



Inspection Report

John and Jessie Doe - SAMPLE REPORT ONLY

Property Address:
9954 S Main Ave
Surprise AZ 85379



Shining Light Home Inspection Services, LLC

Keith Dompier 72536
336 E El Dorado Ln
Gilbert, AZ 85295
+1 (480) 861-6648
AZ-BOTR Lic# 72536

Table of Contents

Cover Page.....	2
Table of Contents.....	3
Intro Page.....	4
1 Structural Components.....	5
2 Electrical System.....	12
3 Roofing.....	20
4 Exterior.....	28
5 Interiors.....	32
6 Garage.....	48
8 Plumbing System.....	55
11 Laundry.....	66
12 Heating / Central Air Conditioning.....	69
13 Insulation and Ventilation.....	79
Summary.....	86

General Info

Property Address 9954 S Main Ave Surprise AZ 85379	Date of Inspection 5/22/2022	Report ID PRE-20220522-995-S-Main-Ave
Customer(s) John and Jessie Doe - SAMPLE REPORT ONLY	Time of Inspection 07:00 AM	Real Estate Agent

Inspection Details

In Attendance: Inspector plus Other Contractors	Type of building: Single Family (2 story)	Style of Home: Contemporary
Approximate age of building: New Construction	Home Faces: East	Temperature: 75F - 90F
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 3 days: No

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Monitor (MN) = The item, component or unit is fully functioning and operational with some minor issues. It should be monitored to assure that it does not continue to deteriorate.

Review (RV) = The item, component or unit is not fully functioning as intended or needs further evaluation and evaluation by a qualified person. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Attention (AT) = The item, component or unit is not fully functioning as intended and needs further evaluation by a qualified and competent person, contractor, or licensed professional. These items, components or units may need to be replaced or have significant repair work that is needed.

Safety (SA) = The item, component or unit is not fully functioning as intended and is considered to be a safety concern to persons or the premise itself. Recommended to be evaluated and corrected by a qualified, licensed professional. Items, components or units that can be repaired or modified to satisfactory condition by a qualified, licensed professional may not need full replacement.

Excluded (X) = The specific item here has been excluded from the inspection by either the client or the inspector for a specific reason. On occasion, Items are not able to be inspected due to the below conditions which are beyond control of the Inspector. 1) Client request 2) items not accessible 3) items obstructed from view 4) weather conditions prevent a visual evaluation..

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Post tension slab at grade	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab Engineered floor joists Extra Info : 3/4" OSB over the I beam floor joists
Wall Structure: Wood 2 X 4 Wood	Columns or Piers: Stucco overcoating Extra Info : Actual support not visible, probable wood	Ceiling Structure: 2X4 Extra Info : 2x3 I-joint flanges on floor 1
Roof Structure: Engineered wood trusses	Roof-Type: Gable Hip Shed	Method used to observe attic: From interior floor From entry

Attic info:
 Attic access

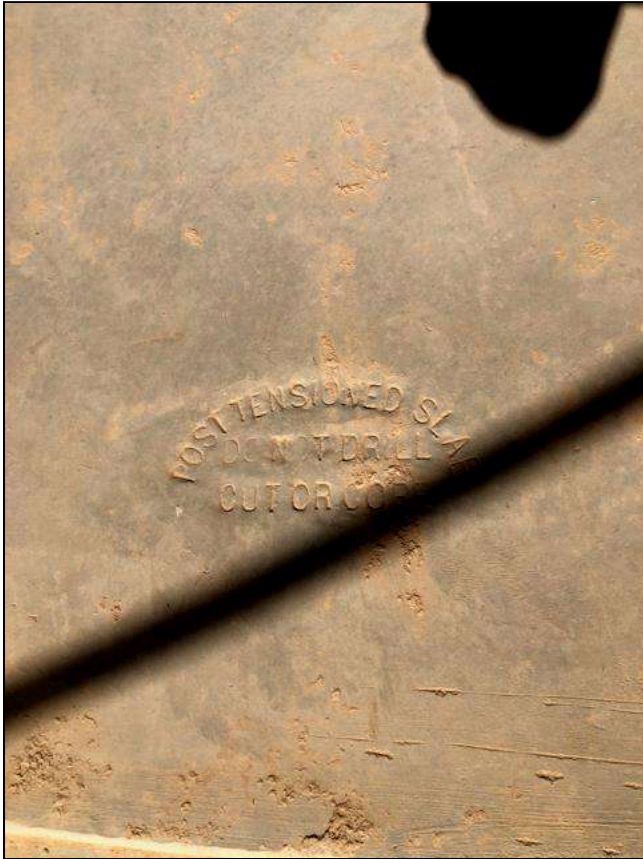
		IN	NI	NP	MN	RV	AT	SA
1.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•						
1.1	Walls (Structural)	•					•	
1.2	Wall bracing <= 60 '	•						
1.3	King studs and jack studs for headers: doors and windows	•						
1.4	Bolts to bottom plate at 1/2" nominal	•						
1.5	Columns or Piers	•						
1.6	Floors (Structural)	•						
1.7	If slab, 6" under garage and 4" under house (minimum)	•						
1.8	Ceilings (Structural)	•						
1.9	Roof Structure and Attic	•						
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

1.0 This post-tension concrete slab was visually observed to be at grade, visible within the garage, throughout the framed house and at various locations around the external structure. Except as noted elsewhere in this report, it

appeared to be in satisfactory condition where it was visible and functioning as intended.



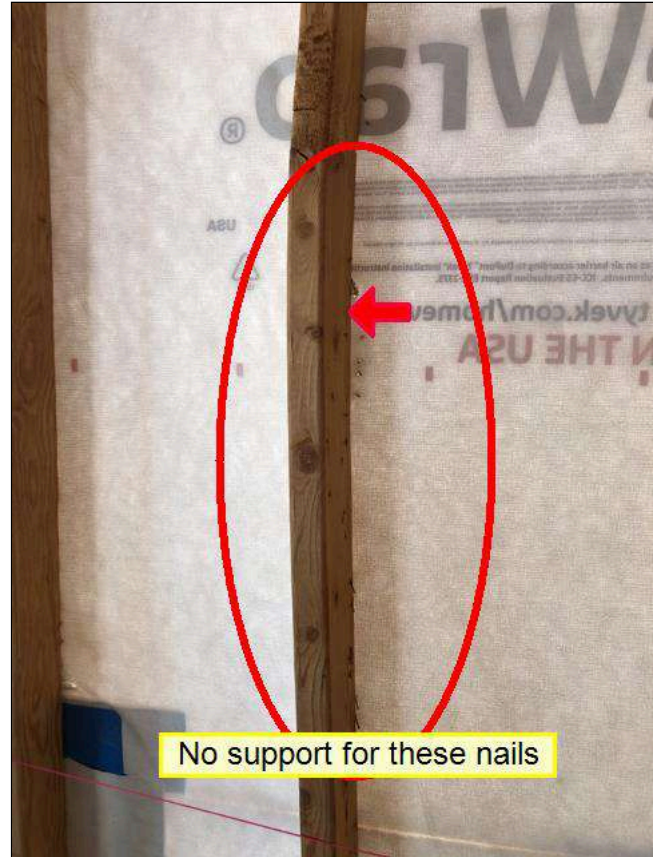
1.0 Item 1(Picture)

1.1 (1) Wall structure for this property appears to be wood framing with wall cladding prepared for stucco exterior. On the date of inspection it was visibly observed to be satisfactory but limited due to exterior wall cladding preparations. Most of the observations were completed from the interior. It appears to be functioning as intended except as may be called out elsewhere in this report.

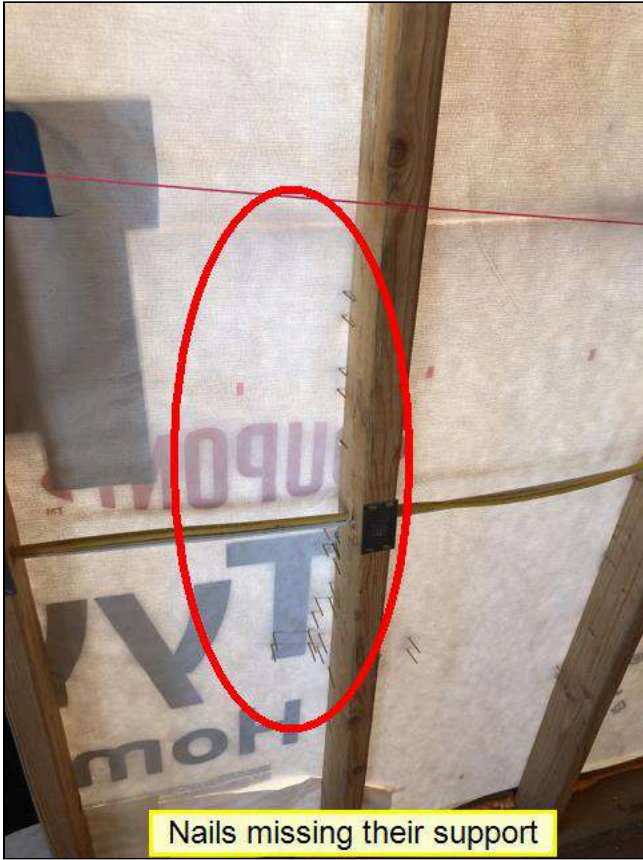
1.1 (2) On a date of inspection I am observing more than one wall stud, including those for load-bearing walls, that are warped, bowed, torqued, or have significant cracks in them. Some of these are significant enough such that nails that were supposed to attach to them from the outside or unable to. I recommend discussion with the builder to determine appropriate remediation which may include adjustments, Repairs, or replacement. **Attention**



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.2 Wall bracing around the home appear to be within the expectation.

1.3 King and jack studs are used for all doors and windows in the home. Load bearing headers are used for load bearing doors such as an occupant door to the garage or the main entry door. There are no headers used for interior (non-load bearing) doors but using a crippled 2x4 from the top plate of the wall instead.

1.4 Bottom plate bolts appear to be functioning as intended.

1.5 Columns were observed on the both the front porch and the back covered patio. The visible portions of these support columns for the covered front porch and the rear screened in patio cover appeared to be in satisfactory condition during on the date of this home inspection, however the structural portions are prepared for stucco over-coating and not visible during the inspection. Normal cosmetic, wear and tear are considered to be permissible.



1.5 Item 1(Picture)

1.6 Floor is the concrete slab on grade for floor 1 and there were no observed issues with it at the time of inspection. It appears to be functioning as intended on the date of inspection. The second floor is three-quarter inch OSB for the flooring, supported by I-beam engineered joists. These appear to be sufficient to provide the support necessary. Any issues with this may be indicated elsewhere in this report.

1.7 Slab thickness, where observable, appears to be of the proper minimum thickness (depending on location) and functioning as intended on the date of inspection.

1.8 Ceilings in the property are not yet fully installed. Visual observation found no obvious problems on the date of inspection. When viewed from the interior, the ceiling is to be supported by the 2"x4" (minimum) bottom chords of the engineered roof trusses for the second floor and the I-beam joists for the first.

1.9 Roof structure and attic were observed through the attic access provided in laundry room as well as throughout the home without the ceiling drywall yet installed. Engineered trusses were observed to be in satisfactory condition and appear to be functioning as intended on the date of inspection except where noted elsewhere in this report. OSB sheathing viewed from the home's interior appears to be in satisfactory condition where visible and was covered by radiant barrier.



