



HOME INSPECTIONS* **THERMAL IMAGING** *TERMITE INSPECTIONS

An Inspection of:

2710 E. Clydesdale Trail



For:

Mr. & Mrs. Smith

1/15/08



Customer: Mr. & Mrs. Smith

Property Inspected: 2710 E. Clydesdale Trail, Phoenix, AZ. 85032

Date: 1-15-08 Time: 9:00 a.m. Condo Single Family Town Home Multi- Plex

Year Built: 2003 Weather: Clear Temp: 55 Vacant Occupied

EXTERIOR COMPONENTS

FOUNDATION

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Stem Slab Block Post Tensioned Basement

Conditions: Moderate Cracks (Normal) Horizontal Cracking Stem Wall Spalling Exposed Tendons
 Settlement/Displacement Consult Qualified Contractor

WALLS & SIDING

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Materials: Frame Block Brick Stucco Wood Siding Masonry Veneer Vinyl/Aluminum Siding

Conditions: Moderate Cracks (Normal) Major Cracks Caulk/Seal Gaps & Cracks Paint Deteriorating
 Physical Damage Cracks on Parapet Walls Thin Stucco Chipped/Missing Stucco
 Loose Siding Water Damage Consult Qualified Contractor

Location:

CHIMNEY

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Frame Stucco Siding Block Brick B-Vent Direct Vent

Conditions: Chimney Cap Damaged No Chimney Cap Gaps at Chimney Cap Mortar Cap Cracked Loose Block
 No Cricket at Chimney No Spark Arrestor Unlined Consult Qualified Contractor

Location:

DOORS & TRIM

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Wood Metal Sliding Glass Fiberglass

Conditions: Door Sticks/Rubs Door Does Not Latch Handle Sticks Lock Inoperative Paint Deteriorating
 Daylight Visible Door Settled Needs Varnish Dual Cylinder Dead Bolt
 Missing/Damaged Weather Strip Hollow Core Front Door Caulk/Seal Trim Loose Trim

Location: Front Door Top Trim Piece

FASCIA & SOFFITS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Water Damage Paint Deteriorating Dry Rot Missing/Open Screens Missing/Damaged Fascia

Location:

PATIOS & DECKS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Concrete Brick Pavers Flagstone Covered Uncovered

Conditions: Settlement/Heaving Moderate Cracks (Normal) Major Cracks Sagging Beam/Rafter
 Cover Not Attached Properly Water Damage Wood Post on Concrete Dry Rot

Location:

COMMENTS

SITE IMPROVEMENTS, GRADING & DRAINAGE

DRIVEWAY & WALKS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Materials: Concrete Pavers Brick Gravel Flagstone Asphalt Unpaved
Conditions: Moderate Cracks (Normal) Major Cracks Heaving/Settlement Erosion Cracked Decco Drain
Location:

FENCE & GATE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Fence Materials: Block Wood Wrought Iron Chain Link **Gate:** Wrought Iron Wood Slat
Conditions: Moderate Cracks (Normal) Major Cracks Loose Sections Missing Sections Gate Sticks/Rubs
 Iron Rusting Gate Does Not Latch
Location:

GRADING/DRAINAGE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Drains to House Grade too High Surface Drains Not Tested Weep Screed at/below Grade Ponding
Location: N.E. Side Yard

LANDSCAPE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Trees Planted Too Close Over-Watering by Foundation Stressed/Dying Plants Plants Growing On Home
 Sprinkler System Not Tested Sprinkler Head Missing/Broken Leaking/Corroded Valve
Location:

ROOF, FLASHING & VENTS

ROOFING

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Roof Style: Hip **Viewed From:** Ladder

Materials: Concrete Tile Clay Tile Asphalt Shingle Wood Shake Rolled Roofing Foam
Conditions: Broken Tile Displaced Tile Missing Tile/Shingles Mortar Pack Cracked/Missing Buckling
 Improper Perimeter Nailing Loose Shingles Cupping/Curling Granule Loss Soft Spots
 Open Seams Ponding Noted Blistering Foam Needs New Top Coat Prior Repairs Noted
 Negative Slope on Scupper Scupper Clogged Improper Installation Improper Perimeter Detail
 Trees Overhanging Roof Budget to Replace Consult Qualified Contractor

