

PROPERTY INSPECTION REPORT



FRAMING INSPECTION REPORT

Date of Inspection: 9/7/2021

Addr: 3455 N. Newhouse Street

Inspection For: Joseph Byer

Paul Staron, AZ Lic. #: 38061



480.860.1100 • www.vbiaz.com

Table Of Contents

REPORT SUMMARY	3-4
GENERAL INSPECTION INFORMATION	5
PLUMBING	6
ELECTRICAL	7-8
FRAMING/CONCRETE	9
HVAC	10
EXTERIOR	11
GENERAL PHOTOS	12



HOW TO USE THE REPORT

All findings, or items needing attention, appear in **BLUE** throughout the report. Boxes appear at the beginning of each section with letters above them. Each letter represents what type of action may be needed for items in that section. Use the legend below to understand each action:

(R) Repair - Items with this rating should be evaluated by a trade specialist and repaired or replaced to ensure proper operation and/or mitigate any further damage/deterioration. This rating also includes components/systems that are present, part of a home inspection, and could not be tested.

(G) General maintenance - Items with this rating are common maintenance items and minor repairs that may not require a trade specialist to perform. These items are typically corrected by a handyman or similarly experienced individual.

(U) Upgrade recommended - Items with this rating may include components that were not required when the home was built, but are recommended upgrades to improve overall safety or efficiency of the home.

(T) Typical/common - Items with this rating are typical items found in homes of this era and do not require repair at this time, but should be monitored periodically to ensure that the item hasn't worsened, warranting repair or replacement.

(A) Acceptable - The component was observed to be in acceptable condition for age and use (to the extent visible), but may still need minor repairs or general maintenance.



REPORT SUMMARY

Valley Building Inspections performed a preliminary Pre-Drywall inspection at the above mentioned property. This inspection was limited to accessible foundation, framing, plumbing, HVAC and electrical components and is limited to such. The inspection is meant to provide the client with a better understanding of the property and is not meant to include all building standards or workmanship items. The criteria used for framing and concrete alignment is based on the Minimum Workmanship Standards as defined by the Arizona Registrar of Contractors. All findings and general notes are listed in each section of the report; photos are included in the sections. The following is a summary of the findings:

PLUMBING		
Page 6 Item: 1	PLUMBING	<ul style="list-style-type: none"> • Gas line Loose at: kitchen cooktop, • Floor sleeve not properly aligned at kitchen fridge area • Valve body loose in wall at North East bath shower • Valve and tub spout very loose at Bath number three • Showerhead stub not secured at South East bath
ELECTRICAL		
Page 7 Item: 1	ELECTRICAL	<ul style="list-style-type: none"> • The electrical outlet box is crooked at: South wall of family room, Master Hall, Southwest corner of master bedroom, Bedroom #3, Rear patio, • The electrical switch box is crooked at: Rear family room sliding door, • A nail plate is needed to protect the wiring that is closer than 1 1/4" from the face of the stud. Noted at: West garage wall below electrical panel at several areas, • Wiring sheathing cut too short at center garage ceiling outlet box. • Rebar protrudes wall and trim ring missing at acorn nut for UFER splice below main panel at West garage. • Wiring contacts sharp truss plate edge at center kitchen ceiling. As marked on the floor. • Outlet box not attached, inside east den wall • Light fixture not secured at north east bath • Three gang box Loose at entry to bath number three • Three gang box Loose at South East bath • Wiring has area of damage and not secured at South East bath
FRAMING/CONCRETE		
Page 9 Item: 1	WALLS	<ul style="list-style-type: none"> • The framing is not aligned at: Garage entry to home, Bedroom number four, • Walls are not square at . Walls should be perpendicular within 1/4" in 10'. Noted at: master water closet entry, Entry to bedroom number three, • Window sill out of level at Master closet, master shower • Metal bracket protrudes upper wall above side garage pedestrian door. • 2 x 4 protrudes upper east wall at family room • Wall section loose and not 90° at corner at entry to powder room • Nail plate out of position at the bottom plate below sink at South East bath

HVAC		
Page 10 Item: 1	HVAC	<ul style="list-style-type: none">• Ducting takes sharp angle, improper radius, at kitchen ceiling above the island, Master bath above vanity,
EXTERIOR		
Page 11 Item: 1	EXTERIOR	<ul style="list-style-type: none">• Stucco paper damaged at: West garage wall,• Window damaged at front den• Several general repairs needed at stucco material including: previous light fixture above overhead garage door,



GENERAL INSPECTION INFORMATION

1. ATTENDANCE

IN ATTENDANCE:

- No other parties present at inspection.

