

# The Uniform Building Inspection Report™

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**Single Family Residence:**  
1234 N. Mystreet, Phoenix, AZ

**Prepared Exclusively for:**  
Bob and Mary Homebuyer

**Inspection Date:**  
1/1/2010, 9:00:00 AM

**Report Number:**  
1810012210

**Inspection Company:**  
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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

### IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[P] 0060: Drainage near building questionable.  
Noted some low spots next to the foundation. Advise that these areas be filled in to reduce the chance of water ponding next to the foundation. This could cause damage to the structure if expansive or other soil conditions exist. Correction or modification decreases the probability of continued and excessive deterioration.

[D] 0080.02: Hardscape not sloped away from building.  
Noted that the front walkway next to the garage is not sloped away. Water is soaking through the wall into the garage at this time.  
See Photo(s) 0080.02.

[F] 0410.01: Low voltage yard light(s) inoperative.  
Noted at the front and rear systems.

### Grounds Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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#### IRRIGATION:

The irrigation and/or sprinkler system(s) were not inspected 00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

#### SITE ELEMENTS, GRADING, DRAINAGE:

01d(1) Above grade (with respect to roadway)  
01f Flat pad/site

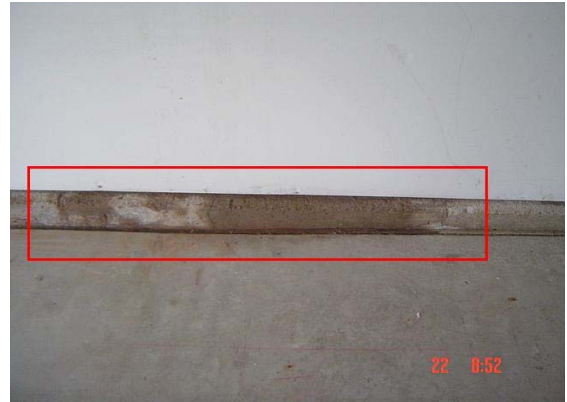


Photo: 0080.02 (1)

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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01k Expansive/clay type soil

**FENCES & GATES:**

04a(1) Masonry

04d Metal, chain-link, or wire

**WALKS, DRIVES, & PARKING:**

05b(1) Cement concrete walks/drives

05b(3) Brick, block or stone walks/drives

**GROUNDS/PARKING LIGHTING:**

06c 110/120 volt lighting/outlets

06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

06f Timer, photo elec., motion det.

**MISC. GROUNDS DEVICES & OUTBUILDINGS:**

No misc. grounds devices noted

No outbuildings noted

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or described in the components section.

[R] 1020.02: Part of the roof appears to be at the end of its useful life. Prepare to replace some areas at this time. A second opinion is recommended.

Noted missing shingles and damage to the roof around the roof top HVAC unit. The roof needs to be replaced. It is actively leaking into a second floor bedroom. It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 1020.02.

[M] 1060.02: Roofing material appears to be lifting.

The patio roof is a rolled nail down type and is not considered to be a proper application for installing a flat roof. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

[D] 1080.03: Roof tiles out of position.

Noted that one of the tiles on the west side of the garage, near the front entry is not extended far enough of the metal drip edge. Water is getting under the drip edge causing water stains to the plywood roof sheathing in this area.  
2. Noted that several of the cut hip tiles are not adhered down and have slid out of position. Wind driven rain will get under the tiles and in time cause damage to the interior or fly off the roof. Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised.  
See Photo(s) 1080.03.



Photo: 1020.02 (1)

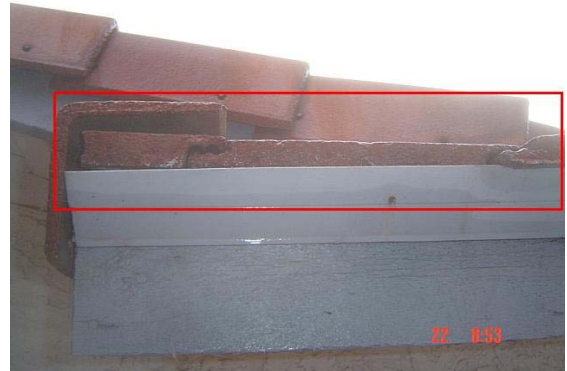


Photo: 1080.03 (1)