1.9 Item 1(Picture)



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	MN	RV	AT	SA
2.0	Service Entrance Conductors	•						
2.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•					•	
2.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•						
2.3	Supports for romex wiring at least every 3'	•						
2.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•					•	
2.5	Lighting at every exit door including switch	•						
2.6	Light fixtures within 1/4" of finished wall thickness	•					•	
2.7	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure		•					
2.8	Operation of GFCI (Ground Fault Circuit Interrupters)		•					
2.9	Operation of AFCI (ARC Fault Circuit Interrupters)		•					
2.10	Location of Main and Distribution Panels	•						
2.11	Smoke Detectors		•					
2.12	Carbon Monoxide Detectors		•					
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

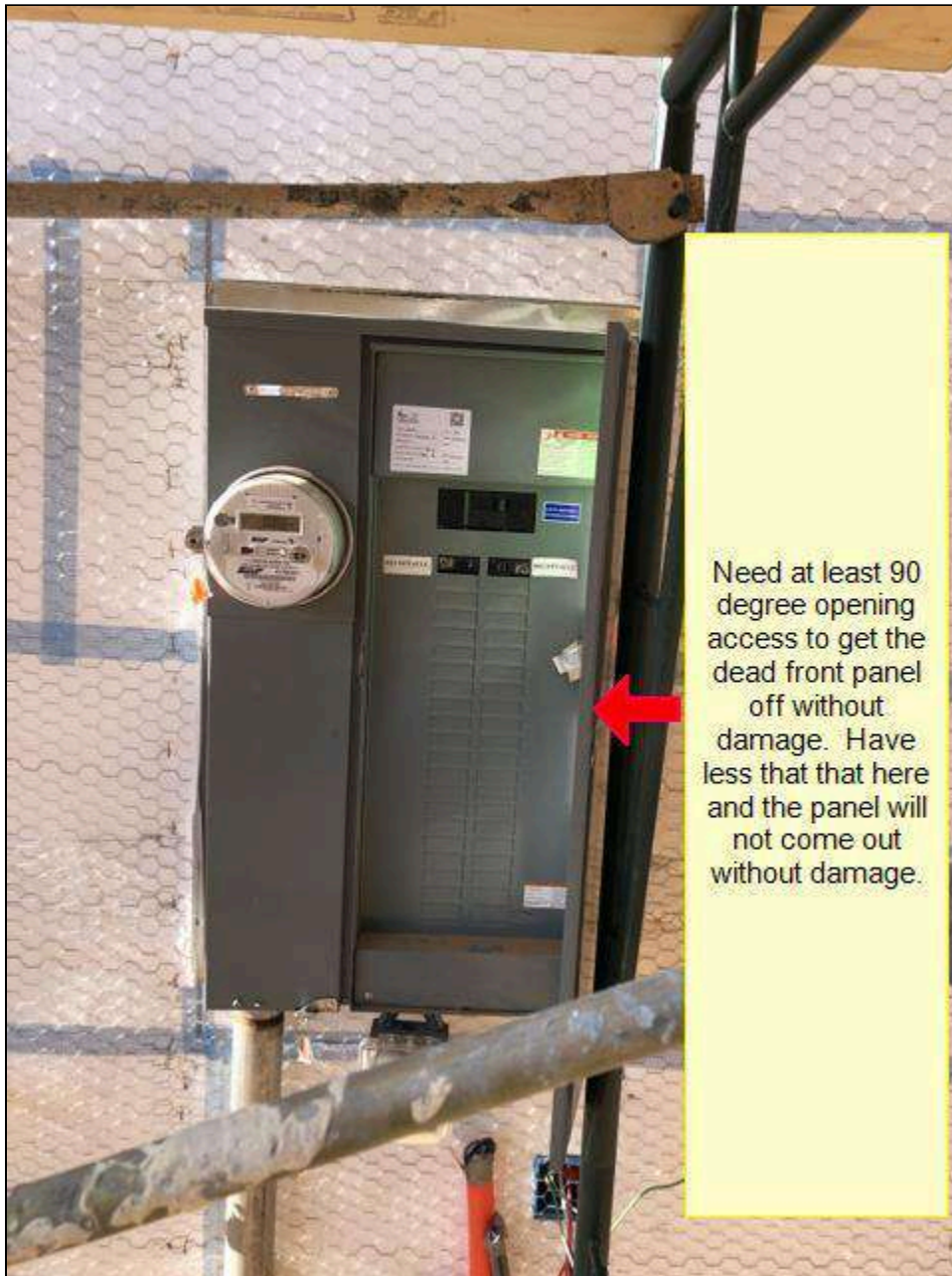
Comments:

2.0 Due to the design of the main electrical panel, the service conductors could not be observed.



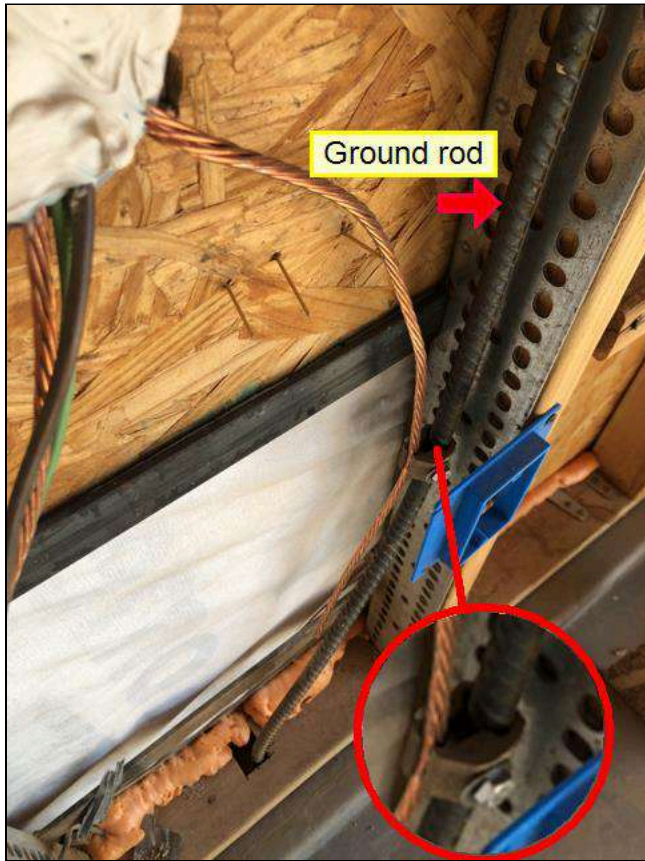
2.0 Item 1(Picture)

2.1 (1) On the date of inspection, due to the location of the scaffolding for the stucco preparation, I was unable to open the dead front panel to investigate the wiring behind. Observing throughout the house however, I can see that there is at least one aluminum wire going to at least the air conditioning unit. On the final inspection we will make sure that they have an antioxidant coating on them in the electrical panel. This will be completed on the date of final inspection. This is for your information

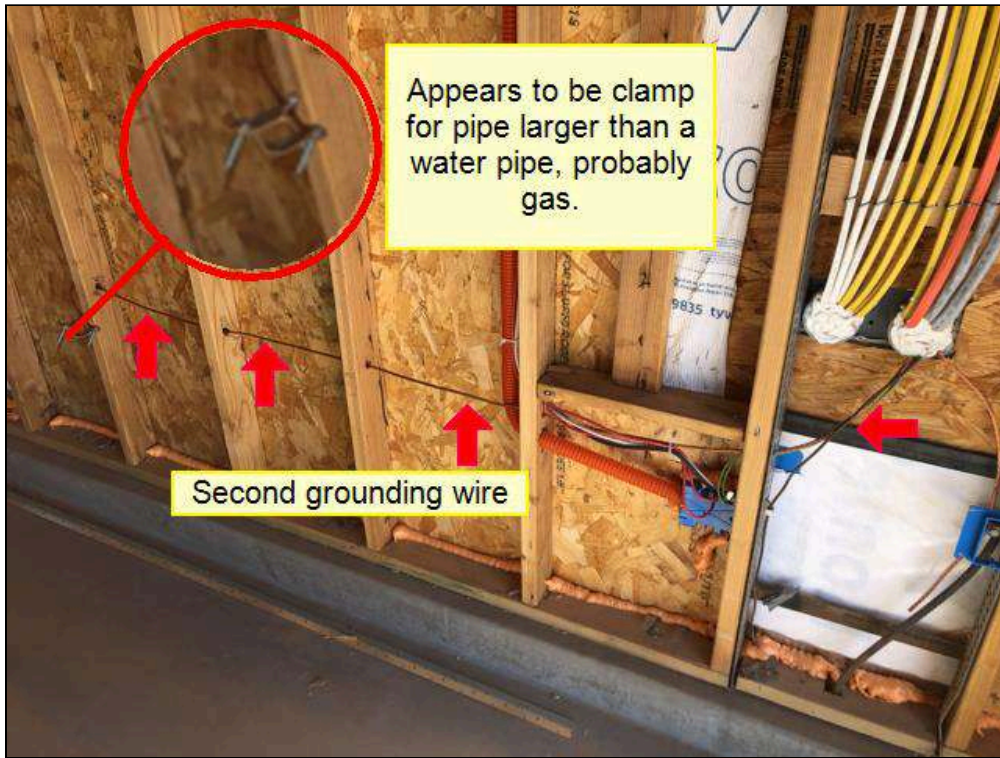


2.1 Item 1(Picture)

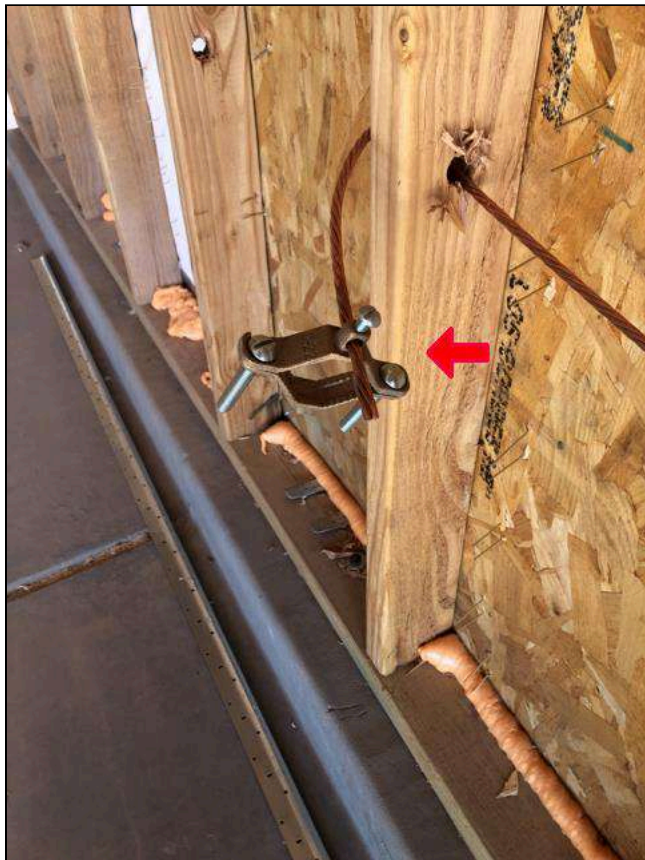
2.1 (2) There are two main grounds from the panel into the property which should go to the grounding rod. However only one is connected to the grounding rod. The other one appears to be set for a gas pipe which is not here. I recommend that this be a discussion with the builder to find out how these are going to be taken care of prior to drywall and stucco. **Attention**



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.2 Visual confirmation that the main panel and circuit breaker devices were compatible to the extent installed. Wiring for the branch circuits within the property and the circuit breakers are yet to be installed although they are roughed

into all of the locations throughout the home.

2.3 Romex wiring is supported through wall studs and other supports as needed.

2.4 (1) All connected devices within the property were observed to be roughly wired on the date of inspection but with no power being routed to them. In habitable rooms, at least one ceiling outlet is supported enough to be able to handle a ceiling fan. This includes bedrooms, great / living room, and the room off the kitchen that looks out onto the rear patio. There are two, 20 AMP receptacles on the bottom of the electrical panel which are live and functioned as intended on the date of inspection.

