

The Uniform Building Inspection Report™



Single Family Residence:

20411 E. Point Loma Drive, Scottsdale, AZ 85259

Prepared Exclusively for:

Greg Buyer

Inspection Date:

7/18/2015, 8:00:00 AM

Report Number:

071815A

Inspection Company:

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Residential and Commercial Building Analysis

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CERTIFIED MEMBER

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Date of Inspection: 7/18/2015 Start Time: 8:00:00 AM Report Number: 071815A

Letter Code Definitions:

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

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

IMPORTANT: Findings, Components & Applications Listings:

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

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Grounds Survey Findings:

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

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

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

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

at some areas. Access impaired to these areas.

[Note] 0960: Gas line has been discontinued to flame pit (dish) at rear patio.

[P] [B] 0060: Drainage near building questionable at West side near a/c units with grading lower at this area. Advise adjustments for better drainage.

See Photo(s) 0060.

[Note] 0320: No Irrigation system installed.

[T] 0860.03: Shrubbery against building and fencing



Photo: 0060 (1)

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Exterior / Roof Survey Findings:

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

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

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

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

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

Exterior systems or components are indicated by type or

described in the components section.

[R] 1000: Deck material at balcony has 2 or 3 small cracks developing in material. Some chipping noted at this deck with this epoxy deck apparently painted with house paint (not typical) Advise review and repair of this deck.

See Photo(s) 1000.

[R] 1080.01: 2 Tiles damaged at upper SW roof.

See Photo(s) 1080.01.

[R] 1080.01: Tile damaged at roof.
See Photo(s) 1080.01.

[R] 1080.10: 2 Tiles out of position at upper West roof at chimney.

See Photo(s) 1080.10.

[R] 1080.11: Tile appears to be loose at rear East corner of garage roof.
See Photo(s) 1080.11.

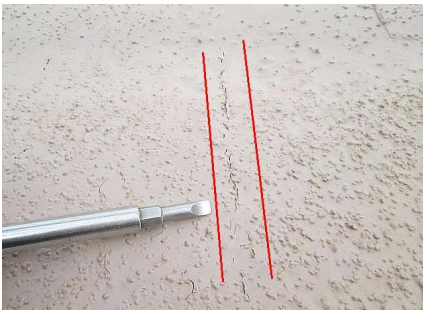


Photo: 1000 (1)



Photo: 1080.01 (1)



Photo: 1080.01 (2)



Photo: 1080.10 (1)



Photo: 1080.11 (1)

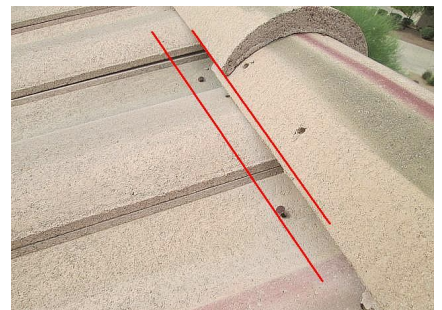


Photo: 1080.12 (1)

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[R] [B] 1080.12: Roof tiles out of position or 'stretched'. Noted at upper roof hips.
See Photo(s) 1080.12.

[P] 1120.02: Advise cutting back tree limbs to break contact with cloth roof at cabana.

See Photo(s) 1120.02.

[R] 1190: Seller reports roof has been re-done with newer flashings noted at lower roof only. Older roofing felt noted at one viewed area at upper roof. Leak evidence noted at one vent flashing at attic. Advise review of extent of work done on roof and life expectancy of upper and lower roofing felt. Full evaluation and written findings with costs to cure by a qualified Roofing Contractor advised.

[R] [B] 1230.02: Metal flashing gapped at upper West roof at chimney. See Photo(s) 1230.02.

[R] 1230.11: Crack noted at past caulking repair at roof flashing at East side of rear balcony deck.
See Photo(s) 1230.11.

[R] [P] 1240: Mortar cap flashings cracked/separated at some areas at upper roof.

See Photo(s) 1240.

[T] 1380.02: Typical non-structural stucco cracks noted.

[P] 1430.11: Wood trim is out of position at upper rear gable vent at balcony. Advise adjustment.
See Photo(s) 1430.11.

