

ATKISON INSPECTION SERVICE, INC

Building Inspection Report

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Inspection Date:
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Report Overview & Pictures

THE HOUSE IN PERSPECTIVE

This is a well-built six (6) year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements that are recommended but not required.

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

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

- For the purpose of this report, it is assumed that the house faces south.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the AZ ASHI® Standards of Practice (effective January 1, 2002) are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 75 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

The following pictures have been included in order to provide a better depiction of some of the items noted in the report. These pictures should not be relied upon fully as additional information is provided in the body of the report. Not all of the items noted in the report are represented with a picture.



Picture 1: Holes in soffit east side of house.



Picture 4: Tile slipped out of position, east side of covered entry.



Picture 2: Cracks in stucco on soffit west side.



Picture 5: Reseal seam above skylight.



Picture 3: Example of broken tiles.



Picture 6: Example of tile slipped at hip.



Picture 7: Poor transition between tile and wall west side of entry.



Picture 9: Waste drain hose from the dishwasher.



Picture 8: Ducts not hanging from trusses.



Picture 10: Leak base of master shower.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete
Floor Structure:	•Slab on Grade
Wall Structure:	•Frame
Columns:	•Frame with Stucco Veneer
Ceiling Structure:	•Trusses
Roof Structure:	•Trusses •OSB Sheathing

STRUCTURAL COMPONENT OBSERVATIONS

The structural components listed above are performing as intended. No repairs or improvements of the structural components are currently needed.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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

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

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Concrete Tile
Roof Flashings:	•Metal
Roof Penetrations:	•Plumbing Vents •Exhaust Vents
Roof Drainage System:	•No Gutters Installed
Skylights:	•Plastic Bubble Type
Method of Inspection:	•Walked On Roof

ROOFING OBSERVATIONS

A qualified licensed roofing contractor should be engaged to make the following repairs.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** At least twelve broken roofing tiles were found on the roof and marked with yellow Xs for easy identification. Broken tiles allow the felt underlayment to be exposed to damaging ultraviolet sun light and storm water penetration. A qualified licensed roofing contractor should be engaged to replace the damaged tiles and to evaluate and, repair as needed, the membrane roofing under the damaged tiles. Please refer to pictures three and seven in this report for additional information.
2. **Repair:** A few cut field tiles at the hip cap tiles on the garage roof have slipped out of position because there were not properly secured into place. Tiles that are out of position allow the felt underlayment to be exposed to damaging ultraviolet sun light and storm water penetration. Repairs, by a qualified licensed roofing contractor, are needed. The membrane roofing exposed while the tiles where out of place should be evaluated and repaired if needed before the tiles are re-secured into place. Please refer to picture six in this report for additional information.
3. **Repair:** One of the roofing tiles at the wall on the east side of the covered entry has not been properly secured into place and has therefore slid out of position. Repair is needed. Please refer to picture four in this report for additional information.
4. **Repair:** No flashing has been installed above the roofing tile at the jog in the wall on the west side of the covered entry. This is allowing storm water penetration under the roofing tiles. Repair is needed. The same type of flashing will also need to be added where the tile has slipped out of position on the east side of the entry. Please refer to picture seven in this report for additional information.
5. **Repair:** The edge of the membrane under the roofing tiles has not been covered with tile where it meets and has been sealed to the skylight flashing. The asphalt material at this seam has therefore deteriorated due to exposure to the sun. This seam should be resealed and covered with tile in order to prevent additional damage. Please refer to picture five in this report for additional information.

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the roof sheathing is inspected, from the underside, for evidence of leaks.
- Interior finishes may disguise prior leaks.
- No comment can be offered on the condition of the membrane below the concrete tile roof.

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

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Exterior Doors and Trim:	•Fiberglass •Metal Clad •French Doors •Wood Trim
Window Frames:	•Metal
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Overhead Garage Door(s):	•Two Aluminum •Two Automatic Openers Installed
Surface Drainage:	•Level Grade
Fencing:	•Masonry

EXTERIOR OBSERVATIONS

A fire rated barrier has been installed between the garage and the interior of the house. This barrier should consist of drywall-covered walls and ceilings, a fire rated door with a self-closing device and weather stripping, and a weighted drywall access cover in the hatch to the attic. The integrity of these components should be maintained in order to provide a proper fire resistant barrier between the two areas.

