement by a qualified contractor.

Failed dual pane seals can only be detected by the presence of visible moisture between the glass panes. Other windows in the home may have dual pane seal failure that is not apparent yet. The fact that there are currently failed seals means that the other windows are most likely close to the same failure.

3. GARAGES

3.0 *GARAGE - GENERAL INFORMATION

3. GARAGES

This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



Garage Door General Info

The garage door is inspected for condition and tested for operation. For automatic garage door openers, the safety reverse features are tested for proper operation.

GARAGE DOOR MATERIAL	Metal - Uninsulated
METHOD OF OPENING	Automatic
BRAND OF OPENER	Lift-master
SAFETY REVERSE FUNCTION	Optical Reverse Operative at time of inspection. Pressure Reverse - Inoperative at time of inspection. I recommend this be repaired by a qualified contractor for proper operation and safety.
OPERATION	Noisy - Recommend lubrication
REGULAR MAINTENANCE	Garage door openers must be regularly lubricated and maintained to extend their lifespan, over time the rollers and bearings wear out and will need replacement. The chain or screw drive of the opener also must be lubricated to prevent noise and failure. I recommend that you clean and lubricate this garage door to maintain proper operation.

3.2 GARAGE CEILING, WALLS & FIREWALL

This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



At the garage ceiling there is a large gap between the drywall and the water heater flue pipe that is not covered by the fire-stop flashing, this gap breaches the firewall requirement of the garage ceiling. I recommend this be repaired by a qualified contractor to maintain firewall integrity.

5. PLUMBING SYSTEM

5.3 PLUMBING - BATHROOM FIXTURES & DRAINS

This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



(1) At the master bathroom right vanity sink cold water shutoff valve (angle-stop) there is visible mineral buildup and corrosion at the pipe connection. I recommend this be replaced by a qualified plumbing contractor to prevent future leakage.



(2) At the downstairs hall bathroom vanity sink cold water shutoff valve (angle-stop) there is visible mineral buildup and corrosion at the pipe connection. I recommend this be replaced by a qualified plumbing contractor to prevent future leakage.

5.5 PLUMBING - LAUNDRY FIXTURES & DRAINS

This item has been inspected, ****FURTHER EVALUATION OR REPAIR IS RECOMMENDED.****



(1) The laundry room washing machine hot water shutoff valve has a slight water seep/leak when off. These valves are currently capped which prevents leakage onto the drywall. I recommend this valve be replaced by a qualified plumbing contractor to prevent future leakage issues.



(2) At the upstairs laundry room, the washing machine drain pan is cracked in two places, this renders it useless. I recommend this drain pan be replaced by a qualified contractor for proper operation in the event of a washing machine leak.

Note: Due to the configuration of the laundry room and the door, the door contacts the drain pan when opening and will not open fully. This is for your information.

8. BUILT-IN APPLIANCES

8.4 GARBAGE DISPOSAL

This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

- 🔧 The garbage disposal is inoperative, it hums but does not spin or operate. I recommend repair or replacement by a qualified plumbing contractor for proper operation.

9. HEATING & COOLING (HVAC)

9.2 HEATING & COOLING (HVAC) - OPERATION (Includes applicable safety controls)

This item has been inspected, **FURTHER EVALUATION OR REPAIR IS RECOMMENDED.**

- 🔧 (1) The cooling system is tested for operation by determining the temperature split. This is the temperature differential between the air entering the return air vent and the air exiting the supply vents. A temperature split between 14 and 22 degrees F is considered normal as the industry standard.

At the time of this inspection, the temperature split was above 22F, this indicates that the cooling system is not operating correctly or efficiently. I recommend that you have this system fully evaluated and repaired as required by a licensed HVAC contractor.

- 🔧 (2) With the air conditioner operating there is a rattle in the air handler that appears to be coming from the fan area. I was unable to locate the cause for this rattle. I recommend you have this further evaluated by a qualified HVAC contractor to determine if this is in need of repair.

Note: This rattle is heard from the attic near the air handler and not inside the home.

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INVOICE

Southwest Premier Home Inspection, LLC
P.O. Box 11464
Glendale, AZ 85318
623-203-0106
Inspected By: Joshua Lutz

Inspection Date: 7/31/2011
Inspection ID: Sample-07JL

Customer Info:	Inspection Property:
Another Great Client	123 WeMAR Street Phoenix AZ 85301
Customer's Real Estate Professional: Another Amazing Realtor	

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection of primary structure from 1,801 to 2,100 Sqft	305.00	1	305.00
			Tax \$0.00
			Total Price \$305.00

Payment Method: Check

Payment Status: Paid

Note: Thank you for choosing Southwest Premier Home Inspection, we appreciate your referrals!!

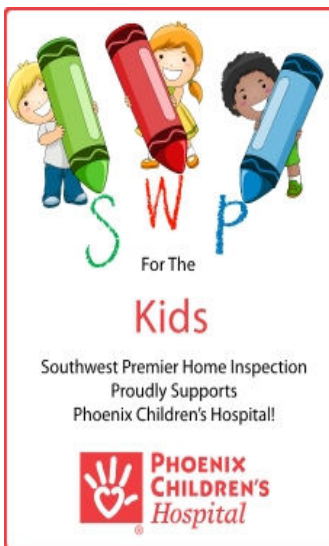
Thank you for your business, your referrals are always appreciated!!

Need A Re-Inspection?

Sometimes re-inspections are required for items listed in the inspection report. These can be necessary due to the utilities being turned off at the time of the home inspection or repairs being made to items listed in this report. Our rate for re-inspections is \$125 for the first hour and \$25 for each additional 30 minutes per visit. Areas further than 30 miles from zip code 85308 will also incur a \$25 mileage charge. Re-inspections cannot be billed through escrow and payment for the first hour must be made prior to the inspection. The fees for the re-inspections are not negotiable and no discounts or specials are applicable to these fees.

Please keep these things in mind regarding the re-inspection:

- We are performing this re-inspection at your request. If repairs are noted as incomplete or inadequate in the re-inspection report you should contact the person responsible for making the repairs.
- Our concern is that the repairs are performed adequately, not whether adequate repairs will delay the close. We will not mark any item as adequate just to meet a closing date. People often times get angry with us because they missed the scheduled closing date because repairs were noted as inadequate during the re-inspection. This frustration should be directed towards the person responsible for the inadequate repairs; we are just the messengers!
- We are not responsible for utilities that were not turned on for the original inspection. It is your responsibility to verify with the listing agent that the utilities were turned on for the home inspection. If the listing agent told you they were on and it turns out that they were not, I suggest you contact them regarding compensation for our re-inspection fee.



Southwest Premier Home Inspection is proud to support Phoenix Children's Hospital!

For every Home Inspection we perform, we donate \$10 to PCH.