[P] 1550: Window screen has some damage at lower West side. Various screens not installed at front, rear and East sides. Several stored screens noted inside garage.
See Photo(s) 1550.

[A] 1620.10: Some dents noted at rear garage door to patio.

[P] 1910: Caulking, sealing of gaps advised at top of door trim at rear balcony (as viewed from roof)

See Photo(s) 1910.

[P] 1911: Advise caulking gaps at a/c refrigerant lines at lower West exterior wall.

See Photo(s) 1911.



Photo: 1120.02 (1)



Photo: 1230.02 (1)



Photo: 1230.11 (1)



Photo: 1240 (1)



Photo: 1430.11 (1)



Photo: 1550 (1)

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[Note] 1951: General view of roof.
See Photo(s) 1951.

[Note] 1951: General view of roof.
See Photo(s) 1951.

[Note] 1951: General view of roof.
See Photo(s) 1951.

[Note] 1951: General view of roof.
See Photo(s) 1951.

[Note] 1951: General view of roof.
See Photo(s) 1951.

[Note] [Note] 1951: General view of roof.
See Photo(s) 1951.



Photo: 1910 (1)



Photo: 1911 (1)



Photo: 1951 (1)



Photo: 1951 (2)



Photo: 1951 (3)



Photo: 1951 (4)

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Photo: 1951 (5)



Photo: 1951 (6)

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HVAC Survey Findings:

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

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

If installed, the fireplace(s) and parts of any chimney(s) were observed.

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

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

See Photo(s) 2150.01.

[Note] 2821: View of furnace at attic.
See Photo(s) 2821.

[Note] 2850: 7 year old 4-ton Carrier and 1 year old 5-ton Rheem a/c units/furnaces. Both a/c units tested acceptably in a/c mode. Not tested in heat mode due to weather conditions and occupants.
See Photo(s) 2850.

[B] 2530.13: Fireplace gas lines are crimped (but likely operating burners OK) at master bedroom and living room. Gas verified at fire places but log sets not ignited.
See Photo(s) 2530.13.

[P] [B] 2150.01: Apparent rubber material noted at base of furnace vent at lower hall closet - not typical material. Small hole noted at seam also at this vent. Advise proper tape material at lower vent and at small hole.



Photo: 2150.01 (1)



Photo: 2530.13 (1)



Photo: 2821 (1)



Photo: 2850 (1)

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Pool / Spa Survey Findings:

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

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

Unless otherwise noted the following components are in acceptably condition; Pool body interior finish materials, pool deck, equipment normally observed, electrical components, handrails, ladders, automatic safety controls, child safe barriers, cleaning systems and filter components.

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

The inspector does not operate or evaluate filter

backwash systems.

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

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

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

[N] 3010: Some common discoloration at pool plaster with some small chips and several past repairs.

[P] [A] 3110.01: Minor pool deck chips noted. See Photo(s) 3110.01.

[C] 3210.03: Diving board has some wear with small cracks at surface.

[N] 3420.01: Pool light (below diving board) has been discontinued with circuit breaker off.

[R] [B] 3740: Skimmer weir missing. (small plastic flap)

[R] 3750.21: Pool bottom jet cleaning system heads not all properly advancing. Advise further review.



Photo: 3110.01 (1)



Photo: 3750.21 (1)



Photo: 3951 (1)



Photo: 3953 (1)

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See Photo(s) 3750.21.

[C] [B] 3910: Gate / doors allowing direct access to pool not fully self-closing and self latching.

[Note] 3951: General view of pool.
See Photo(s) 3951.

[Note] 3953: View of pool eq. area.
See Photo(s) 3953.

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Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

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

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

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

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

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

sprinklers with no concern noted for this piping for this application.

See Photo(s) 4381.03.

[R] 4530.02: Hose bib not operating (no water) at pool cabana.

[R] 4550.10: Water valve handle won't stay in just hot or cold position at master shower. Advise review and repair.

See Photo(s) 4550.10.

[P] 4940.03: Advise salt at brine tank at water softener in garage.