2.4 (2) On the date of inspection, the receptacle box on the bottom of the main panel was loose. I recommend discussion with the builder to assure that this is tightened down prior to closing. **Attention**

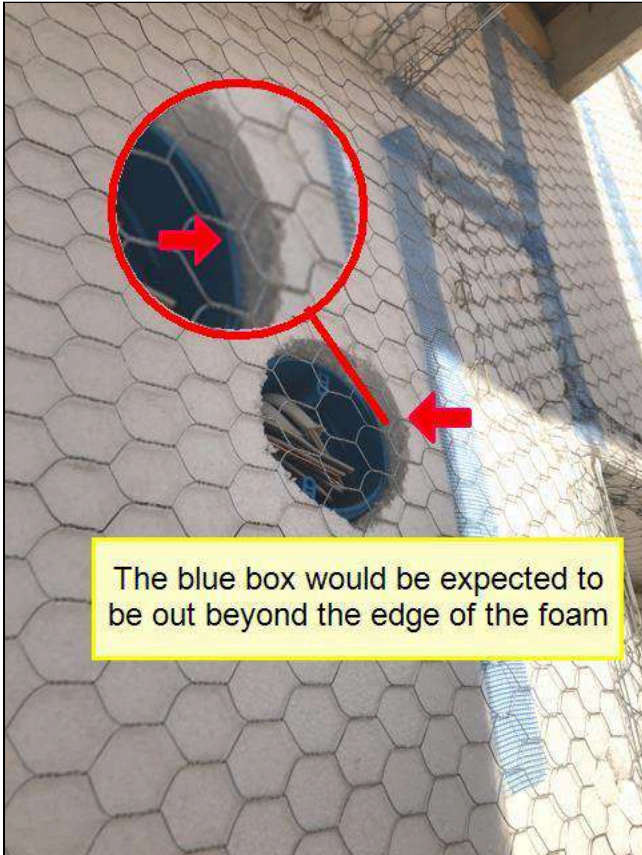


2.4 Item 1(Picture)

2.5 Every exit door has a switch light. This includes the main entry door, the patio slider and the additional service door from the garage.

2.6 (1) Except as may be otherwise noted in this report, all external light fixture meet this requirement. All internal fixtures and switch boxes appear to be able to meet this requirement.

2.6 (2) Exterior lighting fixture on the front porch column is not showing the quarter inch from final finish as is expected. This may cause an issue with the fixture adhering properly to the wall so that no moisture or insects can get behind it. I recommend that this be discussed with the builder to bring this out such that it is at the proper length or that an additional fixture can be applied to bring this to standard. **Attention**



2.6 Item 1(Picture)

2.7 Electrical within the property is not yet active.

2.8 Electrical within the property is not yet active.

2.9 Electrical within the property is not yet active.

2.10 The main panel box is located on the outside of the North wall of the structure.



2.10 Item 1(Picture)



2.10 Item 2(Picture)

2.11 Not yet active. These should be installed prior to completion per manufacturers instructions. Expectation is at least one outside of each sleeping room and one inside of each sleeping room.

2.12 Not yet active. These should be installed prior to completion per manufacturers instructions. Expectation is at least outside of each sleeping room.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Concrete Tile

Viewed roof covering from:

Ground

Ladder

Binoculars

Sky Light(s):

None

Chimney (exterior):

N/A

		IN	NI	NP	MN	RV	AT	SA
3.0	Roof Coverings	•						
3.1	Sealant at all edges of felt / underlayment	•					•	
3.2	Flashings	•						
3.3	Appropriate kick out flashings	•					•	
3.4	Skylights, Chimneys and Roof Penetrations	•						
3.5	Roof Drainage Systems	•						
3.6	Drip edge under the felt / underlayment	•					•	
3.7	Ceiling joists, rafters, trusses	•						
3.8	Rafter ties, collar ties, supports	•						
3.9	Ridge boards, hip and valley rafters	•						
3.10	Roof heating			•				
3.11	Attic access openings	•						
3.12	Attic ventilation	•						
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

3.0 On the date of this inspection the roof covering was not yet installed but was, as expected, sitting on top of the roof to provide loading for the roof. This is for your information

3.1 Underlayment that is visible on the roof is not yet sealed at all edges as would be expected and are not properly nailed down. It is also standing up from the metal drip edge in some places. It should be installed over the metal drip edge and then sealed once it is in place. I recommend asking the builder when the final sealing for the underlayment will occur for this property. **Attention**



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 Flashings were visually observed to be functioning as intended for the period of construction. Normal wear and tear is considered to be allowable.

3.3 On the date of inspection, I am not observing the use of kick out flashings where a roof to wall interfaces. These

are meant to keep water away from a wall interface to a roof such that the wall does not become soaked with water. I recommend discussion with the builder determine when they kick out flashings will be installed prior to stucco.

Attention



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 From the vantage point of this roof inspection, I was able to visibly verify the functionality of the roof penetration seals around roof penetrations such as at drain vents and exhausts. All observed appeared to be as intended.

3.5 Roof drainage was observed to be mainly from the roof line to the ground. I saw no evidence of a gutter system but they also were not observed elsewhere in the immediate area. Drainage visibly appears to be somewhat sloped away from structure but, as the home is still under construction, final grading has not yet been established.

3.6 Metal drip edge is missing or open in some locations. In other locations it is well wrapped and overlapped. I recommend reviewing this with the builder to a sure that it is properly and fully install. **Attention**



3.6 Item 1(Picture)



3.6 Item 2(Picture)

3.7 Visually observed from the exterior (as possible from the ground) and interior through the currently open ceiling. On the date of inspection, the engineered trusses appear to be properly forming the roof with support, functioning as intended.

3.8 Ties and other supports appear to be in place from looking at the engineered roof from the interior ground, functioning as intended on the date of inspection.

3.9 Roof appears to be properly structured for its intended purpose

3.11 Attic access opening is cut into the second floor hallway leading to the laundry room.

3.12 Any ventilation on this roof appears to be supplied by high and low O'Hagan vents. The attic over the main portion of the house appears to be able to be sealed for use of a high R value insulation. I did not observed ventilation and there was a micro-fiber covering around all of the roof decking on the inside.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Cement Stucco

Exterior Entry Doors:

Not yet in place

Appurtenance:

Covered porch

Covered Patio

Extra Info : Assuming a sidewalk as well but not in place yet

Appurtenance Materials:

Concrete

Driveway material:

Concrete

Extra Info : Not yet in place however rest of neighboring homes are concrete

		IN	NI	NP	MN	RV	AT	SA
4.0	Wall Cladding Flashing and Trim	•						
4.1	Taping all stucco joints	•						
4.2	Doors (Exterior)	•						
4.3	Windows (Representative Number)	•					•	
4.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•						
4.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•						
4.6	Eaves, Soffits and Fascias	•						
4.7	Fences, Gates and Boundry Walls	•						
4.8	Retaining Walls			•				
		IN	NI	NP	MN	RV	AT	SA

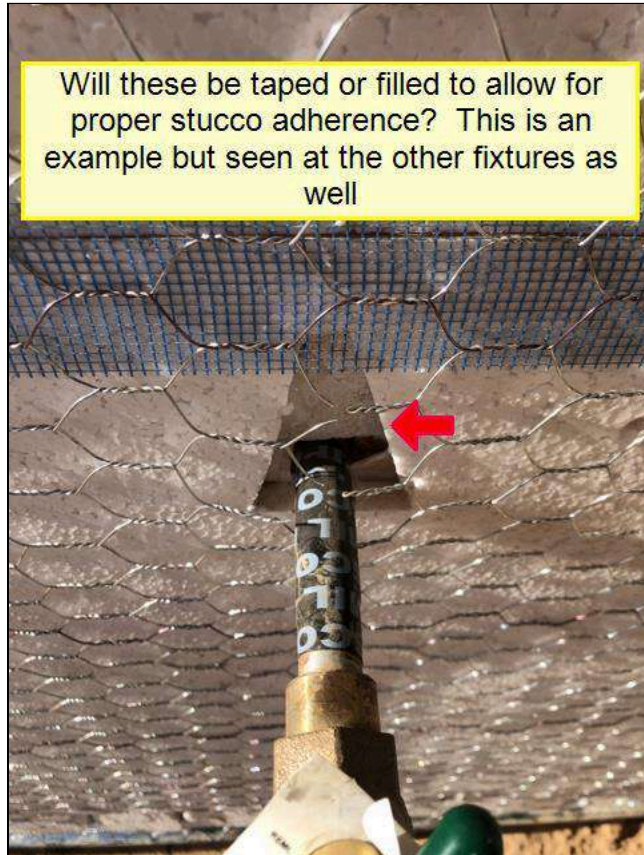
IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

4.0 Except as may be noted elsewhere in this report, the home appears to be fully ready for stucco with the installation as it is now.

4.1 (1) On the date of inspection, all joints of the insulation board under the lathing appeared to be completed and consistent around the home, except where may be noted elsewhere in this report..

4.1 (2) Taping of all stucco joints or holes in the styrofoam sheeting under the lathing is not completed. Observing some holes around fixtures that are also larger than expected. I recommend discussion with builder regarding these joints that are not currently taped. **Attention**



4.1 Item 1(Picture)

4.2 Exterior doors are not yet installed

4.3 (1) Windows were observed to be dirty. This makes it difficult to visually observe and determine if a dual pane window seal is in place or compromised as you cannot adequately see water condensation or cloudiness between the panes. Screens have not yet been installed. This is for your information. When observed the windows appear to function smoothly as intended except as may be noted elsewhere in the report.

4.3 (2) Second-floor window in the south west side of the second floor is marred with some kind of tar. It appears to be roof tar of some sort. I recommend discussion with the builder to determine when this will be cleaned or replaced.

Attention



4.3 Item 1(Picture)

4.4 Front and rear porches with the rear covered porch are were observed to be functioning as intended on the date of inspection.

4.5 Grading and drainage is predominantly away from the house and into the yard. As this house is still in construction we do not have the final grading of this property. I recommend that they are monitored or otherwise corrected to prevent water from being retained next to the foundation.

4.6 The eaves, soffits and fascia were visually observed from the ground and, except as noted, appeared to be functioning as intended for period of construction and life time. Normal wear and tear is considered allowable.

4.7 On the date of inspection there were no boundary walls around or between the homes.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Unfinished

Wall Material:

Unfinished

Floor Covering(s):

Unfinished

Interior Doors:

Not yet installed

Window Types:

Thermal/Insulated
Single-hung
Sliders

Cabinetry:

Not yet installed

Countertop:

Not yet installed

		IN	NI	NP	MN	RV	AT	SA
5.0	Ceilings	•						
5.1	Walls	•					•	
5.2	Fire stops / blocks on all wall to ceiling penetrations	•						
5.3	Floors	•					•	
5.4	Steps, Stairways, Balconies and Railings	•					•	
5.5	Counters and Cabinets (representative number)			•				
5.6	Doors (representative number)			•				
5.7	Windows (representative number)	•				•	•	
5.8	Escape openings: 20'x24", 5 sqft, 44" from floor	•						
5.9	Base plate pressure treated for pest control	•						
5.10	Load bearing walls with double top plate	•						
5.11	Header above doors / windows > 4" (must be > than 2x4)	•				•		
5.13	Fire suppression system			•				
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

5.0 Ceiling structure of the bottom chords for the engineered trusses or I-joists appear to be functioning as intended on the date of inspection.

5.1 (1) Walls throughout the home were visually observed and appeared to be functioning as intended, except where specifically called out by room. Normal wear and tear such as scratches, marks, minor moulding bumps and minor repairs are considered cosmetic / acceptable.