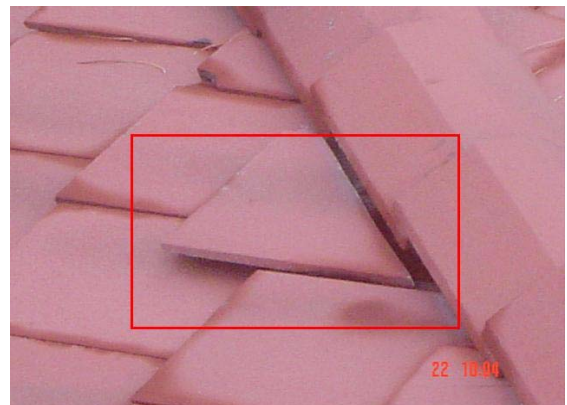


Photo: 1080.03 (2)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

---

[P] 1120.01: Clean debris from roof.  
Noted debris blocking at the valley on the west side of the roof above the garage. With debris in the valleys, the water will be diverted to areas not designed to handle the added flow of water. Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 1120.01.

[D] 1170.01: Roof leak evidence noted. (stained wood, etc.)  
Noted water stains to the under side of the roof sheathing on the west side of the garage, at the SE corner of the garage and at the SW corner of the roof above the front entry. Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised.  
See Photo(s) 1170.01.

[M] 1230.04: Metal flashing faulty or otherwise amiss.  
Noted that the roofing on the rear patio roof is sitting on top of the metal flashing next to the wall and not under it. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
See Photo(s) 1230.04.

[D] 1450.01: Fascia damaged.  
Noted dryrot damage to the fascia at the SW corner of the roof above the front entry. Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised.  
See Photo(s) 1450.01.

[P] 1500.05: Glazing faulty or otherwise amiss.  
Noted that one of the outside trim strips has come loose on the north face master bedroom window. Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 1500.05.

[N] 1550.01: Window screen(s) missing.  
Noted several and various locations.

[N] 1640.10: Patio door screen "drags" / damaged.

[R] 1700.04: Vehicle door faulty or otherwise amiss.  
Noted that the door opener has been disconnected from the door. The opener operated, but could not test it attached to the door.

### Exterior Components & Applications:

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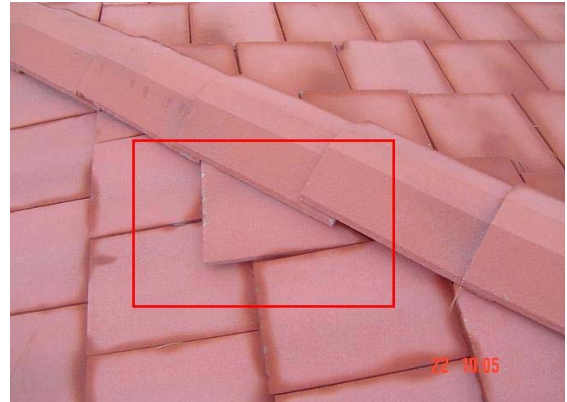


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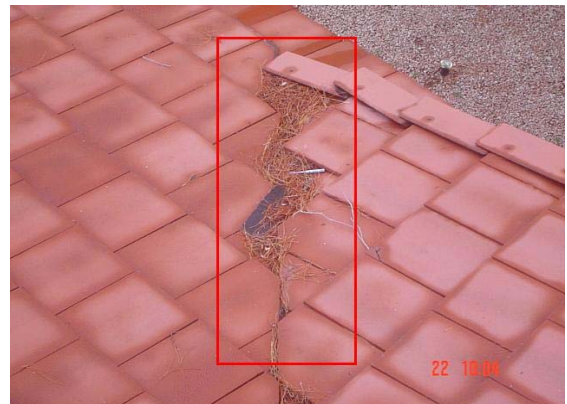


Photo: 1120.01 (1)



Photo: 1170.01 (1)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

consideration. The survey of some components is limited. Some component information contains disclosures.

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### ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof and all roof penetrations whether fully traversed or not.