[B] 4381.03: Water pipe clamps are damaged with piping somewhat loose in West garage wall for fire sprinkler riser. Polybutylene piping is used for fire



Photo: 4381.03 (1)



Photo: 4550.10 (1)

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Electrical Survey Findings:

[Note] 5911: General view of main electrical panel
See Photo(s) 5911.

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

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

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

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

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

[P] 5500: Lighting inoperative. (possible switch / bulb, tube / ballast failure) Noted at: 1) Attic (upper hall bath)

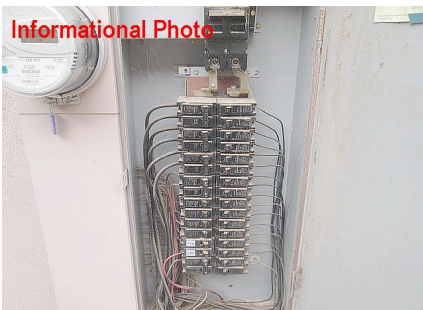


Photo: 5911 (1)

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Bathroom Survey Findings:

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

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

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

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

No Bath Area Findings Noted.

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Interior Survey Findings:

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

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed. If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

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

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

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

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

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

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

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

[Note] 7100.04: Fresh paint at all interior and

exterior areas.

[P] 7350.02: Door stops advised at: 1) Upper SE bedroom entry, 2) Lower East family room door

[U] 7800.01: Smoke alarms not installed where now required at bedrooms. Advise installation of photo-electric type detectors along with upgrading existing units.

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Kitchen Survey Findings:

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

Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

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

[A] 8810.01: Countertop tiles have some gaps at top of backsplash at right of kitchen sink.

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Structure Survey Findings:

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

The inspector did look for evidence of past or present leaks.

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

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

[R] 9650: Roof leak evidence noted with stains on insulation noted on vent at left side of furnace at attic. Advise review of this roof flashings if not already addressed.
See Photo(s) 9650.

[E] 9710.02: Insulation gapped at several areas at upper attic.
See Photo(s) 9710.02.

[E] 9900: View of radiant barrier material at roof decking at attic to help with energy efficiency of home.
See Photo(s) 9900.

[Note] 9901: General view of attic.
See Photo(s) 9901.

[Note] 9901: General view of attic.
See Photo(s) 9901.

[Note] 9901: General view of attic.
See Photo(s) 9901.

Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change



Photo: 9650 (1)



Photo: 9710.02 (1)



Photo: 9900 (1)



Photo: 9901 (1)



Photo: 9901 (2)

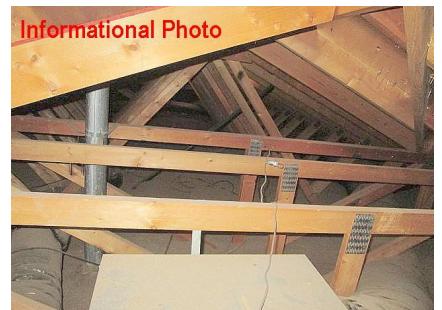


Photo: 9901 (3)

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between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended,
Please show your appreciation for the inspector, or lack thereof, by sending any comments to twi2000@aol.com.

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COMPONENT/SYSTEMS INFORMATION

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

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

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

Grounds Components & Applications:

SITE ELEMENTS, GRADING, DRAINAGE:

01d(1) Above grade (with respect to roadway)

01e(1) Low to moderate slope

01k Expansive/clay type soil

Vegetation adversely impacting inspected structure(s):
Acceptable (No adverse conditions noted)

FENCES & GATES:

04a(1) Masonry

04c(1) Wood

04d Metal, chain-link, or wire

WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

Walks, drives, parking general condition: Acceptable

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

05a(5) Composite deck

05b(4) Cement concrete deck / patio

Decks, balconies, patios general condition: Acceptable

GROUNDS/PARKING LIGHTING:

06b Solar powered lights

06c 110/120 volt lighting/outlets

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

06f Timer, photo elec., motion det.

MISC. GROUNDS DEVICES & OUTBUILDINGS:

02b(2) Barbecue device or pit

02e(2) Outbuildings

Exterior Components & Applications:

ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.