5.1 (2) There are a number of studs in the home that are warped, significantly cracked or torqued. I recommend that these be reviewed with the builder for repair or replacement as needed. **Attention**



5.1 Item 1(Picture) Garage



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

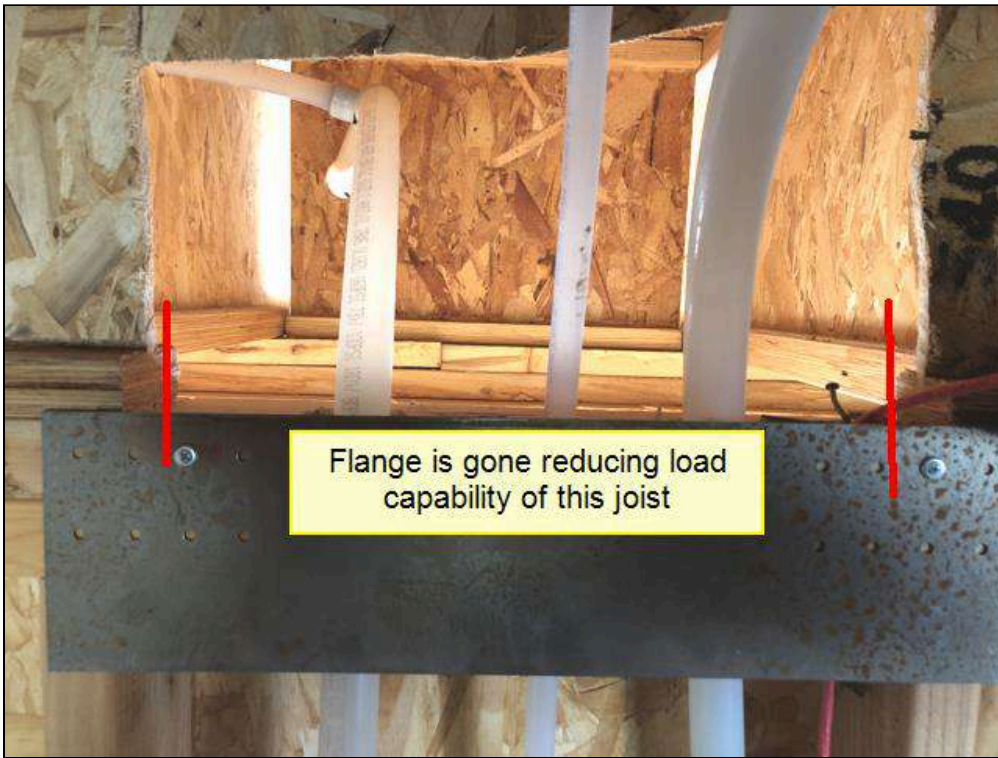
5.2 On the date of inspection, all of the holes observed that penetrate from wall to attic appear to be fire blocked as intended.

5.3 (1) Slab floor appears to be functioning as intended on the date of inspection.

5.3 (2) On the date of inspection, I am observing a few of the I-beam flanges that have been cut away and are no longer in place. These are not just minor or allowed notching: the entire flange has been cut away. This will deteriorate the load carrying capability of these I-beam flanges. I recommend discussion with the builder on why these flange cuts are allowed in this circumstance, what they will do to restore the load carrying capability of these joists (if this is needed) and if these cuts were approved by a structural engineer. **Attention**



5.3 Item 1(Picture) Kitchen area



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)

5.4 (1) On the date of this inspection the staircase and landings were roughed in and not completed. They appear to be properly spaced proper treads proper heights that are no more than 3/8 of an inch difference why is it a riser. They have temporary railings installed. This is for your information



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.4 (2) On the date of inspection, looking at the joist hangers being used for the steps and the landing, I am observing a similar situation to the patio cover joist hangers where not every hanger hole that should have a nail in it has been nailed. Also a few that appear to be deformed. I recommend this be discussed with the builder for remediation. **Attention**



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)



5.4 Item 8(Picture)

5.7 (1) Windows throughout the house were visually observed and operated. Unless specifically noted elsewhere within this report they were functioning as intended on the date of this inspection, allowing for normal operating wear and tear.

5.7 (2) Many of the sliding windows within the home were difficult to operate. However they are also in a construction zone and are really dirty and they may need to be cleaned and adjusted by a qualified, licensed window contractor. I recommend discussion with the builder to determine when this will be completed. **Review**

5.7 (3) On the date of inspection the sliding window from the room on the SouthEast corner will not operate fully. When attempting to open it will only open ~1/4 of the way freely. I recommend discussion with the builder for further

evaluation of this window for proper operation to determine if adjustments, repairs or replacement is indicated.

Attention



5.7 Item 1(Picture)



5.7 Item 2(Picture)

5.8 All bedroom escape openings appear to be appropriate.

5.9 Green board observed for all wood to concrete contact.

5.10 All of the apparent load bearing walls observed, all had double top plates.

5.11 Interior door headers on the home are only one, flat 2 x 4 versus the expected two 2 x 4 laid flat. Exterior doors appear to be framed properly with at least a 2 x 8 header. These interior door jams are framed the same as would be typical into an archway or walkway. This type of door framing is in use today for some interior doors where there is little load. I recommend discussion with the builder to assure that the size and construction of these interior door headers are appropriate to the expected load. **Review**



5.11 Item 1(Picture)



5.11 Item 2(Picture)



5.11 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

N/A

Auto-opener Manufacturer:

N/A

		IN	NI	NP	MN	RV	AT	SA
6.0	Garage Ceilings	•						
6.1	Garage Walls (including Firewall Separation)	•						
6.2	Garage Floor	•						
6.3	Garage Door (s)	•						
6.4	Occupant Door (from garage to inside of home)	•						
6.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance or safety reverse sensors are tripped)			•				
6.6	Addition Service Door (from garage to exterior)	•						
6.7	Garage Venting (if required)	•					•	
6.8	Garage window (s)			•				
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

6.0 Garage ceiling was visually observed and appeared to be functioning as intended on the date of inspection. Note that when this garage ceiling is drywall, it must use 5/8 inch type X drywall minimum. This is required and builder must assure that this occurs. Observed that on the date of inspection, there is drywall on the second floor however it is all half-inch drywall. I see no 5/8 type X drywall at the job site on the date of inspection.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Garage walls were visually observed and appeared to be functioning as intended on the date of inspection for the period of construction. Firewall separation between house and attached garage is framed in and will be reviewed once drywall is in and finished.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.2 Garage floor appears to be of untreated concrete, appears to be functioning as intended and clearly shows the post tension designation. Normal wear, tear and stains are allowable if considered cosmetic.



6.2 Item 1(Picture)

6.3 On the date of inspection the garage door was framed in with an appropriate header. This is for your information will be known once the installation is complete.



6.3 Item 1(Picture)

6.4 Another inspection the occupant door from the garage to the Main part of the house was framed in with a proper header and crippling as necessary. The door will likely be installed after drywall. Just for your information



6.4 Item 1(Picture)

6.6 The additional service door is properly framed with an appropriate header for an exterior door.



6.6 Item 1(Picture)

6.7 (1) Observed that this is a standard 2 car garage. Upper and lower dual venting was observed to be in place and clear. This is required as there is a natural gas water heater within the garage.

6.7 (2) On the date of inspection, I noticed that the vent insulations were not crippled and there is a note on the wall to cripple these boxes prior to drywall. Also on the lower vent they support lower support needs to be replaced prior to crippling. Recommend discussing with the builder to ensure this happens prior to drywall. **Attention**



6.7 Item 1(Picture)



6.7 Item 2(Picture)

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

Whole house conditioner
 (We do not inspect filtration systems)
 Extra Info : Not yet installed but loop in place

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper
 PEX (or other non-metallic tubing)

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power Source:

Gas (quick recovery)
 Extra Info : Appears to be intention from current install

Water Heater Capacity:

Unknown

Water Heater Location:

Garage

WH Manufacturer:

UNKNOWN

		IN	NI	NP	MN	RV	AT	SA
8.0	Plumbing Drain, Waste and Vent Systems	•						
8.1	Waste venting >= 3"	•						
8.2	Plumbing Water Supply, Distribution System and Fixtures	•						
8.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•						
8.4	Main Water Shut-off Device (Describe location)	•					•	
8.5	Main Fuel Shut-off (Describe Location)	•					•	
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

8.0 Except as may be otherwise noted in specific comments the drain, waste and vent systems within this property were roughed in and properly supported. Materials observed to be appropriate to the application and functioning as intended.



8.0 Item 1(Picture) Exterior clean outs

8.1 Venting appears appropriate to the situation and properly supported.

8.2 Traced out the lines and all roughed in plumbing appears to be connected as appropriate on the date of inspection. Water was on and I saw no active leaking on the date of inspection.

8.3 Hot water system appears to be intended as a traditional gas water heater inside of the garage. It was not yet installed, is roughed in without gas stubbing and could not be inspected fully. The flue for this installation is double walled exhaust and it at least 1" from flammable materials. Plumbing appears to be in place for both TPR and secondary containment pan. TPR is copper with CPVC in the walls. This is ok



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

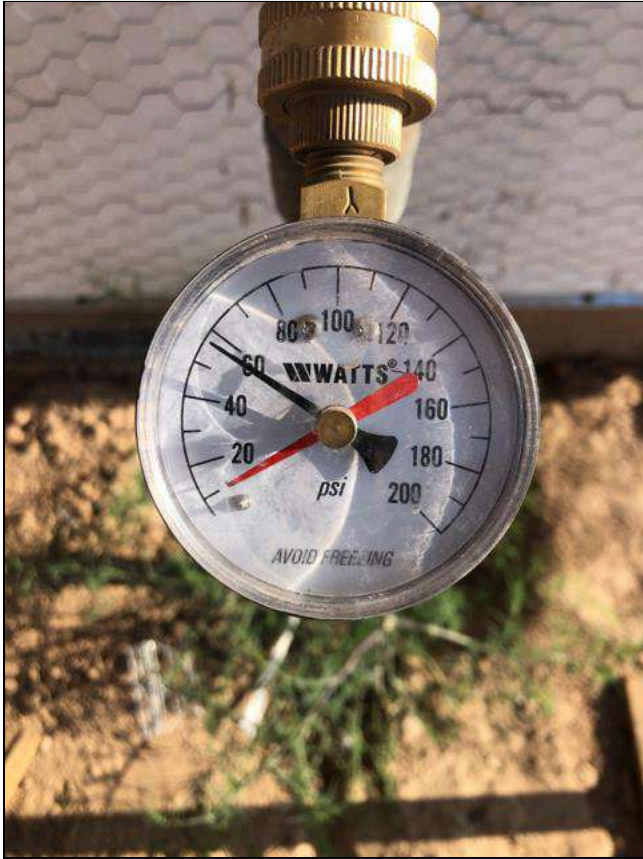


8.3 Item 4(Picture)



8.3 Item 5(Picture)

8.4 (1) The water pressure was checked at an outside hose bib and registered within the acceptable range of 40 - 80 psi at approximately 55 psi.



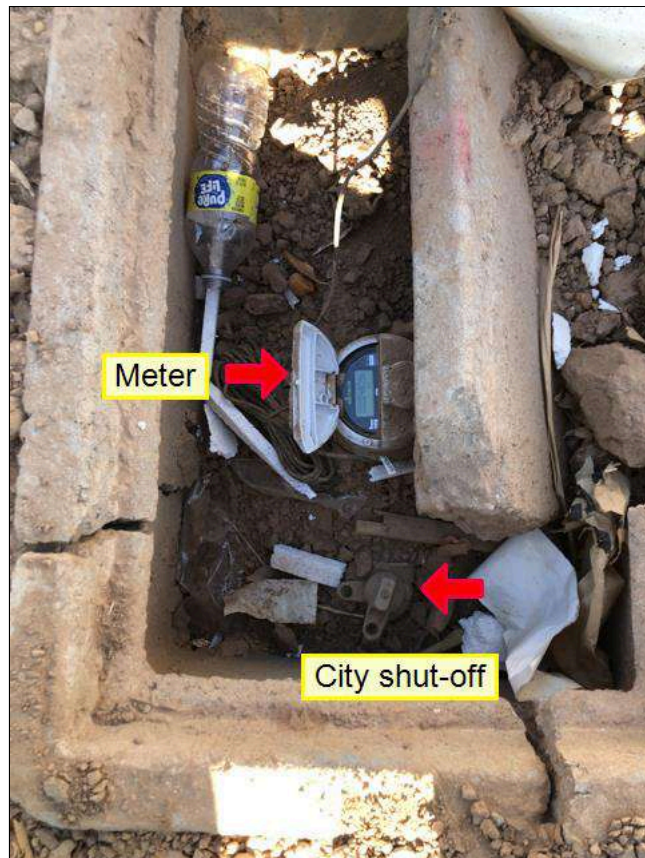
8.4 Item 1(Picture)

8.4 (2) The main shut off is the lever located at the hose bib by the front entry door on the South side of the property. This is for your information.