### ROOF / DECK STYLES:

- 13a Gable
- 13b Hip
- 13c Valley
- 13m Shed
- 13r Flat (or near flat)
- 13t 4 to 6/12 pitch

### ROOF/DECKFLOOR WATERPROOFING MATERIALS:

- 15b Comp shingles
- 15c(1) Concrete tile
- 15j Roll roofing (nailed)

### ROOF FLASHING AND PENETRATIONS:

- 15n(1) Mineral flashing
- 15p Metal flashing

### GUTTERS / ROOF DRAINS:

No gutters installed

### WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

- 16b Wood siding (all types)
- 16h(1) Stucco (all applications)
- 16n Let-in wood bands

### EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

- 16s(2) Eaves with open soffit(s)
- 16s(4) Porch(es) with open soffit(s)
- 16s(6) Visible fascias
- 16s(9) Visible bargeboard(s)

### WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

- 10b Single glaze
- 10c(1) Metal sash
- 10h Sliding sash
- 10n Picture window(s)

### ENTRY DOORS:

- 12b Solid core
- 12c(1) Glass (large pane(s))
- 12d(2) Security door



Photo: 1170.01 (2)



Photo: 1230.04 (1)



Photo: 1450.01 (1)

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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**VEHICLE DOORS and SAFETY REVERSE DEVICES:**

14a(1) Automatic opener

14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The safety reverse mechanism(s) was/were not tested by the inspector.

14e Swing-out

14g Metal (frame/skin)



Photo: 1500.05 (1)

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### **HVAC Survey Findings:**

**(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)**

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room. If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[Note] 2009: The roof top heat pumps are manufactured by Carrier. One is a 3 ton unit (main floor) and the other is a 2 ton unit (second floor). Both built in 1987.

[F] 2010.01: Heating system inoperative after 10 minute wait. Service needed.

Noted that the unit for the main floor failed to operate. A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified licensed contractor is advised.

[N] 2030: Under 60 degrees F (cannot test air conditioner in cooling mode)

The unit could be damaged if operated. Even when no damage occurs the unit does not operate efficiently at lower temperatures and will give misleading results.

[R] 2830: Unexpected repairs and maintenance.

Heating and cooling equipment have a limited life span. The Inspector has no way of telling how long a unit may last. The units installed may already be at the end of their useful life. Proper maintenance can help extend the life of a unit, but at some time, replacement will be required.

### **HVAC / Fireplace / Stove Components:**

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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**before purchasing the property.**

**HEATING EQUIPMENT LOCATION(S):**

Heating equipment #1 is located on the roof.  
Heating equipment #2 is located on the roof.

**HEATING SYSTEM(S):**

21a(3) Electric heating  
21e Forced air heat  
21h Heat pump

**HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING**

22b Non set-back thermostat(s)  
22d Zoning system  
24b Disposable or washable filters

25a Heat Distribution Methods  
25a(2) Ducting (forced air)

**APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:**

Outside temp. = 50 degrees  
Unit 1 Temperature Differential = 30+ degrees Heat mode  
Unit 2 Temperature Differential = Not taken

**COOLING / VENTILATION SYSTEM(S):**

20a(1) Electric cooling system  
20c(2) Condenser/evaporator together  
20h Cooling Distribution Methods  
20h(2) Blower into ducting

**FIREPLACE(S), STOVE(S):**

23a(1) Prefab wood burning fireplace  
23h(2) Face screen in place

**CHIMNEY, VENT SYSTEM(S):**

23j (2) Metal chimney

**CHIMNEY INTERIOR REVIEW METHOD(S):**

23k(2) Partially reviewed  
23k(4) From inside firebox.

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Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Pool / Spa Survey Findings:

Pools and/or spas may be observed for an additional fee. The following sets forth the limitations of the observation:  
The inspector will observe the enclosure and/or related gates, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. The inspector does not operate or evaluate filter backwash systems.

It is recommended that all filter media be changed before use to effect a clean system startup.

Pool and/or spa systems or components are indicated by type or described in the components section.

Significant visible deficiencies or potential concerns, if any, are reported below.

[M] 3110.01: Minor pool deck cracks noted.

[R] 3510.04: Pump leak(s) at unknown origin.  
Noted when the pump started up on the filter system, it started up dry. When the pump was shut off, air bubbles began to show in the leaf trap. There is a leak somewhere in the system that needs to be repaired. Starting the pump dry every day will shorten the life of the pump. It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[F] 3570.10: Valve leak(s).  
Noted leaking from the diverter valve in front of the pump. This may be the cause of air in the lines. A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified licensed contractor is advised.  
See Photo(s) 3570.10.

[F] 3770.02: Filter case leaks.  
Noted leaking from the center connection band on the filter. It may be in need of a new "O" ring.  
See Photo(s) 3770.02.

