



Inspection Report

John Doe
Jane Doe

Property Address:
123 Main St
Scottsdale az 85255



Checklist Inspections

**John Tyler 39586
90 N William Dillard Dr, suite 109
Gilbert, AZ 85233
480-361-8120**

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Date: 10/1/2016	Time:	Report ID: 20160913b
Property: 123 Main St Scottsdale az 85255	Customer: John Doe Jane Doe	Real Estate Professional:

Thank you for choosing Checklist Inspections to evaluate your home. We pride ourselves in delivering a comprehensive report that will help you understand the property and answer many of the questions you may have. This report is generated for the benefit of the client (home buyer) and / or their designated representative.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection as performed to the Arizona Standards of Practice for Home Inspectors ([Link to AZ BTR](#)). Component conditions may change between the date of the inspection and the title transfer date. Things cosmetic in nature and / or which are visually obvious may not generally be reported (e.g. soiled carpets). It is noted that repairs and corrections be performed by qualified licensed contractors that warranty or guarantee their work. We recommend to ask for receipts to not only the work of requested repairs, but for other work that may have been done in the past. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. (examine areas that were covered by curtains, furniture, etc. Run plumbing fixtures and toilets looking for leaking and function, test heating and cooling systems, etc.) The purchase of a comprehensive home warranty is also highly recommended. All homes will require maintenance and repairs through time.

Please show your appreciation for the inspector by sending any comments to office@checklistaz.com or call 480-361-8120

Type of building: Single Family (2 story)	Approximate age of building: 2005 to Present	Approx. Sq Ft: 2500-3000
Occupancy Status: Furnished/occupied	In Attendance: Buyer (whole or partial time), Buyers Agent (whole or partial time)	Temperature: Between 85-100 degrees
Weather: Partly Cloudy	Utilities: Water On, Electric On, Gas On	Water source: Municipal
Sewage Disposal: Municipal	Electric Service: Regular "On Grid" power service	Gas service: Municipal / Public gas

1. Grounds

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.

Though the inspector is not required to test grounds lighting systems, watering systems (irrigation), fountains, etc. we at Checklist Inspections do test these systems, when able to, as a courtesy. At final walk through during closing, it is important to walk around home checking for changes in condition and test systems for function.

Items were found satisfactory, unless otherwise noted below in the comments section.

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

Grading / Drainage: *Above grade with respect to roadway; Flat pad site; Low to moderate slope site; Acceptable;*
Walks / Drives / Parking: *Cement concrete walks/drives; Gravel/Dirt walks/drives; Stone / Paver walks / drives;*
Acceptable; **Fences and Gates:** *Masonry;* **Fence/Gate condition:** *Questionable (one or more);* **Patios and Porches:**
Concrete cement; **Vegetation:** *Acceptable - no adverse conditions;* **Irrigation system(s):** *System tested; Anti-Siphon*
valve; Automatic irrigation; Drip System(s); Lawn sprinklers; **Grounds Lighting:** *Low voltage lighting;* **Built in grill /**
flame pit: *Tested for basic function and construction;*

1.0 Landscape / Site drainage

The general condition of the landscape and grounds was in good condition.

While a lots drainage cannot be totally ascertained until a strong rain the grading around the house was adequate for the general weather conditions prevalent in the southwest.

1.1 Hardscape

While minor cracks are typical in all concrete walkways and driveways none were displaced nor created a trip hazard.

1.2 Fences and gates

(1) Note: Fencing systems in this region are not required to have a true foundation system, and settlement accompanied by some cracks can be expected. Also the fence system is not a required inspection item per the Board of Technical Registration which regulates home inspectors and their formats for inspection, but is observed and reported on as a courtesy by Checklist Inspections

(2) Recommend to paint wood slats of gate to help protect from weathering and sun damage. This will extend the life of wood.

 (3) Several masonry bricks on the top course of the masonry fence is not secure and needs to be reset. This was noted at left rear wall.

1.3 Irrigation System

(1) Though irrigation sprinkler systems are not a required item for inspection, Checklist Inspections reviews system when possible. A majority of the sprinkler system is not visible.

Sprinkler systems require ongoing maintenance to remain in working order.

 (2) Flooding in ground when irrigation system is on. Sign of a cracked or broken distribution line. Recommend correction.