17g Partially traversed

ROOF / DECK STYLES:

13a Gable

13b Hip

13c Valley

13j Parapet

13r Flat (or near flat)

13t 4 to 6/12 pitch

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

15c(1) Concrete tile

ROOF FLASHING AND PENETRATIONS:

15n(1) Mineral flashing

15p Metal flashing

GUTTERS / ROOF DRAINS:

No gutters installed

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16h(1) Stucco (all applications)

Wall cladding general condition: Acceptable

16q(3) Wall flashing not visible

16r Exterior trims (all types)

Exterior trim condition: Acceptable

EAVES, SOFFITS, FASCIA, PORCHES & RAILINGS

16s(1) Eaves with covered soffit(s)

16s(2) Eaves with open soffit(s)

Eaves, soffits and fascia general condition:

Acceptable (Inspection limited)

WINDOWS AS VIEWED FROM EXTERIOR (see

Interior Section also):

10a Multi-glaze (I.G.)

10c(1) Metal sash

10h Sliding sash

10m Single hung sash

10n Picture window(s)

Windows general condition: Acceptable

ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

Entry doors general condition: Acceptable

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener

14a(2) Obstruction sensor

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

14a(3) Pressure sensitive reverse mechanism

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

The safety reverse mechanism(s), including the pressure sensitive and the obstruction sensor type, was/were tested by the Inspector and it/they did reverse.

Garage door operator(s) general condition:

Acceptable

14b(1) Sectional

14g Metal (frame/skin)

Vehicle door(s) general condition: Acceptable

HVAC / Fireplace / Stove Components:

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in a closet at the lower hall

Heating equipment #2 is located in the attic.

HEATING SYSTEM(S):

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.

21e Forced air heat

21m(1) Self igniting pilot light

21m(3) Automatic safety controls. This includes pilot lights, thermocouples, limit switches, safety disconnects, panel switches, etc.

Heating automatic safety controls condition:

Acceptable (Inspection limited)

21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22a Set-back thermostat(s)

Heating equipment operating controls condition:

Acceptable

HEATING FLUE AND VENT SYSTEMS AND COMBUSTION AIR:

Heating flue and vent systems condition: Acceptable (Inspection limited)

Heating combustion air condition: Acceptable

24b Disposable or washable filters

Heating/cooling air filter(s)(excluding electronic or mechanical types) condition: Acceptable

25a Heat Distribution Methods

25a(2) Ducting (forced air)

Heating distribution system condition: Acceptable (Inspection limited)

Heat source in each room: Acceptable

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

Outside temp. = 100

Unit 1 Temperature Differential = 18 degrees AC mode

Unit 2 Temperature Differential = 17 degrees AC mode

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system

20c(1) Condenser/evaporator separate (split system)

Cooling equipment general condition: Acceptable

COOLING EQUIPMENT

THERMOSTAT(S)/OPERATING CONTROLS:

Cooling equipment operating controls condition:

Acceptable

20h Cooling Distribution Methods

20h(1) Ducting

Cooling distribution system condition: Acceptable

(Inspection limited)

Cooling source in each room: Acceptable

FIREPLACE(S), STOVE(S):

23a(1) Prefab wood burning fireplace

23d(1) Gas log in wood burning fireplace

CHIMNEY, VENT SYSTEM(S):

23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(2) Partially reviewed

23k(4) From inside firebox.

Pool / Spa Components & Applications:

POOL / SPA BODY:

30a(1) Plaster/marcite surface

DECK, BOARD, SLIDE, ETC.:

30g Cement concrete deck

30j Diving board

30m Waterfall

POOL / SPA HEATER:

No pool/spa heater noted

FILTER SYSTEM:

33b Diatomaceous earth

33d Leaf trap

33e Skimmer

33f Back-flush valve

CLEANING EQUIPMENT:

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32c Bottom jet system

PUMPS / LIGHTS / ELEC.:

- 34b Filter pump
- 34g Timer controlled
- 34k Metal conduit

PLUMBING:

- 35b Plastic piping (PVC)

SAFETY DEVICES INSTALLED:

- 36a Self closing, self latching gates/doors

Plumbing Components & Applications:

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

- 45a Main water valve located at the front of the building.
- 45f Water supply approximate size: 1"
- 42a Municipal water supply indicated
- 45c Spade type main water valve installed
- 45d Handle type main water valve installed
- 45e Water pressure regulator installed

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

- 47a Functional water flow tested
Functional flow test results: Acceptable
- 47b Functional drainage tested
Functional drainage test results: Acceptable

OPERATION AND CONDITION OF FIXTURES

All fixture operations and general condition: Acceptable

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

- 44a Natural gas
Gas shutoff valve located at the right side of the garage.