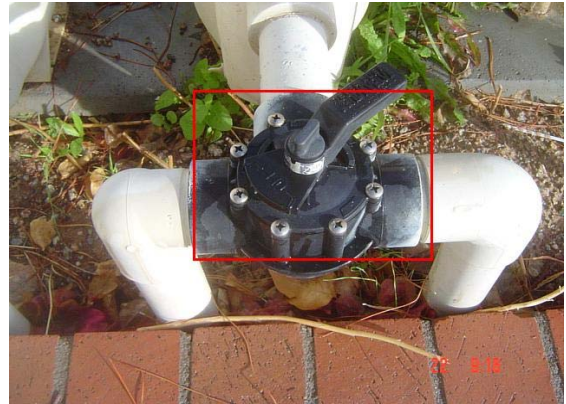


Photo: 3570.10 (1)



Photo: 3770.02 (1)

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### **Pool / Spa Components & Applications:**

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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#### **POOL / SPA BODY:**

30a(3) Exposed aggregate surface

#### **DECK, BOARD, SLIDE, ETC.:**

30g Cement concrete deck

#### **POOL / SPA HEATER:**

No pool/spa heater noted

#### **FILTER SYSTEM:**

33c Cartridge filter

33d Leaf trap

33e Skimmer

33f Back-flush valve

#### **CLEANING EQUIPMENT:**

32a Vacuum system

#### **PUMPS / LIGHTS / ELEC.:**

34b Filter pump

34c Booster pump

34g Timer controlled

34h Lighting system

34j GFCI system

34k Metal conduit

#### **PLUMBING:**

35b Plastic piping (PVC)

35d(2) Automatic fill-valve

#### **SAFETY DEVICES INSTALLED:**

36a Self closing, self latching gates/doors

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed. (Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

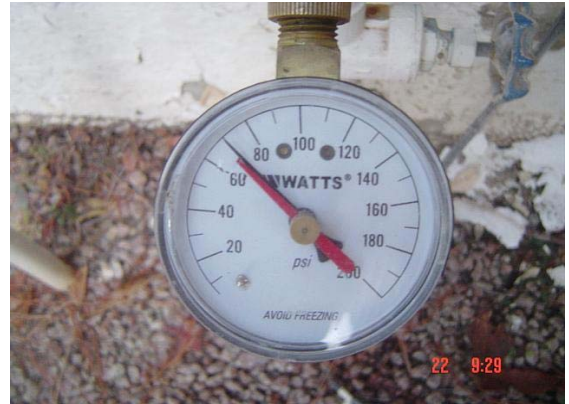


Photo: 4000 (1)

[Note] 4000 The water pressure at the time of the inspection was 70 PSI ( over 80 PSI is too much, 40 PSI is too little).See Photo(s) 4000.

[U] 4530.01: Hose bib backflow prevention device not installed.

Noted at the main water shut off hose bib. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

[F] 4580.01: Faucet leaks around handle.  
Noted at the left side master bath sink faucet.

[F] 4600.11: Fixture drain line leaks.  
Noted leaking from the top coupling under the left side master bath sink. A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified licensed contractor is advised.  
See Photo(s) 4600.11.



Photo: 4600.11 (1)

[R] 4810.23: Dryer vent needs maintenance.  
It's always best to clean the dryer vent once taking possession of the home. The use of dryer sheets causes the lint to stick to the inner walls of the vent. Lint can build up and become a possible fire hazard. Brushes can be purchased at hardware and home improvement stores.

### Plumbing Components & Applications:

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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

- 45a Main water valve located at the front of the house.
- 45f Water supply approximate size: 1"
- 42a Municipal water supply indicated
- 45c Spade type main water valve installed
- 45d Handle type main water valve installed
- 42d Hose bib anti-siphon devices

### FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

- 47a Functional water flow tested
- 47b Functional drainage tested

### PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44e Electric
- See Electrical section for shutoff locations.

### WATER HEATER(S):

- 43a(2) Electric water heater(s)

### WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve

### WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the garage.  
The approximate age of this water heater is 5 years  
Its approximate size is 50 gals.

### APPLIANCE VENT TYPES AND CONDITION:

#### LAUNDRY FACILITIES AND VENTING:

- 40a Washer connections
- 40b Electric dryer connections
- 40h. The dryer vent terminates atop the roof. This vent arrangement must be inspected and cleaned often.

### INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

- 41c Copper/brass water lines visible

### WASTE AND VENT PIPING SYSTEM:

- 41q Plastic drain lines visible
  - 41q(1) Acrylonitrilebutadiene-styrene (ABS)

### SEWAGE DISPOSAL:

- 46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.
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Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

[F] 5170.02: Load controller faulty or otherwise amiss. It did not appear to be in operation at the time of the inspection. A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified licensed contractor is advised.

[H] 5370.06: Use or placement of flexible cord questionable.

Noted that when plugging in the cord into the outlet on the SW corner in the garage, sparks came flying out of the outlet and tripped the breaker. The cord runs to a motion light on the exterior corner of the garage. This type of cord is not designed for this purpose and needs to be completely removed. Secondly, the connects to the outside light are not in a J-box. The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised. See Photo(s) 5370.06.

[R] 5440: Nonmetallic sheathed cable exposed where could be damaged.

Noted a wire coming out of the exterior outlet on the front of the house and going over to the sprinkler timer box next to the main water shut off. Noted two wires coming out of the stucco wall on the west side of the house. None of these wires are in a protective conduit. It is unknown what purpose the wires on the west wall serve. It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 5440.

[R] 5470: Electrical additions/modifications noted. It is unknown if the work was performed by qualified contractors or if with the proper permits.

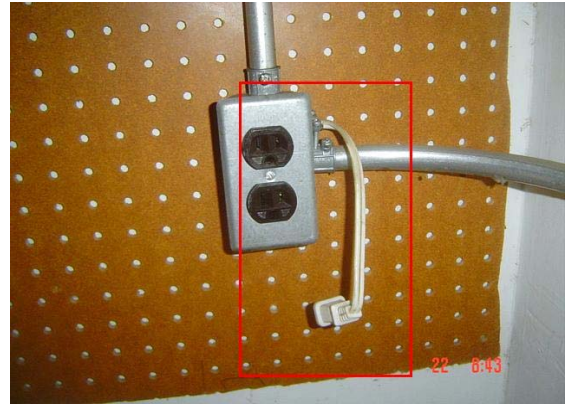


Photo: 5370.06 (1)



Photo: 5370.06 (2)

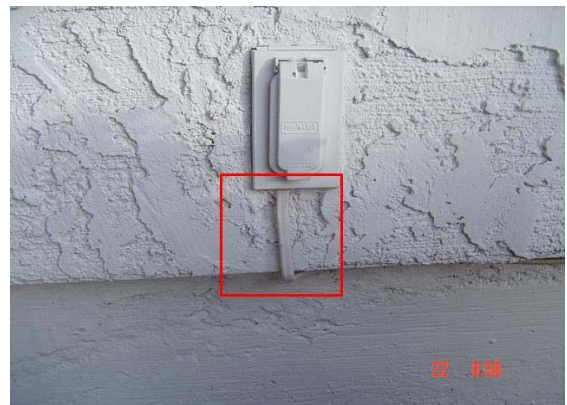


Photo: 5440 (1)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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[F] 5500: Lighting inoperative. (possible bulb, tube / ballast failure)

Noted at two in the garage, at the two exterior light fixtures on the garage, at the kitchen dining area and at the light on the rear patio. It is unknown if it is from bad bulbs or faulty electrical wiring.

[R] 5510: Switch purpose unknown. Refer to property owner if possible.

Noted at the rear corner bedroom. It does not control anything in the room.

[F] 5520: 3-way or 4-way switch inoperative (fails to control from each location).

Noted at the track light in the living room. The dimmer switch on the west wall is not a 3-way switch.

[R] 5570.01: Reversed polarity receptacle outlet (hot lead on neutral side indicated by circuit tester).

Noted at the GFCI outlet in the second floor hall bath. It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[R] 5600: 3-prong receptacle outlet not grounded.

Noted at all of the outlets in the first floor bedroom, at the two outlets on both side of the fireplace and at the wet bar outlet. It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[C] 5640: Face or cover plate needed.

Noted at the outlet on the north wall in the garage. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.

[N] 5680.01: Light fixture globe missing.  
Noted at the exterior rear patio.

[R] 5760: GFCI protection not provided to the added outlets in the garage and at the exterior outlet on the front SW corner of the house.

It is recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[H] 5820: Exterior / interior contact hazard.

Noted that the sub panel on the wall next to the pit in the rear corner of the lot is missing a dead front cover. The electrical connections are exposed to contact. A cover need to be installed. The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised.  
See Photo(s) 5820.



