

# Confidential Inspection Report

,

Prepared for:



Prepared by: FYI Home Inspections PLLC  
4610 N 14th Ave  
Phoenix, AZ 85013  
602-578-7003 sam@fyihomeinspections.net

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



# Report Table of Contents

GENERAL INFORMATION	4
GROUNDS	6
STRUCTURE	7
EXTERIOR	8
ELECTRICAL SYSTEM	9
ROOF SYSTEM	12
PLUMBING SYSTEM	13
HEATING - AIR CONDITIONING	16
INTERIOR ROOMS	18
INSULATION	21



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

## GENERAL INFORMATION

### Client & Site Information:

**Client Name** Mr. Sample Report.

**Property Address**

123 E. Main Street

**Date Of Inspection** 1-1-08

**Time** 9:30am.

**House Occupied?** Yes.

**Weather:** Clear.

**Soil Conditions:** Damp.

**Outside Temperature (f):** 90-100.

**Client Present** Homeowner.

### Building Characteristics:

**Main Entry Faces:** South.

**Year Built** 2007.

**Dwelling Type** 1 family.

**Heated/Cooled Square Footage** 2100.

**Levels/Stories:** 1.

### Utility Services:

**Water Source:** Public.

**Sewage Disposal:** Public.

**Utilities Status:** All utilities on.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

### Payment Information:

**Total Fee:** 250.00.  
**Paid By:** Check # 1635.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

## Square Footage

Building  
Characteristics: 2100.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

OK MM RR

### Paving Conditions:

Driveway Present    Yes, Concrete, Cracks noted are typical.

Walks Present    Yes, Concrete.

Exterior Steps /  
Stoops Present    No.

### Patio

Patio Present    Patio type: Covered.

### Decks

Present    No.

### Fences & Gates

Condition:    Type: Masonry.

### Grading/Drainage

Site:    Grade at foundation appears serviceable.



Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

**Retaining Walls:**

Present

**Vegetation/Landscaping**

Condition:    The landscaping rock should be 3" from the bottom of the weep screed (bottom of stucco). Recommend that a qualified person rake the rock away to provide this 3" space, while maintaining a positive slope away from structure.



**STRUCTURE**

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

OK MM RR

**Foundation**

Foundation Type    Foundation is constructed with, Concrete/Masonry Stem Wall with Slab, Concrete/Masonry Slab on Grade, post-tension slab. Never drill or cut into a post tension slab as it could effect the integrity of the foundation. See note plate on garage floor.

Floor    Concrete/Masonry.

**Walls**

Foundation    Wood Framed Constuction, Minor cracks are present, considered normal.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

### Columns

Foundation    Wood framed, stucco covered columns are present.

### Roof Framing System

Foundation    Manufactured/Engineered Truss framing present.

### Ceilings

Foundation    OSB (Oriented Strand Board) Manufactured wood sheeting product.  
Plywood, thin layers of solid wood pressed and glued.

### Attic Observation Method

Foundation Entered attic from scuttle opening in interior.

### Crawl Space Observation Method

Foundation No crawlspace was present.

## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Often flashing, trim, water barriers, and other construction methods can not be seen and therefor can not be evaluated.

OK MM RR

### Component

Wall Cladding    The exterior walls are wood framed covered with stucco. The exterior walls have areas of minor normal settlement cracking.

### Flashing - Windows And Doors

Window and door flashing are not visible due to wall cladding covering them. No signs of water penetration.

Trim    Wood trim present.

Main Entry Door:    Front entry door is made of Metal.  
Rear entry door is made of metal and glass.

Door Bell Present    Yes.



Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

**Other Exterior Doors:**

The electric garage door opener auto reverse feature needs to be adjusted. When tested, the door applied excessive amounts of pressure before reversing. I recommend that this adjustment be made by a qualified garage door expert.



Garage door from laundry room to garage, solid core, self closing.

**Windows**

Aluminum, Insulated glass.

**Porch Or Balcony:**

**Porch Present**

No.

**Balcony**

No.

**Stoops, Steps, Railings, Areaways Present**

**Eaves - Soffits - Fascias:**

**Condition**

**ELECTRICAL SYSTEM**

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.



Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

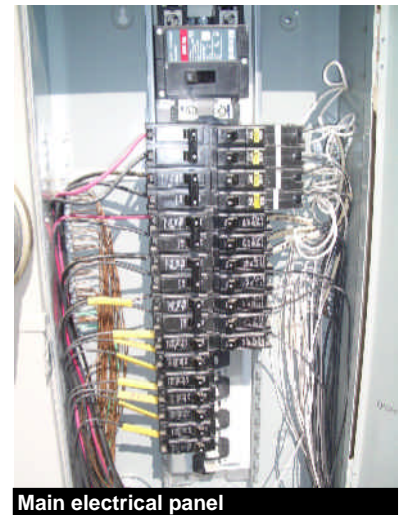
**Service:**

- Service Entrance    Underground.
- Service Conductors    The main service entrance conductors are not visible. Most electrical panels do not allow access to this area without dismantling the panel itself. Although the main service entrance conductors are not visible, they appear to be working as intended.
- Electrical Service    200amps 240volts.
- Overcurrent Device    Circuit breakers.
- Service Ground:    The service ground was not visible. Although outlets were tested and showed a positive grounding source, the grounding termination point can not be identified.

**Electrical Distribution Panels:**

**Main Panel Location**

Exterior of house, Electrical panel is located on the East Side of the structure.



Main electrical panel

- Main Panel
- Compatibility



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

**Conductors/Branch Circuit Wiring:**

Branch Circuit Wiring

Aluminum Wiring Present:    No aluminum branch wiring was observed.

**Switches & Fixtures:**

General:    Light fixture located in the attic does not function and is not properly secured to the wall. Recommend that a qualified electrician repair this light fixture. All other fixtures operated as intended.



**Electrical Outlets/Receptacles:**

General:

Ground Fault Circuit Interrupter (gfc)



Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**OK MM RR**

**Roof:**

**Style:** Gable.



**Cement tile roof**

**Roof Access:** Walked on roof.  
**Roof Covering:**     
**Evidence Of Leaking**    No leaks were identified at time of inspection.

**Flashings:**

**Penetrations/Flashings**



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR  
Chimney Present    No chimney present.

**Valleys:**

Condition    Satisfactory - The valleys appear to be in satisfactory condition.

**Skylights:**

Skylight Present    No skylight present.

**Gutters & Downspouts:**

Gutters Present    No gutters present.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

### Water Main Line:

#### Main Water

Supply Shut Off:    Water meter is located, at the south side of the house.

Material:    Copper.

Pressure:    Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Pressure tested at 72 PSI.

### Water Supply Lines:

Condition:

Material:    Plastic (aqua flex) or a polybutylene type material is used.

Functional Flow    The plumbing distribution system was tested for functional flow by running two or more fixtures simultaneously at a location farthest away from the main water supply to the home, and found to be in satisfactory working condition.

#### Supports/ Insulation

Proper securing of distribution lines should have been completed during construction, however these items are not visible.

#### Water Supply Leaks

No leaks were found at time of inspection.

### Gas Main Line

#### Main Gas Supply Shut Off:

No natural gas is supplied to structure, all electric home.

### Waste/Drainage Lines

Condition:

Material:    Plastic.

### Waste/Vent Piping

Condition

Material    Plastic.



Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

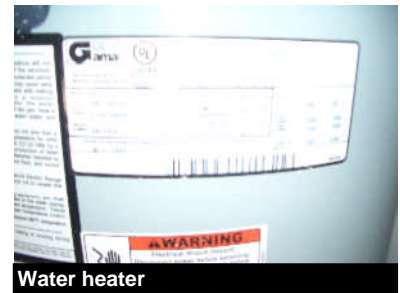
**Hose Bibs / Hookups:**

**Present**             Sample operated, appeared serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

**Power Source:**      Electric.



Water heater

**Capacity:**              58 gallons.

**Location:**             Garage.

**Condition:**                  Appears serviceable, supplied hot water to the structure.

**Tpr Valve Present**          Yes, Pressure relief valve noted, not tested.

**Gas Flue Piping**            No gas water heater or furnace is present.

**Fuel Distribution System Supports**

**Fuel Supports**

**Present**                       Home is supplied with electric only, no gas service.

**Faucets, Fixtures**

**Water Supply**

**Lines:**



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

OK MM RR

### Heating Equipment:

**Type & Location:**    Forced Air, split system, located in the attic and exterior of the structure. Heating portion not tested due to outside ambient temperature. Air conditioning operated as intended.

**Fuel Source:**    Electric.

**Capacity/Size/  
Approx. Age:** 1 year or less.

**General  
Operation &  
Cabinet:**

**Flues, Vents,  
Plenum:**    No gas heating equipment is present.

**Air Filters:**    Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

Normal Controls:    Thermostat is located in the Hallway.