2. HOME TYPE

HOME TYPE:

- Single Family Home
- Single story

3. WEATHER/TEMPERATURE

Materials:

- Outside temperature 105 degrees
- Weather condition: Sunny

4. NOTES

Materials:

- For the purposes of this report the home is facing North.
- Blue tape was used to assist with locating items.
- Plumbing rough-in was substantially complete.
- Electrical rough-in was substantially complete.
- HVAC rough-in was substantially complete.
- Roof was loaded.
- Stucco was not applied with lathing substantially complete

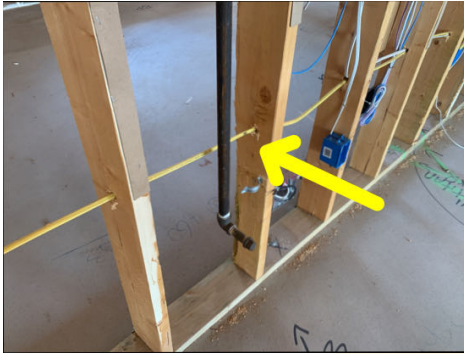
PLUMBING

1. PLUMBING

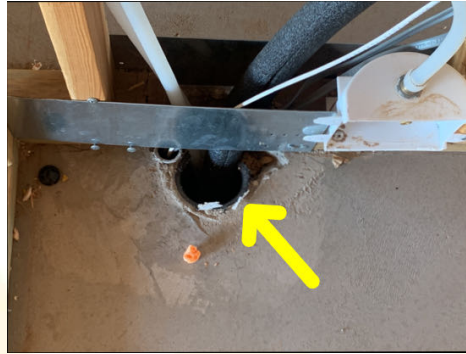
R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

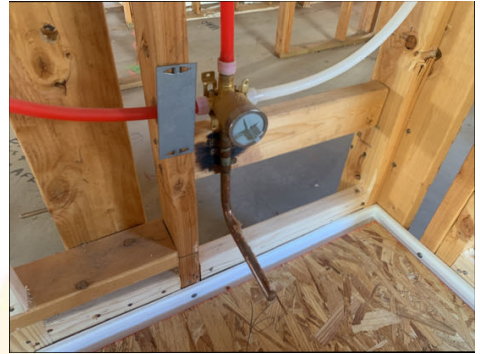
- Gas line Loose at: kitchen cooktop,
- Floor sleeve not properly aligned at kitchen fridge area
- Valve body loose in wall at North East bath shower
- Valve and tub spout very loose at Bath number three
- Showerhead stub not secured at South East bath



Gas line Loose at: kitchen cooktop,



Floor sleeve not properly aligned at kitchen fridge area



Valve and tub spout very loose at Bath number three

ELECTRICAL

1. ELECTRICAL

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

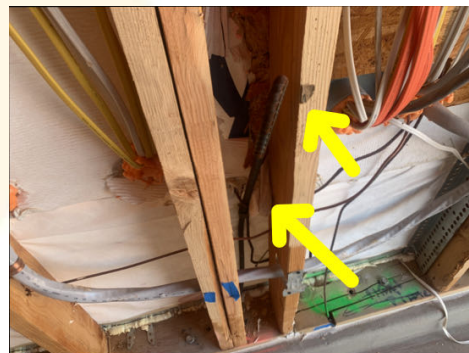
- The electrical outlet box is crooked at: South wall of family room, Master Hall, Southwest corner of master bedroom, Bedroom #3, Rear patio,
- The electrical switch box is crooked at: Rear family room sliding door,
- A nail plate is needed to protect the wiring that is closer than 1 1/4" from the face of the stud. Noted at:
West garage wall below electrical panel at several areas,
- Wiring sheathing cut too short at center garage ceiling outlet box.
- Rebar protrudes wall and trim ring missing at acorn nut for UFER splice below main panel at West garage.
- Wiring contacts sharp truss plate edge at center kitchen ceiling. As marked on the floor.
- Outlet box not attached, inside east den wall
- Light fixture not secured at north east bath
- Three gang box Loose at entry to bath number three
- Three gang box Loose at South East bath
- Wiring has area of damage and not secured at South East bath



Wiring sheathing cut too short at center garage ceiling outlet box.