Photo: 5440 (2)



Photo: 5820 (1)



Photo: 5910 (1)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

---

[C] 5910: Finding not covered in narratives.  
Noted that the box used to house the sprinkler timer at the front of the house is overloaded. It looks like a fire waiting to happen. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended. See Photo(s) 5910.

### Electrical Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

**Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

#### MAIN / SUB-PANEL LOCATION(S):

Main service panel located on the SE corner of the garage.

Sub-panel #1 located next to the main panel.

Sub-panel #2 located on the east rear wall.

#### SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral

51m The service entrance conductor materials could not be ascertained

51e Exterior main service panel

51g Single disconnect

#### SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service

52c 220/240 volt service

52d Single phase

52j The service amperage rating is 200 amps. (This was determined by the amperage rating of the main disconnect)

#### DISTRIBUTION SYSTEMS:

53a Sub-panel(s)

53b Circuit breakers

53f Nonmetallic sheathed cable ("Romex")

53j Copper wires

53k(1) Stranded aluminum wire noted in single branch circuit(s).

Stranded aluminum wire is acceptable in single branch circuits. This would include circuits for dryers, ovens, ranges, AC units, etc.

53g Metal conduit

53h Plastic conduit

53m Load controller

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**This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer**

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

**GROUNDING METHOD, ETC.:**

- 54b Grounded to water pipe
- 54d Bonded service panel
- 54e Ground Fault Circuit Interrupters  
(GFCI locations may be partially or fully compliant)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

[N] 6030.11: Shower door vinyl sweep or splash guard faulty or otherwise amiss.  
Noted at the first floor shower door.

[N] 6160.03: Tub drain stop missing.  
Noted in the upstairs hall bath.

[N] 6360: Drain stop inoperative / needs adjusting / parts missing.  
Noted missing parts or inoperable stoppers at all bath sinks.

### Bath Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

**Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

#### BATHTUB TYPE(S):

60c Fiberglass bathtub(s)

#### SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

60d Fiberglass pan insert

#### TUB/SHOWER WALLS:

62b Mastic tile walls

62e Fiberglass or plastics walls

62h(1) The tub and/or shower door(s) appeared to be safety glaze

#### WASH BASIN(S):

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**This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer**

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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64e(1) Cultured marble wash basin(s)  
64g(1) The wash basin(s) and the countertop(s) are molded  
as a single unit

**COUNTERTOP MATERIALS:**

65d Cultured marble countertop(s)

**WATER CLOSET(S):**

63a(1) Down-flush toilet

**PLUMBING AND ACCESSORIES:**

61a "Washerless" faucet(s)  
61b Washer type faucet(s)  
61c Diverter valve(s)  
61d Pop-up stopper(s)  
64n Under-sink valves

**VENTILATION, SUPPLEMENTAL HEATING AND  
ELECTRICAL:**

No supplemental bathroom heating noted

66a(1) Openable window(s)  
66b Exhaust fan(s)  
66g GFCI Receptacle(s)

**FLOOR(S):**

67b(1) Tile floor(s)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed. A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency.

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. <http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[R] 7010: Water intrusion evidence or water damage noted. Noted an active leak in the ceiling of the right side north face bedroom. The roofing above this area is heavily damaged. 2. Noted that the floor on the north wall of the garage is wet. The area is next to the plumbing cleanout, which could be the cause of the moisture.

It is beyond the scope of this Inspection to determine the extent of these problems or if mold is present. It is

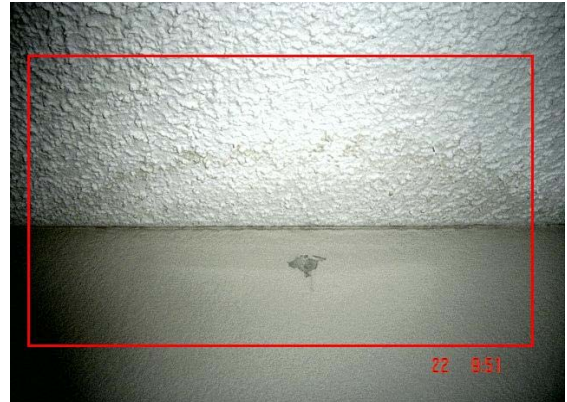


Photo: 7010 (1)



Photo: 7010 (2)



Photo: 7870.11 (1)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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recommended that the finding, and all associated components, be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 7010.

[R] 7100.05: Paint "new."