Location:

FLASHING & VENTS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Improper Flashing Skylight Installation Improper Vent Cap Missing Vent Cap Damaged
 Paint Vent Pipes Drip Edge Missing/Damaged Seal Vent Pipes Seal Roof to Wall Connections
 Clogged Gutters Down Spouts Discharge at Foundation Consult Qualified Contractor

Location: See Summary

COMMENTS

KITCHEN

SINK & FAUCET

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Faucet Leaks at Base Faucet Drips Sprayer Leaks Sprayer Inoperative Drain Leaking Under Sink
 Faucet Leaks Under Sink Sink Damaged/Chipped Re-Caulk Sink Slow Draining Corrosion on Pipes

CABINETS

Rating: Acceptable Attention Req. Defective Hazardous See Comments

Conditions: Water Damage Evidence of Past Leaks Door Needs Adjustment Drawer Needs Adjustment
 Physical Damage Upper Cabinets Not Secure

Location:

COUNTERTOP

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Material: Laminate Tile Granite Corian Engineered Stone

Conditions: Cracked/Chipped/Damaged Not Secured Open Seams No Corbels at Overhang Caulk Backsplash

DISHWASHER

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Inoperative Spray Arm Stuck Racks Rusted Not Secured Door Springs Shot Drain Line Leaks
 Door Seal Defective No Air Gap or High Loop Air gap Leaks Physical Damage Unit Noisy
 Budget to Replace

RANGE/OVEN

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Free Standing Range Built-In Range Cooktop Oven Dbl. Oven Oven/Micro **Fuel:** Electric

Conditions: Inoperative Burner Inoperative Damaged Controls No Anti-Tip Device Physical Damage
 Missing Parts Light Out Budget to Replace

Location:

EXHAUST FAN

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Hood Microwave Down Draft No vent

Conditions: Fan Noisy Inoperative Filter Dirty Filter Missing Improper Venting Vent Leaks/Separated

DISPOSAL

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Inoperative Stuck Blade Splash Guard Missing/Worn Noisy Hard Wired
 Unit Vibrates Budget to Replace

MISC.

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Misc. Appliances: Refrigerator Compactor Insta-Hot R.O. Microwave

Conditions: Inoperative Physical Damage Not Tested

COMMENTS

BATHROOMS

SINKS & FAUCETS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Caulk/Seal Sink Loose Handle on Faucet Hot & Cold Reversed Faucet Leaks at Base/Handle
 Supply Leaks Under Sink Faucet Drips/Runs Drain Leak Improper Drain Slow Drain
 Stopper Missing/Inoperative Sink Chipped/Damaged Evidence of Prior Leak Corrosion on Pipes

Location: See Summary

CABINETS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Water Damage Evidence of Prior Leaks Door Needs Adjustment Drawer Needs Adjustment
 Physical Damage Upper Cabinets Not Secure

Location: See Summary

COUNTERTOPS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Material: Laminate Tile Granite Corian Engineered Stone Marble
Conditions: Cracked/Chipped/Damaged Not Secured Open Seams Caulk Backsplash

Location:

TUBS/SHOWERS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Tub Shower Tub/Shower Whirlpool tub
Conditions: Chipped/Damaged Caulk/Seal Surround Faucet Handle Loose Faucet Handle Leaks
 Tub Spout Leaks Shower Head Leaks Shower Diverter Defective Door Sticks/Rubs
 Whirlpool Motor Not Accessible Whirlpool Pump Leaks Tub Not Supported
 Slow Drain Stopper Missing/Defective

Location:

TOILETS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Active Leaks Evidence of Prior Leaks Flapper Sticks Toilet Runs Toilet Not Caulked/Secured To Floor
 Slow/Sluggish Corrosion on Pipes

Location:

VENTILATION

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Fan Window No Ventilation
Conditions: Fan Out of Balance Fan Inoperative Window Stuck

Location:

COMMENTS

INTERIOR

FLOORS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Carpet Ceramic Tile Sheet Vinyl Vinyl Tile Flagstone Travertine Wood Laminate
Conditions: Rips/Tears in Vinyl Hollow Tile (Excessive) Cracked/Chipped Tile Physical Damage
 Missing Carpet Pad Missing/Damaged Grout
Location: Hallway, probable foundation control joint.