Noted at right rear of home and right of front driveway.

1.4 Vegetation

Vegetation around the property appeared to be in good condition at the time of the inspection and showed no signs of distress.

1.5 Grounds lighting

 Non functioning / missing bulbs noted on low voltage lighting system. Recommend correction.



1.2 Item 1(Picture)



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. Exterior

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

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms may not be tested by the inspection company.

Window screens, solar screens, and other coverings are not a required inspection item, but maybe reported on as a courtesy. Typical wear, cracking, paint (both style, color, and typical fading) are not reported on.

Items were found satisfactory, unless otherwise noted below in the comments section. 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 styles and materials section.

Roof / Deck Style: *Gable; Hip; Valley(s); Flat / Low slope roof; 3/12 to 6/12 pitch;* **Roof Material:** *Concrete tiles; Cap sheet (peel and stick, torch down, etc.);* **Roof observation and condition:** *Partially transversed; Partially viewed; Acceptable;* **Siding Type:** *Stucco;* **Siding Condition:** *Acceptable (where visible);* **Flashing and Trim:** *Wall and Roof flashing partially visible; Eaves with open soffits (whole or in part); Patio soffits covered (whole or in part); Visible fascia and trim (whole or in part); Acceptable;* **Exterior doors:** *Solid core; Fire resistant; Metal lined door; Sliding glass door(s); Self-Closing; Questionable (1 or more);* **Vehicle door:** *Metal; Sectional; Automatic opener; Tested for operation; Acceptable;*

2.0 Roof(s)

 (1) Water staining under eaves. This is a sign that the underlayment is in need of repairs. Recommend correction by a licensed roofing contractor.

-  (2) Debris noted at roof. Recommend removal on a bi-annual basis.
-  (3) Several of the roof tiles at the hip ridges are out of position, and need to be set back and secured. Recommend correction by a licensed roofing contractor.

2.1 Siding / Trim

Typical non-structural stucco cracks noted.
Any cracks that exceed the width of one quarter on edge, a sixteenth of an inch, may allow water to enter the wall cavity and should be patched to prevent water infiltration into the wall cavity.

2.2 Exterior doors

-  The door is allowing an excessive amount of light around jamb. Recommend correction. Noted garage access door



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.2 Item 1(Picture)

3. HVAC

Within the limits of visibility, air conditioning systems, 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. Items were found satisfactory, unless otherwise noted below in the comments section. 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 styles and materials section. It is important to run HVAC system at final walk through to make sure unit(s) are functioning.

Cooling: Air conditioner(s); Heat pump(s); Gas-Pack (gas heat, elec. cool); Condenser/evaporator together; System(s) tested; Acceptable; **Heating:** Natural gas heat; Self igniting pilot light; Automatic safety controls; Adequite combustion air ventilation; System Tested Acceptable; **Auto Safety Controls:** Acceptable; **Thermostats:** Non set-back thermostat(s); Questionable (1 or more); **Air filter(s):** Standard mechanical filter(s); Acceptable; **Distribution system(s):** Ducting (rigid and / or flex); Heating source in each room; Cooling source in each room; Acceptable; **Condensing unit location(s):** Left side of building; **Air handler location(s):** (for both AC and furnace); Attic;

3.0 Heating and Cooling

- (1) Wood stand at roof mounted HVAC unit is damaged / dry rot. Recommend correction.
- (2) The Delta-Ts (temperature splits) for the cooling mode of the HVAC system were acceptable. (between 18-22 degrees)

3.1 Thermostats

- Thermostat loose on wall. Recommend correction. Noted that both units



3.0 Item 1(Picture)



3.1 Item 1(Picture)



3.1 Item 2(Picture)

4. Plumbing System

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, 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. Both sump pumps and sewer extractor pumps were not opened, and you may wish to have a plumber thoroughly inspect these systems. (Drains to roofs, floors, and decks were not tested.)

The majority of the plumbing system, both supply and waste, are covered under floor structure, in walls and attic, or buried on property and not visible. Though not required to test clothes washers and dryers, we at Checklist do test for basic function when able (when installed and no other clothes in units) and the clothes dryer venting system was also visibly examined, if accessible, though 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.