It is unknown if this is to help the home sell with a fresh look or to cover past water problems.

[C] 7150.04: Fire resistant wall or ceiling incomplete.  
The attic access cover in the garage is not of a fire rated material. Advise the installation of 5/8 inch type "X" drywall to this area. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.

[N] 7380: Bypass door floor-guide missing / amiss.  
Noted missing or damage floor guides at the bedroom closets.

[F] 7420.01: Door lock-set damaged.  
Noted that the door lock-set at the door to the garage did not operate properly and needs to be replaced.

[N] 7420.03: Door lock-set amiss.  
Noted that the privacy lock is installed backwards at the entry to the second, second floor bedroom. You can lock someone in, but you can't lock some one out.

[N] 7420.12: Deadbolt parts missing.  
Noted that the deadbolt has been removed at the door to the garage.

[C] 7490.02: Fire resistant door self-close mechanism needs adjustment.  
The door to the garage is not self-closing at this time.

[C] 7780.10: Guardrail baluster spacing exceeds 4 inches.  
The current required spacing of the balusters is 4 inches. When the home was constructed, there was a different requirement. Use caution when small children reside in the home.

[U] 7800.01: Smoke alarm not installed where required.  
The current locations of the smoke alarms do not meet the current standards. Additions to the bedrooms and other areas will improve the chances of escape should there be a fire. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

[N] 7860.02: Ceiling fan vibrates.  
Noted in the first floor bedroom.

[N] 7870.11: Wet bar cabinet damaged.  
Noted that one of the doors is damaged.

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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[See Photo\(s\) 7870.11.](#)

### Interior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

**Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

#### WALLS AND CEILINGS:

- 70b Drywall
- 70j Sprayed acoustical ceilings

#### FIRE SEPARATION WALLS AND CEILINGS

- 70q Fire separation walls and ceilings were observed

#### FIRE SEPARATION DOOR(S)

- 71n Fire separation/fire resistant door(s) was/were observed

#### EXTERIOR AND INTERIOR DOOR SYSTEMS:

- 71b Bypass door(s)
- 71c Pet door(s)
- 71d Pocket door(s)
- 71e Hinged door(s)
- 71f Sliding glass door(s)
- 71g(1) Metal door(s)
- 71h Dead bolt(s)
- 71j Side light(s)
- 71m Weather stripped

#### WINDOWS

- 75a A representative number of windows were tested.

#### INTERIOR STYLES, STAIRS, ETC.:

- 72a Volume, vaulted or high ceilings
- 72b Ceiling under 7'6" height
- 72c Nominal 8' ceilings
- 72f(1) Multi story
- 72f(2) Split level
- 72g(1) Wood stairway/steps
- 72g(5) Balconies and railings

#### FINISH FLOORING:

- 73a Carpet
- 73e(1) Tile (All types)

#### MISC. SYSTEMS:

- 74a(1) Smoke alarm
  - 74e(1) Wet or dry bar
-

**This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer**

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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74h Ceiling fan(s)

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.



Photo: 8020.11 (1)

#### [U] 8020.03: Oven missing parts.

No anti-tip device is currently installed on the oven. This is to stop the oven from tipping over if a child should stand on an open oven door. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

#### [A] 8020.11: Range damaged.

Noted discoloration to the cooktop surface. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 8020.11.



Photo: 8600 (1)

#### [U] 8190.01: Receptacle outlet(s) intended for kitchen countertop use not GFCI type.

Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

#### [U] 8280: Dishwasher air gap not installed.

Since no dishwasher air gap is installed and unknown if it was required at the time of construction. It is highly advised that the drain line from the dishwasher to the disposal be looped up as high as possible under the sink to help prevent any garbage from the disposal from entering the dishwasher. This is also called a dishwasher loop.

#### [D] 8600: Sink enamel or porcelain chipped.

Noted large chips out of the sink surface. See Photo(s) 8600.

#### [N] 8610.02: Sink drain stops not located.

Noted at the disposal side bowl. Could not fill up the bowl(s) to test for leaking of the drain pipes or connections.

#### [A] 8800.01: Tile or grout cracked.

Noted some cracking the edge tiles.