The main water meter and the main public shut off value are on the East of the house near the street. Noted that the water meter did not appear to be running at the time of the inspection. This typically indicates no significant water use on the property.



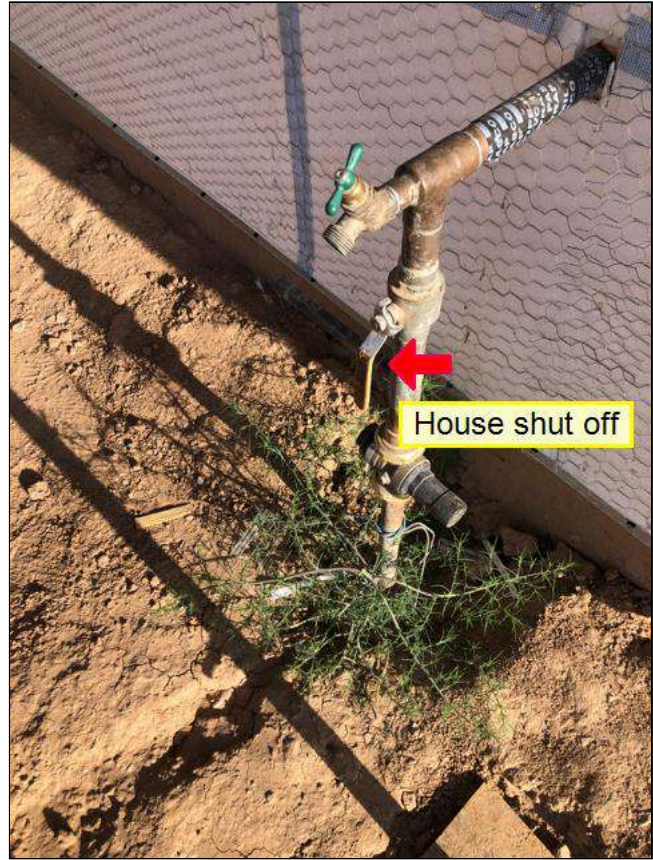
8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Video)



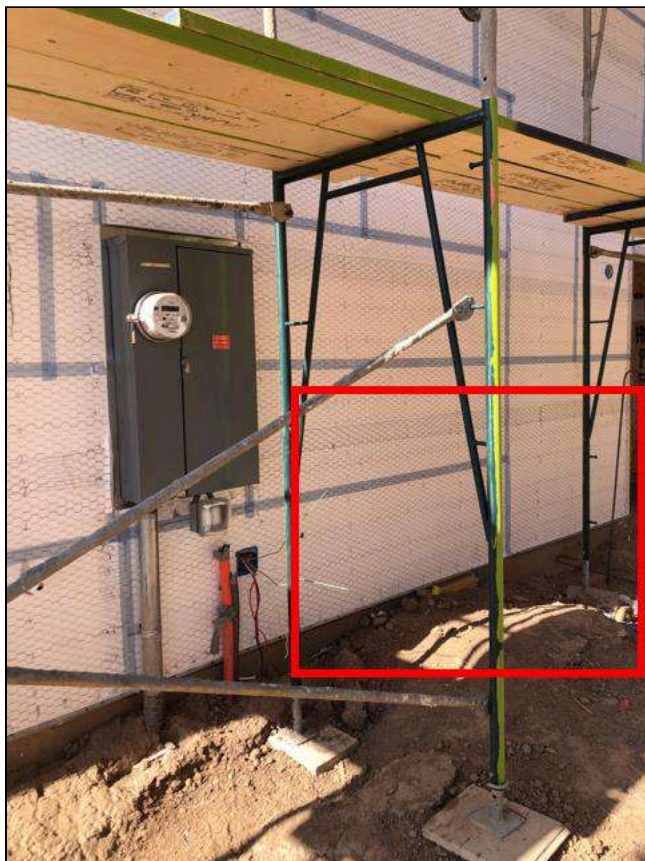
8.4 Item 5(Picture)

8.4 (3) On the date of inspection the concrete retaining walls around the meter and main shut off valve is broken in numerous places. This will not work as the final to set the meter or to set up for the long term. I recommend discussion with the builder on when this containment will be replaced by the builder. **Attention**



8.4 Item 6(Picture)

8.5 On the date of inspection, I am not observing the presence of a gas line to the property nor a gas installation within the home even though I am seeing others in the neighborhood. I do, however, observe some yellow PVC or plastic piping that would appear to be used for gas pipe. I am also seeing the beginnings of installation for a gas water heater as well as a gas furnace in the attic. This appears to be a rather large missing. I recommend discussion with the builder to determine how this is to be resolved. **Attention**



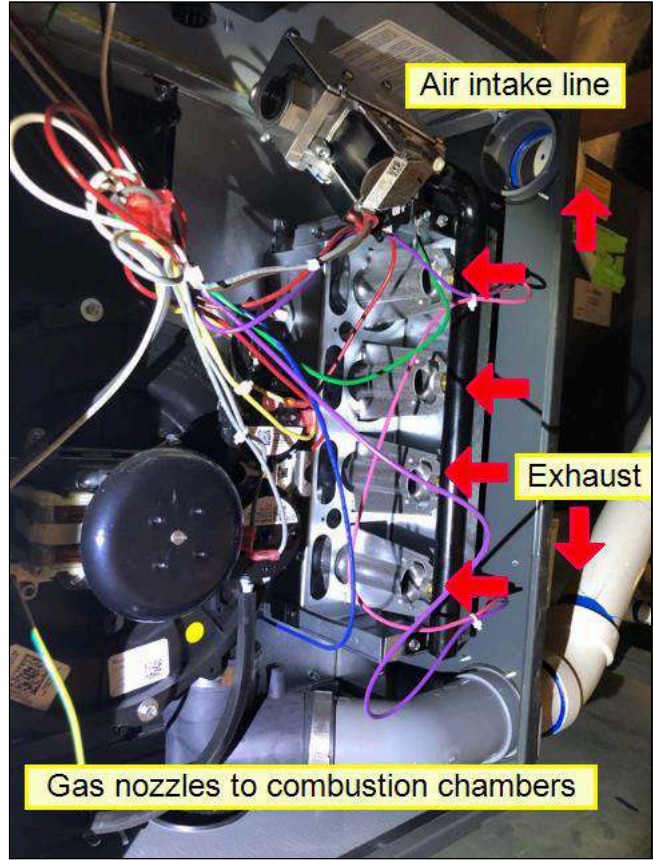
8.5 Item 1(Picture)



8.5 Item 2(Picture) Home next door



8.5 Item 3(Picture)



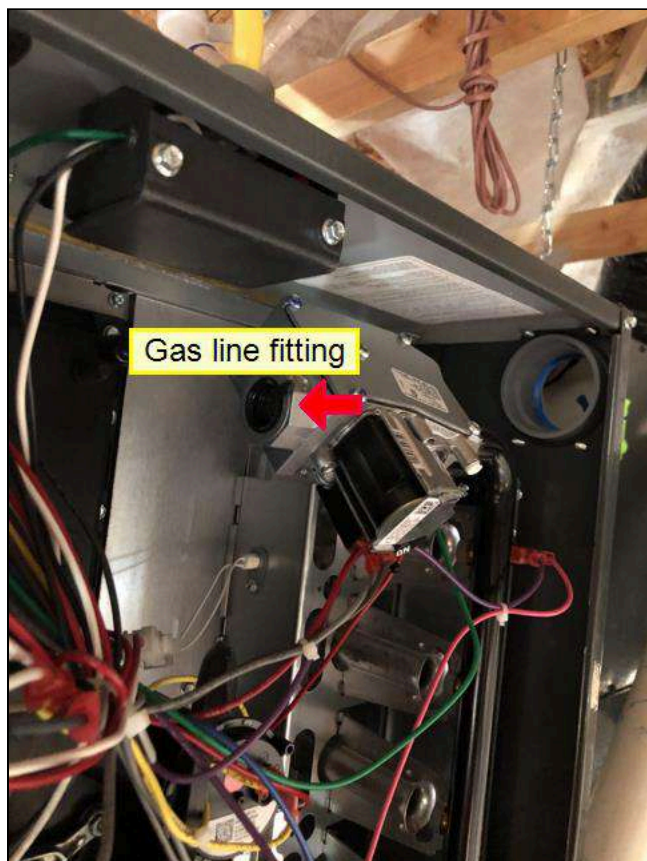
8.5 Item 4(Picture) Gas furnace but no gas line?



8.5 Item 5(Picture) No gas lines seen



8.5 Item 6(Picture) Still none



8.5 Item 7(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Laundry

Styles & Materials

Washer:

Electric Hook-ups

Dryer:

Electric Hook-ups

		IN	NI	NP	MN	RV	AT	SA
11.0	Washer	•				•		
11.1	Dryer	•						
11.2	Exhaust Vent	•						
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

11.0 Water valves and drain appear to be in operable shape and appropriate.

Note, as this is a second story laundry room it would be advisable to assure that the washing machine is installing into a secondary (spill) water containment pan plumbed to the exterior. I would recommend discussing this with the builder at this point as I am not seeing the plumbing connection readily. **Review**



11.0 Item 1(Picture)

11.1 There is no connection for a gas dryer, only electric. The electric connection appears to be setting for 220 V and

not yet functional.

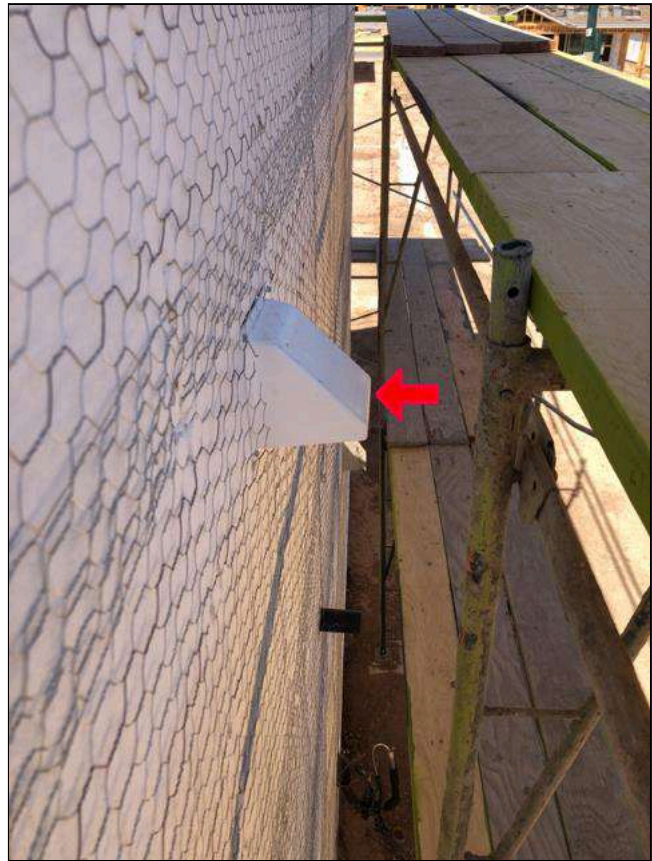


11.1 Item 1(Picture)

11.2 Dryer exhaust is metal, installed and in place



11.2 Item 1(Picture)



11.2 Item 2(Picture)

12. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Furnace	Energy Source: Natural gas Extra Info : Gas not yet installed	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Insulated	Filter Type: Not yet installed
Filter Size: N/A	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One	Number of Evaporative Cooling Units: None	Central Air Brand: UNKNOWN
Evaporative Cooler Brand: UNKNOWN Extra Info : None	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None		