WATER HEATER(S):

- 43a(1) Natural gas water heater(s)
Water heater(s) general condition: Acceptable (Inspection limited)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

- 43k Temperature, pressure relief valve
Water heater automatic safety controls apparent condition: Acceptable (Inspection limited)

WATER HEATER COMBUSTION AIR REVIEWED:

Water heater combustion air source: Acceptable

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

Water Heater #1 is located in the garage.
The approximate age of this water heater is 11 years.
Its approximate size is 50 gals.

APPLIANCE VENT TYPES AND CONDITION:

41a(1) Sheet-metal appliance vents
Appliance vents general condition: Acceptable

LAUNDRY FACILITIES AND VENTING:

- 40a Washer connections
- 40b Electric dryer connections
- 40k Dryer vent terminates at vertical exterior wall

INSTALLED WATER TREATMENT DEVICES OR PIPING:

- 43h(1) Water softener

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

41c Copper/brass water lines visible
Interior water supply and distribution piping general condition: Acceptable (Inspection limited)

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING SUPPORTS AND INSULATION:

Interior water supply pipe supports general condition: Acceptable

FUEL DISTRIBUTION PIPING AND SUPPORTS:

- 41g Steel gas/oil lines visible
 - 41j Flex gas/oil connectors visible
- Fuel distribution piping general condition: Acceptable (Inspection limited)
Fuel distribution piping supports general condition: Acceptable

WASTE AND VENT PIPING SYSTEM:

- 41q Plastic drain lines visible
 - 41q(1) Acrylonitrilebutadiene-styrene (ABS)
- Waste and vent piping general condition: Acceptable (Inspection limited)

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

Electrical Components & Applications:

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MAIN / SUB-PANEL LOCATION(S):

Main service panel located at the right side of the building.

Service main condition: Acceptable (Inspection limited)

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51a Underground service lateral

Observed portions of the Service drop/Service lateral condition: Acceptable

51m The service entrance conductor materials could not be ascertained

51e Exterior main service panel

51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service

52c 220/240 volt service

52d Single phase

52j The service amperage rating is 200 amps.

(This was determined by the amperage rating of the main disconnect)

DISTRIBUTION SYSTEMS:

53b Circuit breakers

Observed overcurrent protection condition: Acceptable (Inspection limited)

53f Nonmetallic sheathed cable ("Romex")

53j Copper wires

Visible branch circuit conductors condition:

Acceptable (Inspection limited)

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

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

53g Metal conduit

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

The condition of the representative number of receptacles tested was: Acceptable

GROUNDING METHOD, ETC.:

54 Grounding method not ascertained

54d Bonded service panel

54e Ground Fault Circuit Interrupters (GFCI locations may be partially or fully compliant)

Ground fault circuit interrupter(s) condition: Acceptable

Bath Components & Applications:

BATHTUB TYPE(S):

60b(1) Pressed steel bathtub(s)

60e(1) Cultured marble bathtub(s)

SHOWER FLOOR TYPE(S):

60f (2) Tile shower floor(s)

TUB/SHOWER WALLS:

62b Mastic tile walls

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

62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):

64a Cast iron wash basin(s)

64g(2) The wash basin(s) is/are installed in or under the countertop material(s)

COUNTERTOP MATERIALS:

65e(2) Granite countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)

61c Diverter valve(s)

61d Pop-up stopper(s)

61f "Hydro-jet" style tub

64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

66b Exhaust fan(s)

66g GFCI Receptacle(s)

FLOOR(S):

67b(1) Tile floor(s)

Interior Components & Applications:

WALLS AND CEILINGS:

70b Drywall

Interior walls and ceilings general condition: Acceptable (Inspection limited)

FIRE SEPARATION WALLS AND CEILINGS

70q Fire separation walls and ceilings were observed

Fire separation walls and ceilings general condition:

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Acceptable (Inspection limited)

FIRE SEPARATION DOOR(S)

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

Fire separation door(s) condition: Acceptable

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71b Bypass door(s)

71d Pocket door(s)

71e Hinged door(s)

71g(1) Metal door(s)

71h Dead bolt(s)

71j Side light(s)

71k French door(s)

71m Weather stripped

71p(1) Self-closing door(s)

Interior doors and interior view of entry doors general condition: Acceptable

WINDOWS

75a A representative number of windows were tested.