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### **Kitchen Components & Applications:**

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

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#### RANGE(S) / COOKTOP(S):

80a(2) Electric range or cooktop  
80b Free-standing range

#### OVEN(S):

83a(2) Electric oven  
83b Free-standing oven  
83e Self-cleaning oven  
83h Microwave oven

#### VENTILATION:

81a Mechanical exhaust  
81e Openable window

#### CABINETS:

84a Modular wood cabinets

#### COUNTERTOP(S) AND BACKSPLASH:

86a Floated tile

#### SINK(S):

82a(1) Cast iron sink  
82f Let-in  
82g Washerless faucet

#### REFRIGERATOR(S):

No refrigerator noted  
85a Ice maker connection

#### LIGHTING AND ELECTRIC:

87a Counter outlets  
87b Fluorescent lighting

#### OTHER APPLIANCES:

88d Disposal  
88e Dishwasher

## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

### Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks. Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

[D] 9200.04: Framing member damaged.  
Noted dryrot damage to the ends of all of the beams supporting the rear patio roof. Noted that some are split and falling apart. Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised. See Photo(s) 9200.04.

[M] 9210.30: Support beam deflection noted.  
Noted sagging of the beams that make up the rear patio roof.

[D] 9340.11: Porch post damaged.  
Noted damage at the bottom of the three posts for the rear patio. It is believed to be a combination of dryrot and wood boring insects. Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised. See Photo(s) 9340.11.

[R] 9850.03: Pigeon problem suspected.  
Bird feces can carry parasites and disease.

### Structure Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

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INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

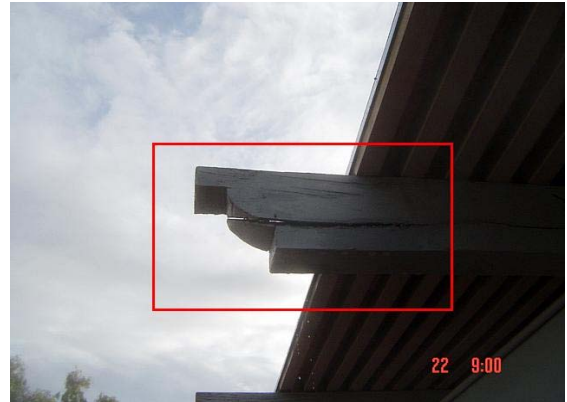


Photo: 9200.04 (1)



Photo: 9340.11 (1)

**This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer**

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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**APPROXIMATE ERA OF CONSTRUCTION:**

91a 1984 to 1995

**ROOF/CEILINGS STRUCTURAL COMPONENTS:**

90a(1) Truss roof system

90c Plywood/OSB roof sheathing

**FLOOR STRUCTURAL COMPONENTS:**

90b(2) Site-framed floor system

90f Plywood/OSB subfloor

90j(1) Concrete slab floor

**EXTERIOR WALLS STRUCTURAL COMPONENTS:**

90t Wood framing

**FOUNDATION AND/OR BASEMENT STRUCTURES**

WHERE VISIBLE (if basement present):

93a Concrete pier and/or perimeter foundation

93g Columns / poles / posts extrapolated description(s):  
93g(10)Wood post

**SUB-AREA OBSERVATION EXTENT AND METHOD:**

This type of construction has no sub-area

**ATTIC OBSERVATION EXTENT AND METHOD:**

96b Partially viewed

96c(1) From access opening

**ATTIC ACCESS LOCATION:**

An attic access is located in the rear corner bedroom closet and in the garage ceilings. There may be other attic access locations not listed here.

**ATTIC VENTILATION:**

92a Attic ventilation

**APPROXIMATE ATTIC INSULATION THICKNESS:**

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 9 to 12 inches (attic)

**APPROXIMATE FLOOR INSULATION THICKNESS:**

**INSTALLED ATTIC AND FLOOR INSULATION TYPES:**

95a(1) Fiberglass (batt or loose)

**VAPOR RETARDERS/BARRIERS:**

Vapor retarder presence and type not fully ascertainable

Moisture barrier presence and type not fully ascertainable

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## This Report Has Been Prepared Exclusively For: Bob and Mary Homebuyer

Property Address: 1234 N. Mystreet, Phoenix, AZ  
Date of Inspection: 1/1/2010 Start Time: 9:00:00 AM Report Number: 1810012210

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### **Additional Information:**

This report will give you information about the overall condition of this property. The Inspector follows the standards set forth by the Standards of Professional Practice for Arizona Home Inspectors, a copy of which is in the "Uniform Building Inspection Report Reference Manual". The Inspector examined the readily accessible areas and systems of the home according to these standards.

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection. The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.