Items were found satisfactory, unless otherwise noted below in the comments section. Significant visible deficiencies or potential concerns, if any, are reported below.

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

It is important to test fixtures, drains, and toilets at final walk through.

Main valve and source (visible only): Meter checked for flow; Municipal water supply; Handle type shut off; Functional flow tested; Functional drainage tested; 1/2 to 3/4 inch supply line; Acceptable; **Main water shut off location:** Left side of building **Water Supply Plumbing types (visible only):** Copper water lines visible PEX water lines visible (cross-linked polyethylene) Acceptable **Gas plumbing (Natural and Propane gas) visible only:** Natural gas to home; Steel gas lines (black iron type); Flex gas lines; Flex gas connectors; Acceptable (where visible); **Gas main shut off location:** Left side of building **Water Heater:** Gas water heater; Safety controls noted; Temperature Pressure Relief Valve (TPR valve); 5-10 years in age; 50 gallon unit; Questionable (1 or more); **Waste drains and vents (visible only):** ABS plastic waste / drain lines; Plumbing drain / vent supports noted (visible only); Acceptable; **Faucets and valves:** Washer type faucet(s); "Washerless" faucet(s); Diverter valve(s); Pop-up stoppers; Under sink valves; Fixtures observed and tested; **Clothes washer and dryer:** Washer / dryer not tested; Electric dryer connection; Dryer vent terminates at exterior wall; Laundry room ventilation noted;

4.0 Water Heater(s)

-  (1) The vent for the water heater should not be painted. The paint can burn / become discolored and possibly "smoke". Recommend to replace water heater vent.
-  (2) The water heater gas exhaust venting should be secured with 3 screws at each connection. Currently there are missing screws at vent connections. Recommend correction.

4.1 Water / Gas Supply Lines

- (1) The inspector viewed your water meter with no water currently being used. The meter was motionless which indicates, but is no guarantee that you currently have no leaks in your supply line piping.
- (2) We at checklist always run water at every appliance for a minimum of ten minutes in order to help determine functional flow and drainage in home, for any slow drains (both isolated and for possible inclusion in lines) and if any leaks are present. Since water problems can occur from one day to the next we encourage and recommend that our clients do the same at their final walk through.

4.2 Washer and Dryer

The washer and / or dryer were not tested. This is beyond the scope of a licensed home inspection in AZ. Though we do try to test and run units, if the unit is not hooked up or has clothing in it, we can not run the units.



4.0 Item 1(Picture)

5. Electrical System

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.

AZ licensed home inspector is to test at a minimum, a representative number of lighting fixtures, switches, and receptacles. We at Checklist test and observe all accessible receptacles, switches, and fixtures (if power was on). They are observed with respect to their operation, polarity and grounding, and location (such as within 6 feet of plumbing fixtures, in attached garages, carports, exterior).

All accessible ground fault circuit interrupters (if power was on) were tested with the installed test button and GFCI circuit tester. Arc fault circuits were tested at the button if power was on and no devices plugged into circuit (no clocks, computers, etc.)

Items were found satisfactory, unless otherwise noted below in the comments section. Significant visible deficiencies or potential concerns, if any, are reported below.


Visible electrical systems or components are indicated by type, or described, in the styles and materials section.

Main service: *Underground service lateral; Exterior main service panel; Single disconnect; 110/120 volt service; 220/240 volt service; Single phase; 200 amp service; Acceptable; Distribution (visible only): Breakers; Nonmetallic sheathed cable ("romex" type); Metal conduit; Plastic conduit; Copper distribution wiring; Sub panel(s); Arc fault breaker(s); Arc fault breaker(s) tested; Questionable (1 or more); Main panel location: Right side of building Sub panel location: By pool equipment; Service Grounding: Grounded to rebar in footing / slab (Ufer ground); Bonded service panel; Bonded to gas system; Acceptable; Ground fault circuit interrupters: GFCIs tested Acceptable Switches / Receptacles / Lighting: Tested Grounded Receptacles*

5.0 Main / Sub panel(s)

-  Arc-Fault breaker did not function / trip when tested. Recommend replace arc-fault breaker.

5.1 Lighting and Switches

- (1) Checklist inspections tested all accessible switches, receptacles, and outlets for function, type, and condition.
-  (2) Fixture (such as light or fan) removed. Recommend to cover wires or replace fixture.
Noted at garage ceiling.