The entry doors are operating as intended.

RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The two-car overhead garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Adjustment, by a qualified garage door technician, is needed. The door should automatically reverse when it comes in contact with an item, such as a flashlight, placed on the floor beneath the middle of the door.
2. **Safety Issue, Repair:** The access panel in the ceiling of the garage should be weighted with another layer of 5/8 inch drywall or a 3/4 inch thick piece of particleboard in order to help keep the panel in place in case of a fire in the garage.
3. **Repair:** The grading in the east side yard should be improved to promote the flow of storm water to the street and away from the foundation. The roots of the trees are blocking the drainage in this area.
4. **Repair:** The cracks in the stucco finish coating on the soffits under the valleys on both sides of the house need to be repaired by a qualified licensed contractor. The lack of attention will result in additional damage and storm water penetration. Please refer to picture two in this report for additional information.
5. **Repair:** The holes in the stucco finish coating on the soffit above the main electric service panel should be filled in order to prevent access to the attic by bees. Please refer to picture one in this report for additional information.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geo-technical, or hydrological conditions, or environmental hazards.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240-Volt Main Service
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Main Service Disconnects:	•Main Breaker Rating 200 Amps •Located: Exterior East Wall
Service Grounding:	•Copper
Service Panel & Overcurrent Protection:	•Breakers •Located: Exterior East Wall
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Location of Outlets Protected by Ground Fault Circuit Interrupters:	•Bathrooms •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. The ground fault circuit interrupter (GFCI) devices have been provided where needed and are operating properly.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source:	•240 Volt Electric Supply
Central System Type:	•Air Source Heat Pump System
Distribution Methods:	•Ductwork
Operating Control:	•Thermostat
Manufacturer:	•Carrier
Size:	•Six Years Old
Age:	•Five Tons

SYSTEM OBSERVATIONS

Conditioned air is being supplied to every room in the home through the central duct system. Adjustable vent registers disburse the air into each room.

The return air filter installed in the air conditioning / furnace system should be replaced monthly.

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

The heating system is in generally good condition. No improvements are presently needed.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The flex ducts inside the attic have not been properly installed. These ducts should be hung from the trusses so that they flow directly into the ceiling registers without sagging or sharp bends. The proper installation of the ducts will improve the efficiency of the air flow through the heating/air conditioning system. These repairs should be completed by a qualified licensed heating/air conditioning contractor. Please refer to picture eight in this report for additional information.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

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

- The cooling supply adequacy and distribution balance are not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The furnace heat exchanger is not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Eight (8) Inches Loose-Fill Cellulose
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Gable Vents •Soffit Vents
Attic Access Hatch:	•Garage •Master Bedroom Closet
Method of Inspection:	•Entered, Walked Through
Exhaust Fan/Vent Locations:	•Bathroom •Laundry Room •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

The attic insulation and ventilation levels are typical for a home of this age and construction.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Visible Water Supply Service

Pipe to House:	•Copper
Main Water Valve Location:	•Exterior Wall near the Entry
Visible Interior Supply Piping:	•Copper
Waste Drain Cleanout Location:	•Front Yard
Traps; Waste & Vent Piping:	•Plastic
Water Heater Location:	•Garage
Energy Source:	•Natural Gas
Vents, Flues & Chimneys:	•Metal Single Wall •Metal Double Wall 'B'-Vent
Temperature/Pressure Valve:	•Installed Top of Tank •Copper Extension Pipe to Exterior
Size (Gallons):	•Forty (40) Gallon
Age:	•Six (6) Years Old
Manufacturer:	•A.O. Smith
Natural Gas Valves:	•Main Valve Location: Exterior West Wall •Additional Valve Locations: Water Heater, Furnace •Supply Piping – Steel
Other Components:	•Soft Water Conditioning Equipment Installed – Not Tested
Sprinkler System:	•Timer Location: Exterior East Wall •Number of Valves: Five

PLUMBING OBSERVATIONS

The functional flow supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The water heater system was observed to be functioning as intended. Hot water is being supplied to the interior faucets. No improvements are currently needed. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

All drains were tested and found to be functioning as intended.