DOORS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Door Sticks/Rubs Door Does Not Latch Handle Sticks Lock Inoperative
 Closet Door Guides Missing Undercut Doors for Air Flow
Location: Den

WINDOWS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Single Pane Dual Pane
Conditions: Broken Pane Glazing Bead Missing/Damaged Bent Frame Inoperable Painted Shut Seal Failure
 Damaged Screen No Tempered Glass at High Impact Area Balancer Defective
Location: Master Bedroom

WALLS & CEILINGS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Settlement Cracks (Normal) Excessive Settlement Elevated Moisture Physical Damage
Location: Family Room Ceiling

STAIRS & RAILS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: No Handrail Spindles Too Far Apart Rail Improper Height Rise/Run Improper
Location:

ATTIC & INSULATION

ATTIC

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Access: Entered Partially **Venting:** Soffit
Roof Construction: Truss **Roof Sheathing:** Oriented Strand Board
Conditions: Broken Truss/Rafter Evidence of Prior Leaks Vent Screens Missing/Damaged
 Vents Blocked Access Panel Missing Access Panel Damaged
Location:

INSULATION

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Fiberglass Batts Blown Fiberglass Blown Cellulose Rock Wool **Approx. Depth:** 8"-10"
Conditions: Displaced Insulation Insufficient Insulation Insulation Blocking Vents No Access/Not Inspected
Location:

COMMENTS

PLUMBING

MAIN

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Shut Off Location: S.E. Ext. **Material:** Copper **Size:** 1 1/4" **Water Pressure:** 72 psi
Conditions: Shut Off Valve Rusted/Corroded Active Leaks Water Pressure Too High Physical Damage

DRAIN & VENT

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: ABS Plastic Cast Iron Galvanized Undetermined
Conditions: Missing Cleanout Missing Cleanout Cover Improper Vent Vent Not Supported
Location:

SUPPLY

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Visible Types: Copper CPVC Aqua Pex Galvanized Polybutylene
Conditions: Active Leaks No Anti-Siphon on Hose Bib Hose Bib Leaks Copper/Galvanized Connection
 Corrosion on Pipes Excessive Pressure Loss Using Multiple Fixtures
Location:

WATER HEATER

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Gas Electric **Gallons:** 50 **Located:** Garage
Conditions: Inoperative No TPR Valve TPR Line Improper TPR Valve Leaks Gas Unit Not on Platform
 Inadequate/No combustion Air Dip Tube Bad Water Temp. Over 130 Degrees Vent Improper
 Vent too Close to Combustibles Vent Separated Corrosion on Pipes Budget to Replace
Location:

ELECTRICAL

SEVICE ENTRANCE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Underground **Volts:** 120/240 **Material:** Copper
Conditions: No Drip Loop Conductors too Close to Pool/Traffic Area Mast Loose/Unsupported
Location:

PANELS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Located: S.E. Ext. **Over Current Protection:** Breakers **Amps:** 200 **Sub Panel:**
Conditions: Scorched Wires Double Tapped Breaker Improperly Sized Breaker Panel Full Panel Not Labeled
 Missing 240v Breaker Ties More Than 6 Throws for Shut Down Knock Outs Missing
 Add Antioxidant Paste to Aluminum Wires Missing/Improper Screws Neutral & Ground in Sub Panel
 Consult Qualified Contractor
Location:

WIRING & FIXTURES

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Wiring: Romex Knob & Tube **Material:** Copper Aluminum at 240v Aluminum at 120v
Conditions: Open Splice Exposed Wiring Cover Plate Missing/Damaged No GFI at Kitchen
 GFI Defective No GFI at Ext. No ARC Fault ARC Fault Inoperative Fixture Inoperative
 No Globe on Fixture No Bulb at Fixture Missing Fixture Reverse Polarity at Receptacle
 Weather Proof Cover Missing on Ext. Recept. Switch Too Close to Tub/Shower Broken Switch
 Receptacle Inoperative Consult Qualified Contractor
Location: Hall Bath

COMMENTS

AIR CONDITIONING, HEATING & FIREPLACE

AIR CONDITIONING

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Elec. A/C Heat Pump Evaporative Cooler **Unit #1 Size:** 3 1/2 Ton **Unit #2 Size:** N/A
Conditions: Unit Inoperative Unit Not Tested Due to Outdoor Air Temp. Temp. Split Below Normal
 Secondary Condensate in Use No Condensate Line Broken Condensate Line Unit Oversized
 Condensate Line Leaks Missing/Damaged Insulation on Freon Line Unit Undersized
 Condensate Pan Missing/Damaged Evap. Not Tested Cooler Pads Missing Seal Freon Line @ Unit
 Cooler Pads Need Replacing Recommend Service & Evaluation Budget to Replace

Location:

HEATING

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Electric Heat Pump Gas **Unit #1 Size:** same **Unit #2 Size:** **Located:** Attic
Conditions: Inoperative Not Tested Due to Outdoor Air Temp. Gas Flex Line Enters Furnace Cabinet
 Combustibles Too Close to Flue Heat Exchanger Cracked Soot/Rust in Burn Chamber
 Inadequate Combustion Air Recommend Service & Evaluation Budget to Replace
 Flue Improper Flue Separated

Location:

DUCTS & FILTERS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Flex Duct Hard Duct Disposable Filter Washable Filter Electronic Filter **Filter Location:** Ceiling Return
Conditions: Seal Duct Work Duct Crimped/ Blocked Register Missing Seal Plenum Clean Return Air Chamber
 Duct Insulation Missing/Damaged Air Flow Restricted Clean/Replace Filter

Location: See Summary

THERMOSTAT

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Loose Inoperative Missing Location Improper

Location:

FIREPLACE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Wood Burning Gas Propane
Conditions: Improper Hearth Damper Inoperative Refractor Panel Cracked Have Flue Cleaned & Inspected
 Mortar Deteriorating

Location:

COMMENTS

1. Although the chimney and flue appear to be in working order, it is recommended that the flue be cleaned before use.

GARAGE & LAUNDRY

STRUCTURE

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Attached Detached Carport **Size:** 2 Car
Conditions: Attic Ladder/Scuttle Lid Not Fire Rated Window in Door to Home (Fire Hazard)
 Inadequate Fire Separation Wall Door Not Fire Rated No Self closing Hinges on Fire Door
 Self Closing Hinges Need Adjustment Physical Damage Water Stains/Damage

Location:

DOORS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Type: Metal Wood
Conditions: Physical Damage Missing Bolts Broken Spring Roller Damaged

Location:

OPENERS

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Conditions: Inoperative No Auto Reverse Auto Reverse Needs Adjustment Control Button Loose/Damaged

Location:

LAUNDRY

Rating: Acceptable Attention Req. Defective Hazardous See Comments N/A

Located: Interior Utility Room **Dryer Hook-Up:** Gas Electric **Laundry Sink:** No
Conditions: Faucet Leaks Handle Leaks Drain Leaks Cross Connection Sink Not Secured
 Evidence of Prior Leaks Water Damage