5.2 Receptacles

-  Receptacle is loose / pulled from wall. Recommend correction. Noted in master bedroom.



5.0 Item 1(Picture)

5.1 Item 1(Picture)



5.2 Item 1(Picture)

6. Bathroom(s)

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, cabinets, and windows were observed.

Items were found satisfactory, unless otherwise noted below in the comments section. 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 styles and materials section.

It is important to run fixtures and toilets to look at function and leaking during final walk through.

Tub/Shower: Fiberglass tub; Tub/Shower combo; Diverter valve; Cultured marble (floor and / or walls); Tile (floor and / or walls); Fiberglass floors / walls; Tempered or safety glass; Curtian on rod; **Water closet:** Down flush toilet(s);

Counter/Basins/Cabinet: Granite counter(s) (may be simulated); Vitreous China; "Let in" sink; Free standing sink;

Ventilation: Exhaust fan(s)

6.0 Tubs and Showers

-  The diverter valve leaks a large amount of water from spout when shower is on. Recommend correction. Noted in hall bathroom.

6.1 Caulking and Sealing

General caulking sealing grout needed in bathroom

6.2 Water Closets (toilets)

-  (1) Recommend to trim bolt as needed and install bolt caps. Noted in half bath.



(2) Toilet loose on floor. Recommend correction.

Noted at master bathroom.



6.0 Item 1(Picture)

6.2 Item 1(Picture)

7. Interior

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and accessible cabinets & doors were observed.

Though AZBTR licensed home inspection is to observe and test a representative number of windows and doors (in terms of opening & locking mechanisms, and operation) Checklist Inspections observes and operates all accessible windows and doors.

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 (the inspector does not test unit with built in test button). We recommend to replace smoke alarm batteries yearly and replace all smoke alarms over 5 years in age.

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present). For limits of inspection of central vacuuming (if present), see inspection agreement.

Laundry room venting system, if installed, was observed (and tested if electricity was on).

Window coverings, blinds, etc. are not inspected. Moisture between window panes are reported when noted. Weather, access to window, cleanliness of glass, and severity of moisture can limit how well these can be viewed and noticed at time of inspection.

Intruder alarms, internal communication systems, speaker systems, cable, satellite, and telephone systems (if present) were not checked by the inspector. Recommend to inquire with owner as to provider and operation.

Items were found satisfactory, unless otherwise noted below in the comments section. 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 styles and materials section.

A complete and thorough walk through at closing is recommend to determine if property or component condition has changed and that items in home a functional.

The inspector will observe for and report any signs of active mold and fungus growth (this is caused from moisture accumulation) but is not testing the material. 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.

Walls / ceilings: *Drywall; Fire seperation wall(s) /ceiling(s); Questionable (1 or more areas);* **Flooring:** *Tile; Carpet; Wood; Acceptable;* **Doors:** *Fire resistant; Hinged; Self-closing; French door(s); Weather stripped; Sliding glass door(s); Bypass door(s); Acceptable;* **Windows:** *Multi-Pane; Metal sash; Sliding sash; Single hung; Picture window(s); Windows tested; Acceptable;* **Alarms:** *Smoke alarm(s); Acceptable; No Carbon monoxide alarms noted; Intruder alarm(s);* **Ceiling fans:** *Present and operated*

7.0 Ceiling and Walls



(1) Signs of past ceiling repair. Recommend to inquire with owner as to any past leak and repair history, and correct as needed. Noted in living room.

(2) Typical settlement or frame shrinkage cracks noted. As the wood components dry and shrink there will be some typical drywall cracks as well as nail pops which you may wish to repair.



(3) The pull down ladder in the garage negates the draft stop in the garage. This can be repaired in place by adding a sheet of 26 gauge sheet metal to the ladder cover.

7.1 Windows

Though the AZ home inspection standards only require a representative number of windows tested, Checklist Inspections observes and tests all windows we had reasonable access to. We can not move lamps, couches, etc. to access some windows, and broken shutters or blinds may also inhibit full testing and observation of window(s).