A nail plate is needed to protect the wiring that is closer than 1 1/4" from the face of the stud. Noted at: West garage wall below electrical panel at several areas,



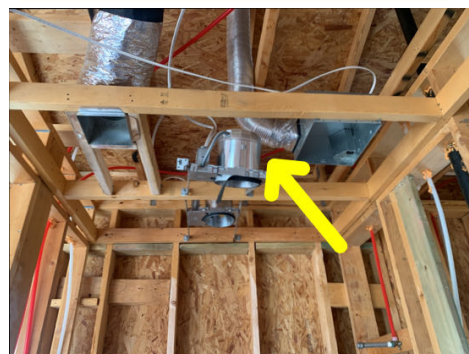
Rebar protrudes wall and trim ring missing at acorn nut for UFER splice below main panel at West garage.



Wiring contacts sharp truss plate edge at center kitchen ceiling. As marked on the floor.



Outlet box not attached, inside east den wall



Light fixture not secured at north east bath



Wiring has area of damage and not secured at South East bath



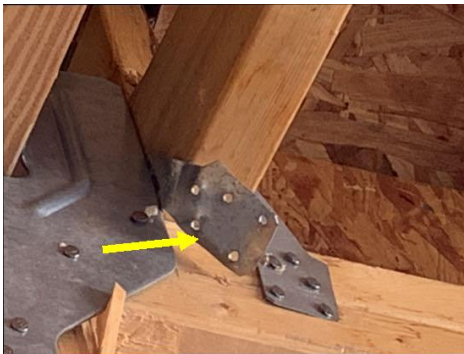
FRAMING/CONCRETE

1. WALLS

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

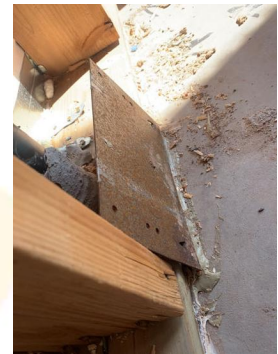
- The framing is not aligned at: Garage entry to home, Bedroom number four,
- Walls are not square at . Walls should be perpendicular within 1/4" in 10'.
- Noted at: master water closet entry, Entry to bedroom number three,
- Window sill out of level at Master closet, master shower
- Metal bracket protrudes upper wall above side garage pedestrian door.
- 2 x 4 protrudes upper east wall at family room
- Wall section loose and not 90° at corner at entry to powder room
- Nail plate out of position at the bottom plate below sink at South East bath



Metal bracket protrudes upper wall above side garage pedestrian door.



Walls are not square at . Walls should be perpendicular within 1/4" in 10'. Noted at: master water closet entry, Entry to bedroom number three,



Nail plate out of position at the bottom plate below sink at South East bath

2. ROOF ASSEMBLY

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. SLAB/CONCRETE

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HVAC

1. HVAC

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ducting takes sharp angle, improper radius, at kitchen ceiling above the island, Master bath above vanity,



Ducting takes sharp angle, improper radius, at kitchen ceiling above the island

EXTERIOR

1. EXTERIOR

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R	G	U	T	A

Observations:

- Stucco paper damaged at: West garage wall,
- Window damaged at front den
- Several general repairs needed at stucco material including: previous light fixture above overhead garage door,



Stucco paper damaged at: West garage wall

GENERAL PHOTOS

1. GENERAL PHOTOS

R G U T A



General view of home



General view of home



General view of home



General view of home



General view of home



General view of home



General view of home



General view of home



General view of home