		IN	NI	NP	MN	RV	AT	SA
12.0	Heating and Cooling Equipment	•					•	
12.1	Normal Operating Controls	•						
12.2	Automatic Safety Controls	•						
12.3	Clearances and single vs double walled pipes for gas	•						
12.4	Distribution Systems (including fans, pumps, ducts and piping with supports (not restricted with 1.5" wide hangers), insulation, air filters, registers, radiators, fan coil units and convectors)	•						
12.5	All ductwork sealed	•						
12.6	Presence of Installed Heat Source in Each Room	•						
12.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•						
12.8	Cooling and Air Handler Equipment	•						
12.9	Appropriate condensate drip lines	•						
12.10	HVAC equipment in attic supported from rafters unless joists made for it	•						
12.11	Evaporative Cooling System			•				
12.12	Normal Operating Controls	•						
12.13	Presence of Installed Cooling Source in Each Room	•						
12.15	Gas/LP Firelogs and Fireplaces			•				
12.16	Hearth extension 16" to 20" from outh of the firebox (<6 sqft or >6 sqft)			•				
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

12.0 (1) Air handling, evaporation and heating equipment appears to be properly installed in the attic. They are hung from the top of the engineering trusses that are able to support them. At this point they are not functional as it is still in pre-build.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)



12.0 Item 4(Picture)



12.0 Item 5(Picture)

12.0 (2) On the date of inspection there is no gas in this home therefore there is no gas hook up to the furnace. This will have to be corrected prior to stucco and drywall or final framing inspection. **Attention**

12.1 Thermostat wiring on the interior are in place, awaiting the installation of the thermostats (up stairs and down) and the rest of the heating / cooling equipment. The line running to the exterior unit is in place.



12.1 Item 1(Picture)



12.1 Item 2(Picture)



12.1 Item 3(Picture)

12.2 Whatever inspection this furnace was not operable however looking at the inside the safety devices appear to be in place for this I efficiency furnace.

12.3 The exhaust flue for the water heater was evaluated when observed. These are appropriate for these uses. The water heater exhaust piping are double walled pipe going up through the roof and, as appropriate, an ~1 inch minimum separation within the second layer of pipe.

12.4 Visually observed the integrated heating / cooling distribution system within the property. All appears to be installed for functioning as intended on the date of the inspection and the stage of construction. All heating / cooling registers appeared to be in place in all habitable rooms. Flexible, insulated ducts are installed in the attic to all registers. I recommend that the distribution system, especially the filters and ducts, are regularly changed (filters) and cleaned (ducts) to continue to function as intended.



12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)

12.5 On the day of inspection, all ductwork that was visually observed appeared to be sealed as appropriate to the state of construction.

12.6 All habitable rooms within the property were observed to have a register vent connected to the heat source for the property on the date of inspection. All appear to be functioning as intended.

12.7 Flues and vents for the furnace as well as the gas hot water heater were observed. These appear to be have been properly installed and functioning as intended on the date of this inspection.

12.8 The exterior AC condenser unit has not yet been placed externally. This is for your information



12.8 Item 1(Picture)

12.9 Finding appropriate primary and secondary drip lines on the east side of the building. Will have to wait until we can adequately inspect the entire system to be sure that these are installed in the evaporator as well as the secondary drip pan. Visual observation on the date of inspection indicates that they are installed appropriately for this stage of construction.

12.10 Observed 3 points of support for the attic installed equipment all to the top rafters for the engineering trusses

12.12 Thermostat wiring on the interior are in place, awaiting the installation of the thermostats and the rest of the heating / cooling equipment. The line running to the exterior unit is in place.

12.13 All habitable rooms within the property were observed to have a register vent connected to the cooling source /

air conditioning for the property on the date of inspection. All appear to be functioning as intended.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

None

Extra Info : Unknown what final will be

Ventilation:

O'Hagan Vents

Extra Info : Back covered patio only visible

Exhaust Fans:

None yet installed. Roughed in

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

SLAB

UNKNOWN

		IN	NI	NP	MN	RV	AT	SA
13.0	Insulation in Attic	•						
13.1	Insulation Under Floor System	•			•			
13.2	Vapor Retarders (in Crawlspc or basement)			•				
13.3	Ventilation of Attic and Foundation Areas	•			•			
13.4	Venting Systems (Kitchens, Baths and Laundry)	•						
		IN	NI	NP	MN	RV	AT	SA

IN= Inspected, NI= Not Inspected, NP= Not Present, MN= Monitor, RV= Review, AT= Attention, SA= Safety

Comments:

13.0 Home appears to be roughed in for having insulation sprayed in with closed foam, especially with the attic over the home prepped for complete seal with no attic ventilation visible outside of the covered patio



13.0 Item 1(Picture)

13.1 Concrete slab. Ask builder what will be used between floors as there is not way to tell on the date of inspection.

Monitor



13.1 Item 1(Picture)

13.3 On the date of inspection the garage appears to be slated for insulation and no obvious ventilation. Observing on the back covered patio is supposed to be completed with O'Hagan vents installed with the tile. Over the main part of the house it appears to be sealed and ready for a permanent, sealed attic insulation types such as foam. I recommend discussion with the builder to understand which insulations will be used in which areas. **Monitor**



13.3 Item 1(Picture)



13.3 Item 2(Picture)



13.3 Item 3(Picture)

13.4 Vent locations installed but not operational at pre-drywall. About 1/2 appear to be waiting to be outfitted.



13.4 Item 1(Picture)



13.4 Item 2(Picture)



13.4 Item 3(Picture)



13.4 Item 4(Picture)



13.4 Item 5(Picture)



13.4 Item 6(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Shining Light Home Inspection Services, LLC

336 E El Dorado Ln
Gilbert, AZ 85295
+1 (480) 861-6648
AZ-BOTR Lic# 72536

Customer

John and Jessie Doe - SAMPLE REPORT ONLY

Address

9954 S Main Ave
Surprise AZ 85379

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition 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.

1. Structural Components

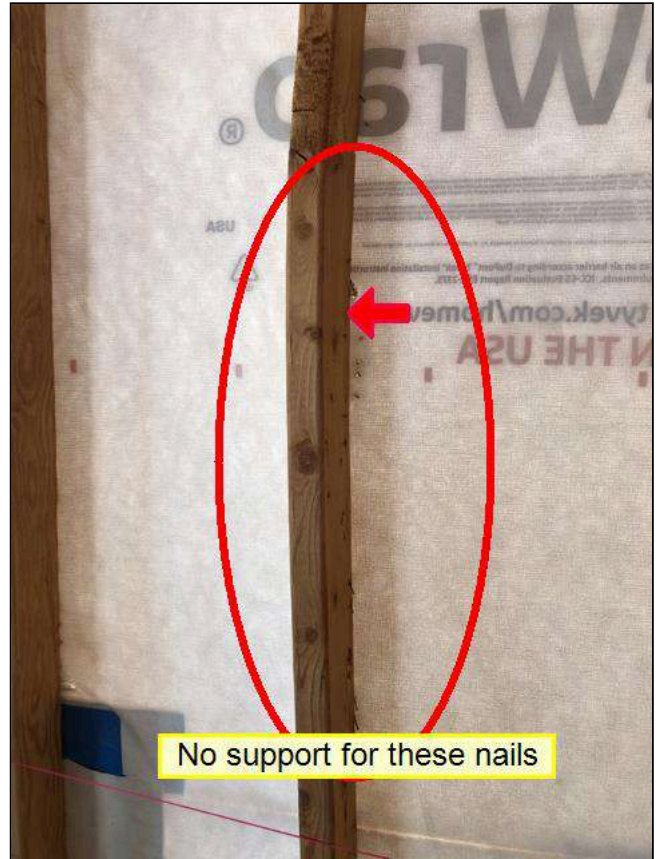
1.1 Walls (Structural)

Inspected, Attention

(2) On a date of inspection I am observing more than one wall stud, including those for load-bearing walls, that are warped, bowed, torqued, or have significant cracks in them. Some of these are significant enough such that nails that were supposed to attach to them from the outside or unable to. I recommend discussion with the builder to determine appropriate remediation which may include adjustments, Repairs, or replacement. **Attention**



1.1 Item 1(Picture)



1.1 Item 2(Picture)



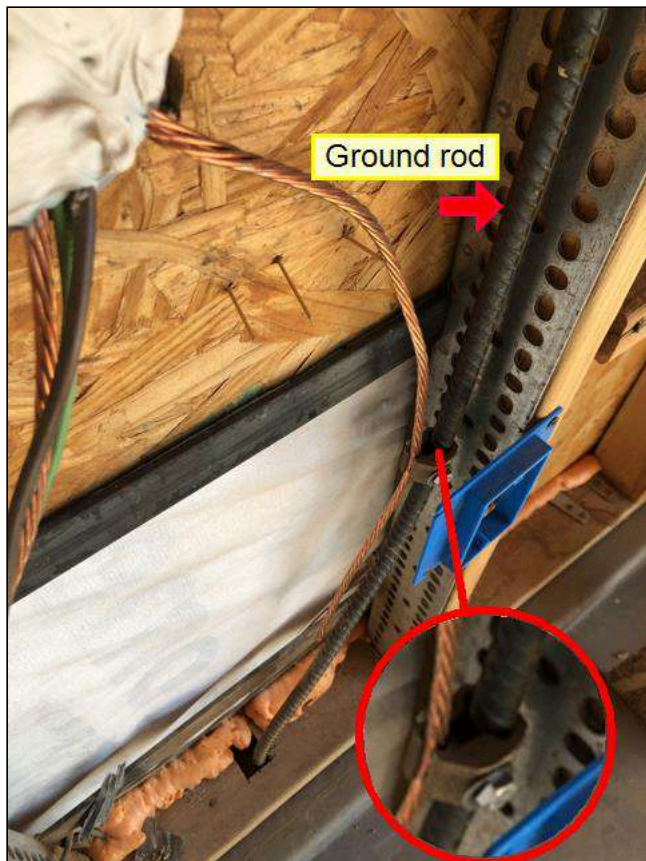
1.1 Item 3(Picture)

2. Electrical System

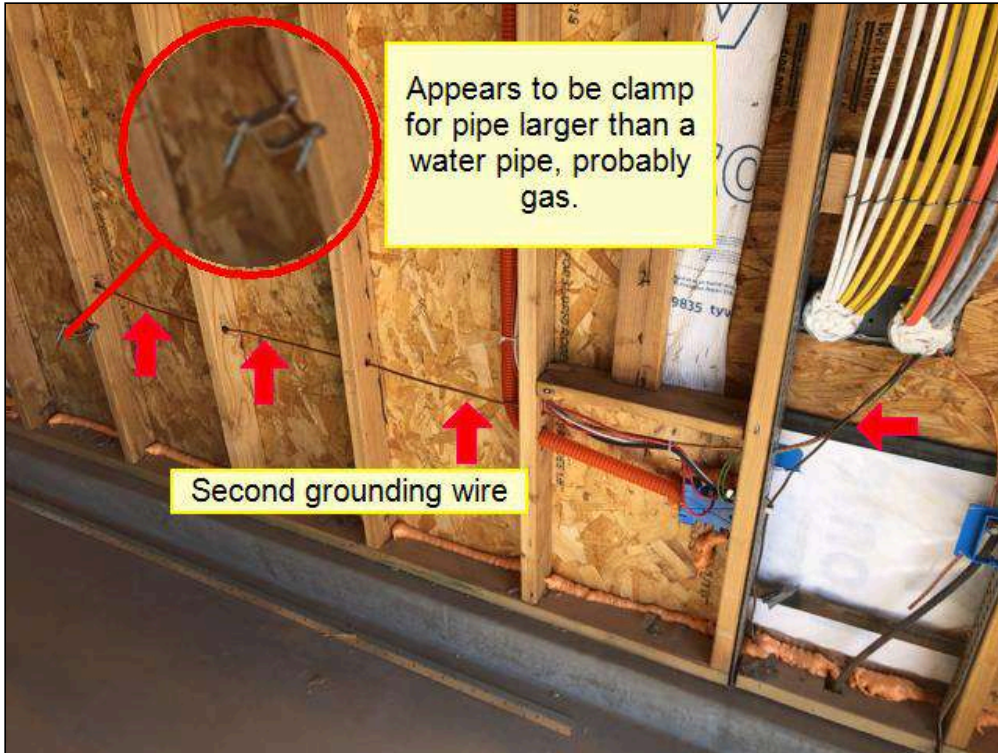
2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Attention