7.2 Alarms

- (1) We strongly recommend to replace all smoke alarms which are five years or more of age, or which have been exposed to paint fumes.
- (2) No carbon monoxide alarms noted. Though this may not be required in the city or county, we at Checklist Inspection strongly recommend to add them in homes with gas appliances and gas forced air heat. These can be obtained at any hardware store.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

8. Kitchen

Kitchen(s) / break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on) Filter systems (such as an RO) were only examined for leaking and basic operation. Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and cabinets were observed where accessible. Built in appliances have been examined and tested for basic operation if power is on (see Inspection Agreement).

Items were found satisfactory, unless otherwise noted below in the comments section. 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, and plumbing deficiencies may be in the PLUMBING section).

Visible kitchen/break area specific systems or components are indicated by type or described in the styles and materials section.

Counter(s) and Backsplash: *Granite (may be simulated); Tile;* **Cabinets:** *Wood cabinets; Island;* **Dishwasher:** *Tested;* **Sink and Faucet:** *"Washerless" / mixing type valve; Stainlees steel sink; "Let in" style;* **Garbage Disposal:** *Tested;* **Refrigerator:** *Reviewed for basic operation (unit powered and cooled); Water / Ice maker connection;* **Stove/ Oven:** *Gas range; Range tested; Gas oven; Range / Stove combo; Oven tested; Micro-Rangehood; Built in microwave; Microwave tested;* **Ventilation:** *Mechanical exhaust Tested* **Filtering system:** *RO system under sink*

8.0 Oven and Range

- (1) Running the self cleaning cycle is beyond the scope of a BTR regulated inspection. Also the cycle takes two to three hours and produces extreme heat. Recommend to test the self clean cycle the first time during the day when you are home and can observe the complete cycle.

 (2) The anti tip device is not in place and the oven will tip forward when pulled on.

8.1 Dishwasher

The dishwasher was tested for basic operation (fill, run cycle, drain) and not the effectiveness of cleaning dishes.

8.2 Counter and Cabinets

grout missing




8.2 Item 1(Picture)

9. Structure

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. Much of the structure is covered with wall coverings and flooring which does limit the visibility of certain conditions. Most of the accessible attic space, if any, is covered and hidden from view due to low clearances, mechanical equipment, insulation, and personal storage if present. The inspector will look for evidence of past or present leaks (staining), but visibility in attics is limited by nature, and determining if leak is active is usually not possible. Items were found satisfactory, unless otherwise noted below in the comments section. 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 styles and materials section.

Foundation and Floor system: *Concrete; Stemwall; Post-Tension slab;* **Foundation and Floor system condition:** *Acceptable (where visible)* **Roof/Ceiling Structure:** *Truss System; Plywood/OSB sheathing; Butted roof sheathing;* **Roof/Ceiling structure condition:** *Acceptable (where visible)* **Post(s) and Column(s):** *Wood post; Patio / Porch;* **Post(s) and Column(s) condition:** *Acceptable where visible* **Wall Structures:** *Wood framed; Acceptable where visible;* **Attic access location(s):** *Hallway ceiling* **Attic Observation:** *Partially viewed / crawled* **Insulation:** *Cellulose; No access for wall insulation; No vapor barrier noted; No moisture barrier noted; Acceptable (where visible);* **Ventilation:** *Attic ventilation noted; Gable venting; Soffit venting; Static venting (Louver, O'Hagin, etc.);*

9.0 Foundation and Slab

- (1) Typical stem wall cracks noted. Cracks do not need to be addressed until their size exceeds the width of a pencil, and there is some displacement.
- (2) The floor structure(s) were covered in most areas with tile, carpet, etc. This limits the areas that can be visually observed and inspected.
-  (3) Cracking of the stem wall due to expansion of a tie down. Recommend to clean loose debris, prime exposed metal (if noted), and patch area with an appropriate cement patching compound.
Noted at right corner of single car garage.

9.1 Wall Structure(s)

Wall interior cavities (studs, framing, etc) were covered with drywall, tile, paneling etc. Inspector could not determine condition of underlying materials.

9.2 Attic

Low headroom in attic restricts access. Insulation covering joists / truss cords. Most of the attic was inaccessible due to low clearances, mechanical equipment, and insulation.