All of the fixture and faucets were tested and found to be operational. No repairs are currently needed.

RECOMMENDATIONS / OBSERVATIONS

- Repair:** One of the lawn sprinkler heads in station #3 is damaged. This sprinkler head sprays the ceiling of the back patio when running. Replacement is needed.
- Repair:** One of the lawn sprinkler valves in the box on the east side of the front yard is leaking. Repair is needed.
- Improve:** The lawn sprinkler system should be adjusted to direct water spray away from the exterior walls, patio and/or fence. The lack of attention will result in additional damage due to water-moisture penetration.
- Monitor:** The shutoff valve in the water supply piping above the water heater shows evidence of corrosion. This is a common condition. No evidence of active leaking was noted at the time of the inspection. No improvements are currently needed.

LIMITATIONS OF PLUMBING INSPECTION

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

- The shut off valves for the water supplies at or behind the plumbing fixtures were not tested as a part of this inspection. These valves often leak and/or break as a result of testing.
- Portions of the plumbing system concealed by furnishings and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, fire sprinkler systems, and private waste disposal systems are not inspected.
- Each individual plant was not checked to determine if they all are being watered by the drip system.

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

Interior Components

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Sliders •Single Hung •Glass Block •Double Glazed
Doors:	•Wood-Hollow Core
Countertops:	•Laminate
Cabinets:	•Wood Cabinets

INTERIOR OBSERVATIONS

Smoke detectors should be tested monthly and the batteries replaced annually.

The installation of a carbon monoxide detector is recommended inside the home. Carbon monoxide is an odorless and potentially deadly gas than can be emitted from a damaged or improperly burning gas fired appliance of fireplace.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** The bottom of the glass surround wall in the master bathroom shower needs to be re-sealed in order to prevent additional leaking concerns. Please refer to picture six in this report for additional information. Please refer to picture ten in this report for additional information.
2. **Repair:** One of the mirrored bypass closet doors in the exercise room is cracked. Replacement is needed.
3. **Improve:** Several kitchen cabinet doors are in need of adjustment.
4. **Improve:** Nail pops were noted in the ceiling of the breakfast room. This does not appear to be a structural concern. Cosmetic improvements may be needed on an elective basis.
5. **Note:** The doors have been removed from the office and master bedroom.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range •Dishwasher •Waste Disposer •Microwave Oven
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer
	•Waste Standpipe for Washer
Other Components Tested:	•Range Exhaust Hood •Door Bell

APPLIANCE OBSERVATIONS

The appliances are considered to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

1. **Repair, Safety Issue:** The waste drain hose from the dishwasher does not loop properly above the bottom of the kitchen sink. This is needed in order to avoid back-drainage of dirty water from the sink and disposer to the dishwasher. Please refer to picture nine in this report for additional information.

LIMITATIONS OF APPLIANCE INSPECTION

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

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

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

Pool

DESCRIPTION OF THE POOL

Pool Type:	•Below Ground •Plaster
Filter:	•Filtering Media Unknown
Pumps:	•Circulation
In-Pool Cleaning System:	•Vacuum Type
Electrical Components:	•Breaker at Main Panel
Pool Fencing:	•Yard Perimeter
Decking / Coping:	•Concrete

POOL OBSERVATIONS

All exterior doors and windows leading to the pool area should be equipped with any number of approved safety devices or an approved pool fence should be installed around the pool if children six and under will be living in the home. Please review the local requirements regarding pool safety for additional information.

RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue, Repair:** The self-closing device on the gate to the back yard / pool area needs to be adjusted to work properly. This gate should automatically close and latch in order to prevent uninvited neighborhood children from entering your pool.
2. **Safety Issue, Repair:** The pool's circulation pump has not been properly grounded/bonded. Repair, by a qualified licensed electrician, is needed for safety reasons.
3. **Repair:** The pressure gauge on the pool filter is not operational. Replacement is needed.
4. **Repair:** The pool filter is leaking. Repair is needed.

LIMITATIONS OF THE POOL INSPECTION

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

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter was not inspected.

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