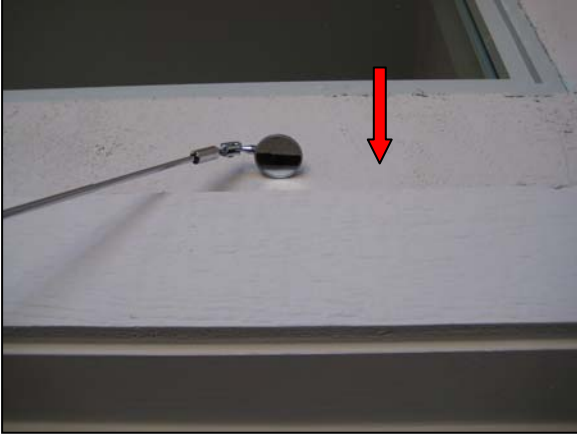
Location:

COMMENTS

SUMMARY & PICTURES

Exterior:

1. Caulk/seal the top piece of trim at the front door.



2. The grade at the n.e. exterior is above the finished floor. This can allow moisture to wick into the walls. Grade should be lowered leaving approx. 4" -6" of exposed stem wall.



Roof:

3. Seal the roof to wall connection at the chimney.

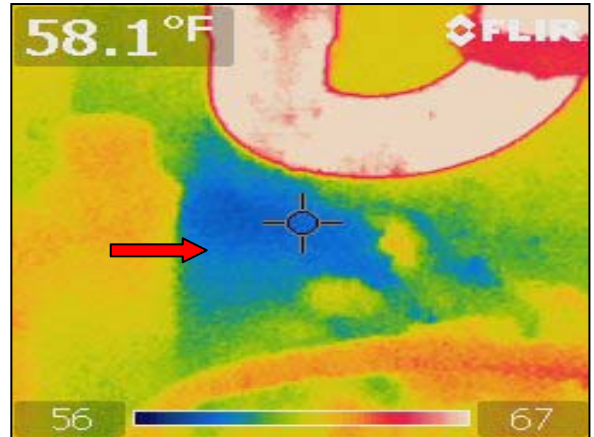


Kitchen:

- 4. The dishwasher drain line is not supported in “high loop”. This can allow the disposal to drain into the dishwasher.
- 5. The range does not have anti-tip device to prevent the unit from tipping over.
- 6. One of the disposal blades is stuck. The unit operates, but spins out of balance.

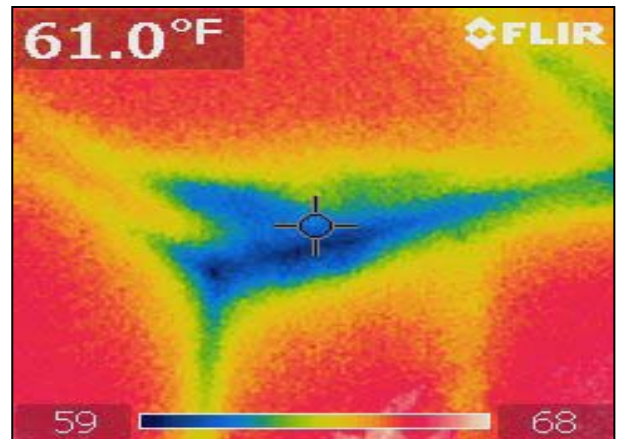
Bathrooms:

- 7. Thermal imaging revealed evidence of moisture in the wall behind the hall bath sink. This is a possible drain leak. Consult a qualified contractor.



Interior:

- 8. The den doors have settled and stick/rub in the opening.
- 9. The master bedroom single hung window has a defective balancer. The window does not stay open.
- 10. There is evidence of a roof leak at the family room ceiling. There is a small water stain at the intersection of the wall and ceiling. Thermal imaging revealed an area approx. two foot square of elevated moisture. This area corresponds to the patio and main roof connections. Consult a qualified contractor.



Electrical:

11. The hall bath master GFI is defective. It did not trip when tested. This is a hazardous condition for this outlet and the outlets it controls. Consult a qualified contractor.

Heat & A/C:

12. There is a section of duct, coming from the air handler, that is kinked/restricted by a zip tie. Consult a qualified contractor.



Note: HVAC systems should be serviced annually by a qualified a/c technician. If no documentation exists to verify that the unit was properly maintained, then it is recommended that the system be inspected and serviced by a qualified a/c technician.