9.0 Item 1(Picture)

General Summary



Checklist Inspections

90 N William Dillard Dr, suite 109
Gilbert, AZ 85233
480-361-8120

Customer
John Doe
Jane Doe

Address
123 Main St
Scottsdale az 85255


The following list of items or discoveries is a "hit list" of systems or components that **do not function as intended** or **affects the habitability of the dwelling (a safety item such as missing smoke alarm)**; or **warrants further investigation and correction by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep or recommendations to upgrade or enhance the function or efficiency of the home. *This Summary is not the entire report*. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report as it contains additional information about the home.

1. Grounds

1.2 Fences and gates

 (3) Several masonry bricks on the top course of the masonry fence is not secure and needs to be reset. This was noted at left rear wall.

1.3 Irrigation System

 (2) Flooding in ground when irrigation system is on. Sign of a cracked or broken distribution line. Recommend correction.

Noted at right rear of home and right of front driveway.

1.5 Grounds lighting

 Non functioning / missing bulbs noted on low voltage lighting system. Recommend correction.

2. Exterior

2.0 Roof(s)



(1) Water staining under eaves. This is a sign that the underlayment is in need of repairs. Recommend correction by a licensed roofing contractor.



(2) Debris noted at roof. Recommend removal on a bi-annual basis.



(3) Several of the roof tiles at the hip ridges are out of position, and need to be set back and secured. Recommend correction by a licensed roofing contractor.

2.2 Exterior doors



The door is allowing an excessive amount of light around jamb. Recommend correction. Noted garage access door

3. HVAC

3.0 Heating and Cooling



(1) Wood stand at roof mounted HVAC unit is damaged / dry rot. Recommend correction.



(2) The Delta-Ts (temperature splits) for the cooling mode of the HVAC system were acceptable. (between 18-22 degrees)

3.1 Thermostats



Thermostat loose on wall. Recommend correction. Noted that both units

4. Plumbing System

4.0 Water Heater(s)



(1) The vent for the water heater should not be painted. The paint can burn / become discolored and possibly "smoke". Recommend to replace water heater vent.



(2) The water heater gas exhaust venting should be secured with 3 screws at each connection. Currently there are missing screws at vent connections. Recommend correction.

5. Electrical System

5.0 Main / Sub panel(s)



Arc-Fault breaker did not function / trip when tested. Recommend replace arc-fault breaker.

5.1 Lighting and Switches



(2) Fixture (such as light or fan) removed. Recommend to cover wires or replace fixture. Noted at garage ceiling.

5.2 Receptacles



Receptacle is loose / pulled from wall. Recommend correction. Noted in master bedroom.

6. Bathroom(s)



6.0 Tubs and Showers



The diverter valve leaks a large amount of water from spout when shower is on. Recommend correction. Noted in hall bathroom.



6. Bathroom(s)

6.2 Water Closets (toilets)

-  (1) Recommend to trim bolt as needed and install bolt caps. Noted in half bath.
-  (2) Toilet loose on floor. Recommend correction.
Noted at master bathroom.

7. Interior

7.0 Ceiling and Walls

-  (1) Signs of past ceiling repair. Recommend to inquire with owner as to any past leak and repair history, and correct as needed. Noted in living room.
-  (3) The pull down ladder in the garage negates the draft stop in the garage. This can be repaired in place by adding a sheet of 26 gauge sheet metal to the ladder cover.


8. Kitchen

8.0 Oven and Range

-  (2) The anti tip device is not in place and the oven will tip forward when pulled on.

9. Structure

9.0 Foundation and Slab

-  (3) Cracking of the stem wall due to expansion of a tie down. Recommend to clean loose debris, prime exposed metal (if noted), and patch area with an appropriate cement patching compound.
Noted at right corner of single car garage.

Thank you again for choosing Checklist Inspections. For full understanding of what we inspect and do not inspect, we recommend to read the inspection agreement and the Arizona Standards of Practice for Home Inspections, governed by the Arizona State Board of Technical Registration. ([Link to the AZBTR Standards of Practice for home inspections](#)) Component conditions may change between the date of the inspection and the title transfer date. It is noted that repairs and corrections be performed by qualified licensed contractors that warranty or guarantee their work. We recommend to ask for receipts to not only the work of requested repairs, but for other work that may have been done in the past. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended (to test plumbing heating and cooling, windows, etc.) Any questions, please call us at 480-361-8120 or email office@checklist.com

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