General condition of windows tested: Acceptable

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings

72f(1) Multi story

72g(1) Wood stairway/steps

Interior steps and stairways general condition: Acceptable

72g(5) Balconies and railings

Interior balconies and railings general condition: Acceptable

72h Furnished and/or occupied

FINISH FLOORING:

73a Carpet

73d Wood (may be simulated)

73e(1) Tile (All types)

Floors general condition: Acceptable (Inspection limited)

MISC. SYSTEMS:

74a(1) Smoke alarm

74a(2) Carbon Monoxide alarm

74e(1) Wet or dry bar

74e(2) Bar fridge or ice maker

74e(3) Interior cabinetry

Counters and cabinetry general condition: Acceptable

74g Fire sprinklers

74h Ceiling fan(s)

Kitchen Components & Applications:

RANGE(S) / COOKTOP(S):

80a(2) Electric range or cooktop

80c Built-in (cooktop)

OVEN(S):

83a(2) Electric oven

83c Built-in oven

83e Self-cleaning oven

83h Microwave oven

VENTILATION:

81a Mechanical exhaust

CABINETS:

84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:

86e Acrylics

SINK(S):

82f Let-in

REFRIGERATOR(S):

85a Ice maker connection

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets

87a(1) GFCI Protection

87c Incandescent lighting

OTHER APPLIANCES:

88a Water filter

88d Disposal

88e Dishwasher

Structure Components & Applications:

INSPECTED STRUCTURES BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91g 1996 to Present

ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system

90c Plywood/OSB roof sheathing

90d(2) Butted roof sheathing

Roof and ceiling structural components general condition: Acceptable where visible (Inspection limited)

FLOOR STRUCTURAL COMPONENTS:

90j(1) Concrete slab floor

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Floor structural components general condition:
Acceptable where visible (Inspection limited)

95e 5 to 8 inches (attic)
95e Thickness varies (attic)

EXTERIOR WALLS STRUCTURAL COMPONENTS:
90t Wood framing
Exterior walls structural components general
condition: Acceptable where visible (Inspection
limited)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION
TYPES:

Insulation presence and type not fully ascertainable
95a(2) Cellulose (loose fill)
Insulation general condition: Acceptable where visible
(Inspection limited)

FOUNDATION AND/OR BASEMENT
STRUCTURES WHERE VISIBLE (if basement
present):
93a Concrete pier and/or perimeter foundation
Structural posts/poles/columns general condition:
Acceptable where visible (Inspection limited)
Foundation system general condition: Acceptable
where visible (Inspection limited)

VAPOR RETARDERS/BARRIERS:

SUB-AREA OBSERVATION EXTENT AND
METHOD:
This type of construction has no sub-area

ATTIC OBSERVATION EXTENT AND METHOD:
96b Partially viewed
96c(2) From inside attic

ATTIC ACCESS LOCATION:
An attic access is located upper hall bath There may
be other attic access locations not listed here.

ATTIC VENTILATION:
92a Attic ventilation
Attic ventilation adequacy: Acceptable (Inspection
limited)

THE VENT DUCTS OF KITCHEN, BATH AND
LAUNDRY VENTILATION SYSTEMS, IF
INSTALLED, WERE OBSERVED TO COMPLETE
THE REVIEW OF THOSE SYSTEMS:
Kitchen ventilation adequacy: Acceptable (Inspection
limited)
Bath ventilation adequacy: Acceptable (Inspection
limited)
Laundry ventilation adequacy: Acceptable (Inspection
limited)
Dryer ventilation adequacy: Questionable

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