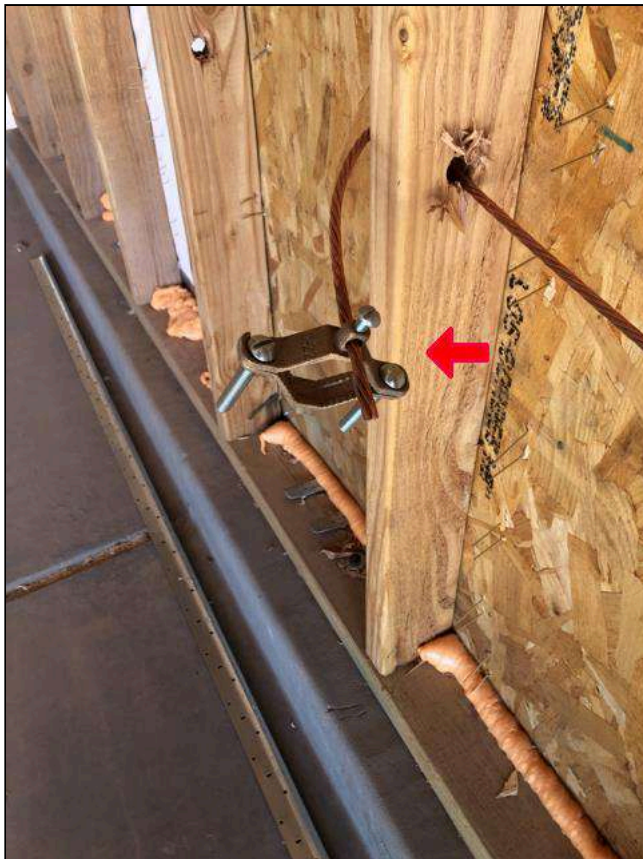
(2) There are two main grounds from the panel into the property which should go to the grounding rod. However only one is connected to the grounding rod. The other one appears to be set for a gas pipe which is not here. I recommend that this be a discussion with the builder to find out how these are going to be taken care of prior to drywall and stucco. **Attention**



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

- 2.4 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**
Inspected, Attention

(2) On the date of inspection, the receptacle box on the bottom of the main panel was loose. I recommend discussion with the builder to assure that this is tighten down prior to closing. **Attention**

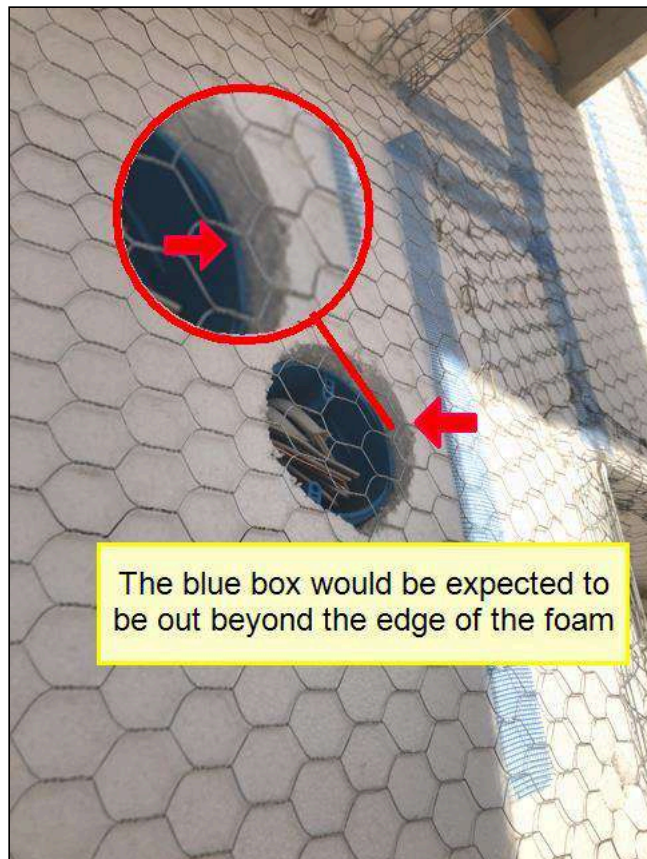


2.4 Item 1(Picture)

2.6 Light fixtures within 1/4" of finished wall thickness

Inspected, Attention

(2) Exterior lighting fixture on the front porch column is not showing the quarter inch from final finish as is expected. This may cause an issue with the fixture adhering properly to the wall so that no moisture or insects can get behind it. I recommend that this be discussed with the builder to bring this out such that it is at the proper length or that an additional fixture can be applied to bring this to standard. **Attention**



2.6 Item 1(Picture)

3. Roofing

3.1 Sealant at all edges of felt / underlayment

Inspected, Attention

Underlayment that is visible on the roof is not yet sealed at all edges as would be expected and are not properly nailed down. It is also standing up from the metal drip edge in some places. It should be installed over the metal drip edge and then sealed once it is in place. I recommend asking the builder when the final sealing for the underlayment will occur for this property. **Attention**



3.1 Item 1(Picture)



3.1 Item 2(Picture)



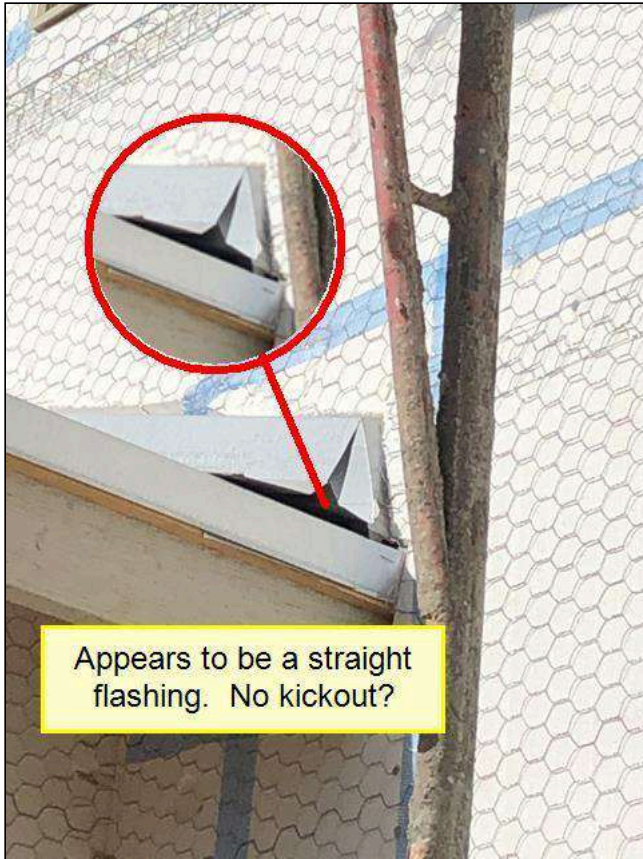
3.1 Item 3(Picture)

3.3 Appropriate kick out flashings

Inspected, Attention

On the date of inspection, I am not observing the use of kick out flashings where a roof to wall interfaces. These are meant to keep water away from a wall interface to a roof such that the wall does not become soaked with water. I recommend discussion with the builder determine when they kick out flashings will be installed prior to stucco.

Attention



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.6 Drip edge under the felt / underlayment

Inspected, Attention

Metal drip edge is missing or open in some locations. In other locations it is well wrapped and overlapped. I recommend reviewing this with the builder to a sure that it is properly and fully install. **Attention**



3.6 Item 1(Picture)



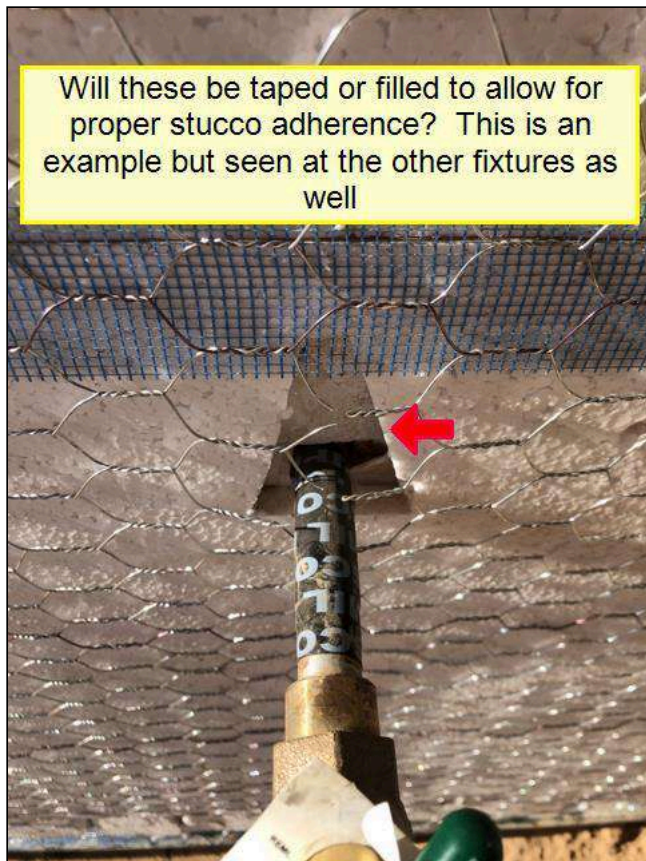
3.6 Item 2(Picture)

4. Exterior

4.1 Taping all stucco joints

Inspected

(2) Taping of all stucco joints or holes in the styrofoam sheeting under the lathing is not completed. Observing some holes around fixtures that are also larger than expected. I recommend discussion with builder regarding these joints that are not currently taped. **Attention**



4.1 Item 1(Picture)

4.3 Windows (Representative Number)

Inspected, Attention

(2) Second-floor window in the south west side of the second floor is marred with some kind of tar. It appears to be roof tar of some sort. I recommend discussion with the builder to determine when this will be cleaned or replaced.