### Fireplaces / Solid Fuel Heating:

Present    None Present.

### Air Conditioning:

Primary Type:    Central.

Fuel Source:    220 Volt.

Air Filters:    Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

System Condition:    Intake air temp. 75  
output air temp 61

Condensate Line:    Condensate line installed with drip pan in attic and plumbed to exterior of structure.

Normal Controls:

### Ductwork / Distribution:

Ducts / Air Supply:    The nylon support strap for the duct work in the attck is not secured to the duct tubing. Recommend that a qualified person reattach this support strap. A Heating/Cooling source is present in each room.





Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**OK MM RR**

### Doors:

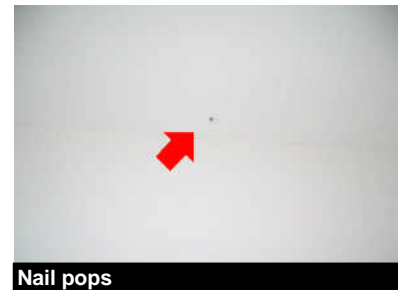
**Overall Interior Door Condition:**

- Master bedroom double door sticks and does not close properly. Recommend that a qualified person repair this door to operate as intended.

### Walls:

**General Material & Condition:**

- Drywall. Although not entirely visible from this photo, 2 nail pops are present on the upper west wall of the garage. I recommend that a qualified professional make these repairs. All other walls are in satisfactory condition.



- Fire Wall-garage**    The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

- Fire Separation Door(s)**    The fire separation door is solid wood and self closing.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

### Ceilings:

General Type & Condition:

- The living room ceiling and the master bedroom ceiling has noticeable areas of cracking. Although no structural damage could be observed at the time of inspection, a repair to the drywall/ sheetrock is highly recommended by the home builder. The cracking present appears to be more than 1/8" in size. Recommend further evaluation by builder and repair.



Drywall/Sheetrock cracking

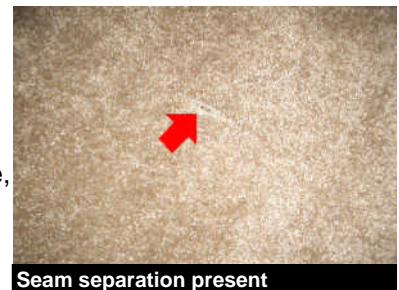


Bedroom ceiling cracking

### Floors:

General:

- The master bedroom carpet flooring material has a noticeable seam separation. This was caused by the seam glue not sticking to both pieces of the carpet. Recommend that the builder repair or replace. Ceramic tile, carpeting and vinyl flooring was present.



Seam separation present





Ph 602.578-7003  
 Fax 602.200.0830  
 Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
 email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

**Closets:**

General:

**Stairs, Stairway & Handrails:**

Condition:    No stairs, Stairway or Handrails were present in this home.

**Balconies/Railings**

General Type & Condition    No Balcony or railings are present in this home.

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Kitchen Interior:**

Counters & Cabinets:    Missing trim above the dishwasher is present. Recommend that a qualified person replace this matching trim.



**Refrigerator:**

Present    Yes.

**Dishwasher:**

Condition:    Yes, owner informed inspector that the dishwasher operates as intended.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

OK MM RR

**Garbage Disposal:**

Present    Yes.

**Range/ Cooktop / Oven:**

Present    Yes, Combination.

**Other Built-ins:**

Microwave:    Microwave unit viewed, but operation not determined.

**Ventilation:**

**Bathroom Ventilation**    Bathroom(s) exhaust is vented to the exterior.

**Kitchen Ventilation**    Fan/Hood operational, External.

**Laundry Ventilation/Dryer Exhaust**    Flexible metal tubing is present.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

## INSULATION

OK MM RR

**Attic & Insulation:**

**Access:** Attic is partial.

**Ventilation:**    Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the gable area, roof vents in cement tiles and low in the eaves area. There are gable end vents installed that allow adequate ventilation.



Ph 602.578-7003  
Fax 602.200.0830  
Web: [fyihomeinspections.net](http://fyihomeinspections.net)  
email [sam@fyihomeinspections.net](mailto:sam@fyihomeinspections.net)

Licensed - Insured - Nachi Member

**Insulation:**                    **OK**   **MM**   **RR**  
            **Fiberglass- Blown.**



**Vapor Barrier**                         **There was no vapor barrier noted in the attic cavity. Most Arizona homes do not require a vapor barrier due to ambient warm weather conditions.**