Attention



4.3 Item 1(Picture)

5. Interiors

5.1 Walls

Inspected, Attention

(2) There are a number of studs in the home that are warped, significantly cracked or torqued. I recommend that these be reviewed with the builder for repair or replacement as needed. **Attention**



5.1 Item 1(Picture) Garage



5.1 Item 2(Picture)



5.1 Item 3(Picture)

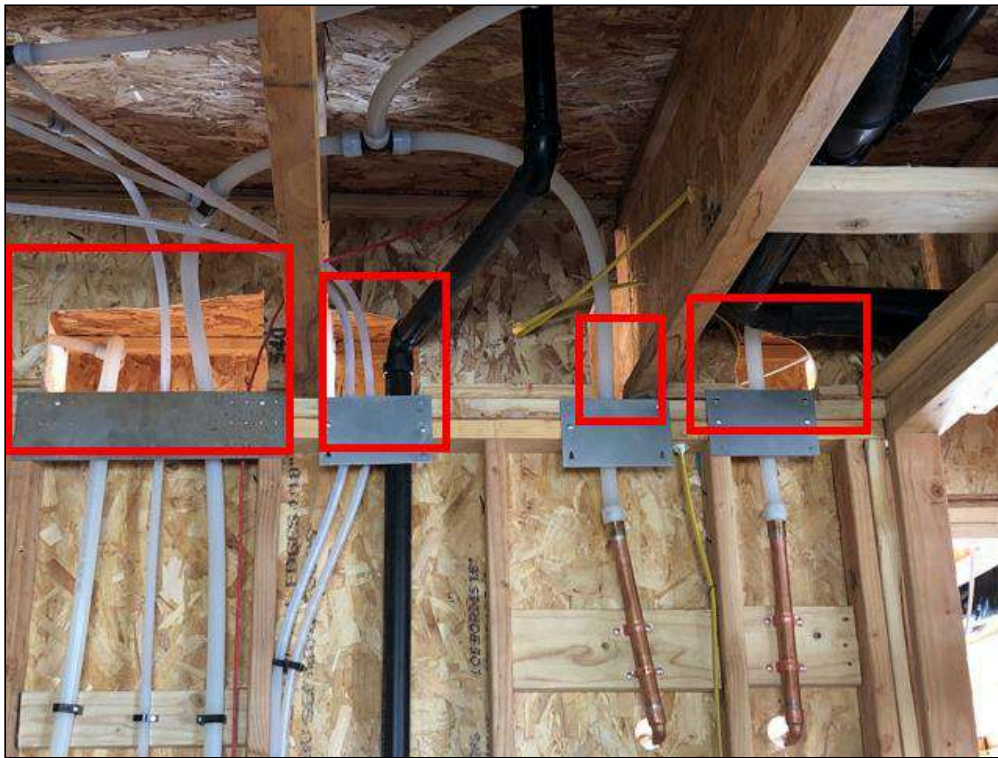


5.1 Item 4(Picture)

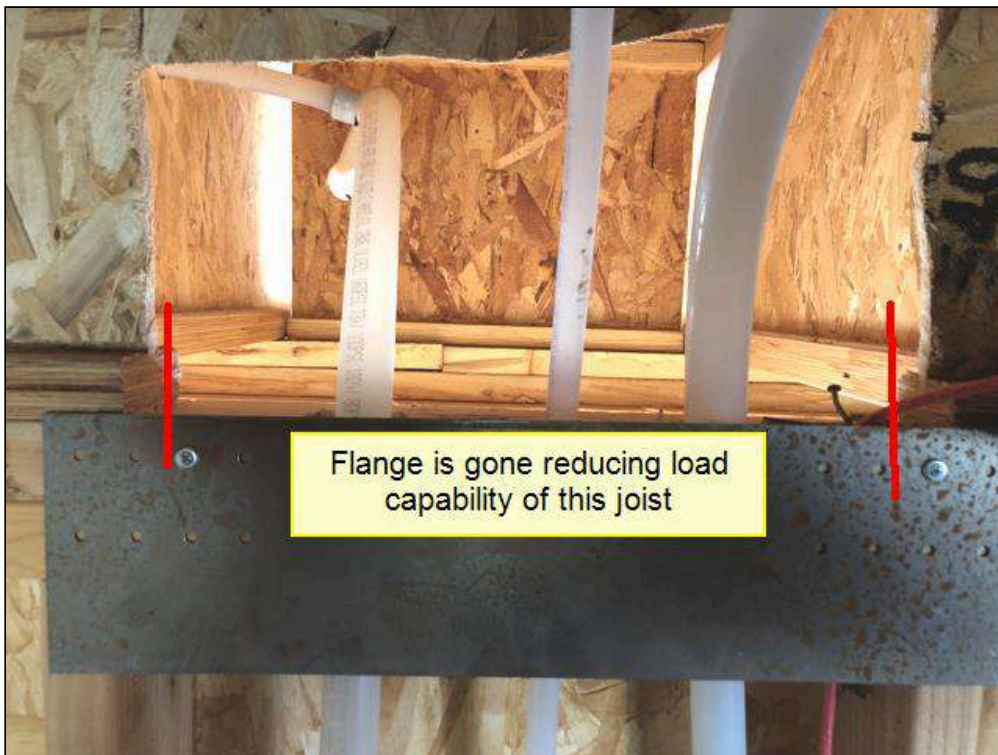
5.3 Floors

Inspected, Attention

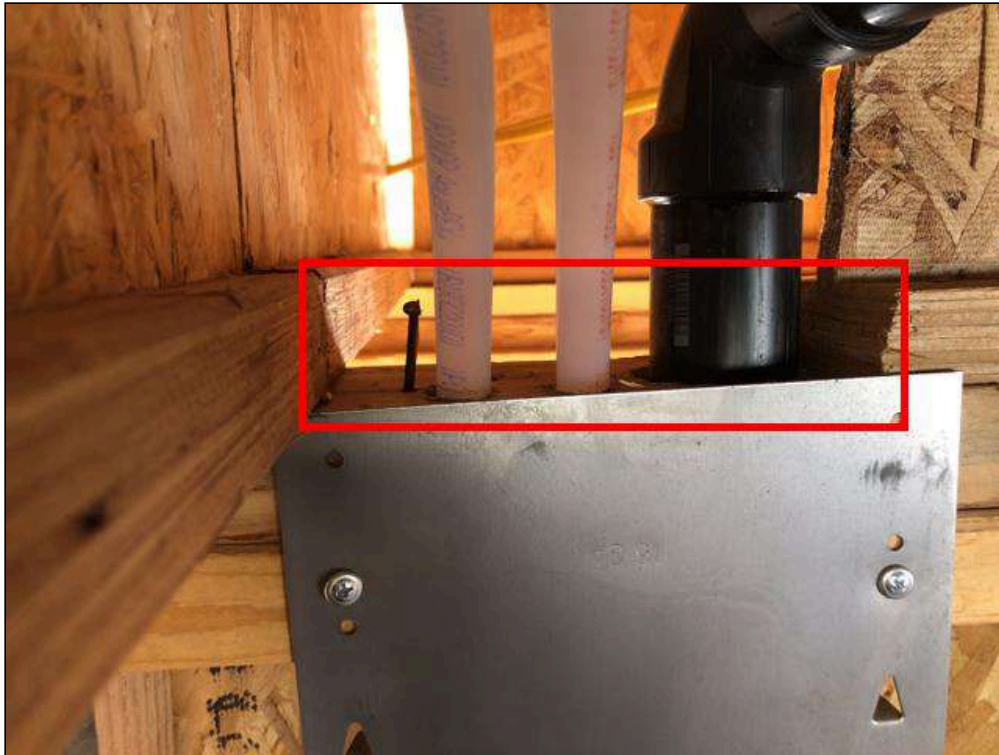
(2) On the date of inspection, I am observing a few of the I-beam flanges that have been cut away and are no longer in place. These are not just minor or allowed notching: the entire flange has been cut away. This will deteriorate the load carrying capability of these I-beam flanges. I recommend discussion with the builder on why these flange cuts are allowed in this circumstance, what they will do to restore the load carrying capability of these joists (if this is needed) and if these cuts were approved by a structural engineer. **Attention**



5.3 Item 1(Picture) Kitchen area



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)

5.4 Steps, Stairways, Balconies and Railings

Inspected, Attention

(2) On the date of inspection, looking at the joist hangers being used for the steps and the landing, I am observing a similar situation to the patio cover joist hangers where not every hanger hole that should have a nail in it has been nailed. Also a few that appear to be deformed. I recommend this be discussed with the builder for remediation.

Attention



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)



5.4 Item 8(Picture)

5.7 Windows (representative number)

Inspected, Review, Attention

(2) Many of the sliding windows within the home were difficult to operate. However they are also in a construction zone and are really dirty and they may need to be cleaned and adjusted by a qualified, licensed window contractor. I recommend discussion with the builder to determine when this will be completed. **Review**

(3) On the date of inspection the sliding window from the room on the SouthEast corner will not operate fully. When attempting to open it will only open ~1/4 of the way freely. I recommend discussion with the builder for further evaluation of this window for proper operation to determine if adjustments, repairs or replacement is indicated.

Attention



5.7 Item 1(Picture)



5.7 Item 2(Picture)

5.11 Header above doors / windows > 4" (must be > than 2x4)**Inspected, Review**

Interior door headers on the home are only one, flat 2 x 4 versus the expected two 2 x 4 laid flat. Exterior doors appear to be framed properly with at least a 2 x 8 header. These interior door jams are framed the same as would be typical into an archway or walkway. This type of door framing is in use today for some interior doors where there is little load. I recommend discussion with the builder to assure that the size and construction of these interior door headers are appropriate to the expected load. **Review**



5.11 Item 1(Picture)



5.11 Item 2(Picture)



5.11 Item 3(Picture)

6. Garage

6.7 Garage Venting (if required)

Inspected, Attention

(2) On the date of inspection, I noticed that the vent insulations were not crippled and there is a note on the wall to cripple these boxes prior to drywall. Also on the lower vent they support lower support needs to be replaced prior to crippling. Recommend discussing with the builder to ensure this happens prior to drywall. **Attention**



6.7 Item 1(Picture)



6.7 Item 2(Picture)

8. Plumbing System

8.4 Main Water Shut-off Device (Describe location)

Inspected, Attention

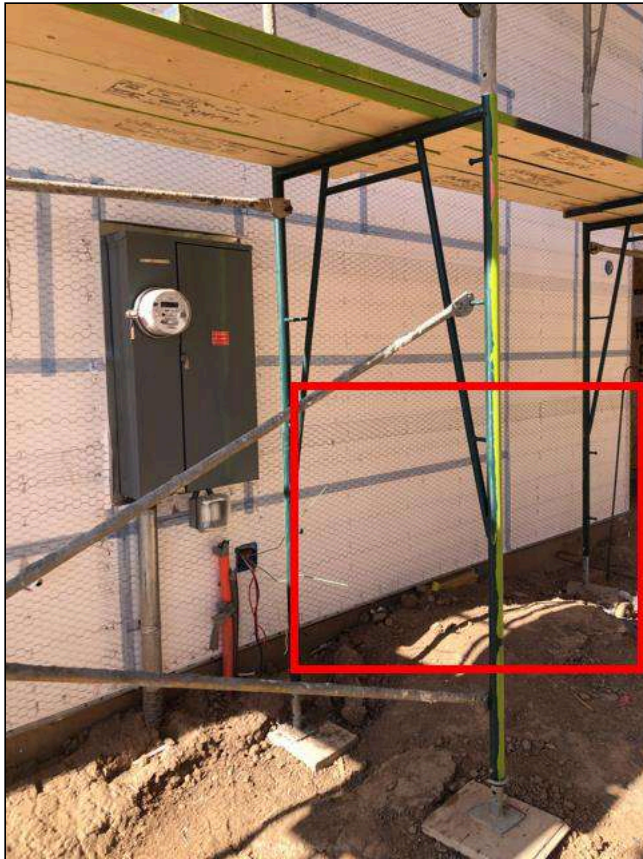
(3) On the date of inspection the concrete retaining walls around the meter and main shut off valve is broken in numerous places. This will not work as the final to set the meter or to set up for the long term. I recommend discussion with the builder on when this containment will be replaced by the builder. **Attention**



8.4 Item 6(Picture)

8.5 Main Fuel Shut-off (Describe Location)**Inspected, Attention**

On the date of inspection, I am not observing the presence of a gas line to the property nor a gas installation within the home even though I am seeing others in the neighborhood. I do, however, observe some yellow PVC or plastic piping that would appear to be used for gas pipe. I am also seeing the beginnings of installation for a gas water heater as well as a gas furnace in the attic. This appears to be a rather large missing. I recommend discussion with the builder to determine how this is to be resolved. **Attention**



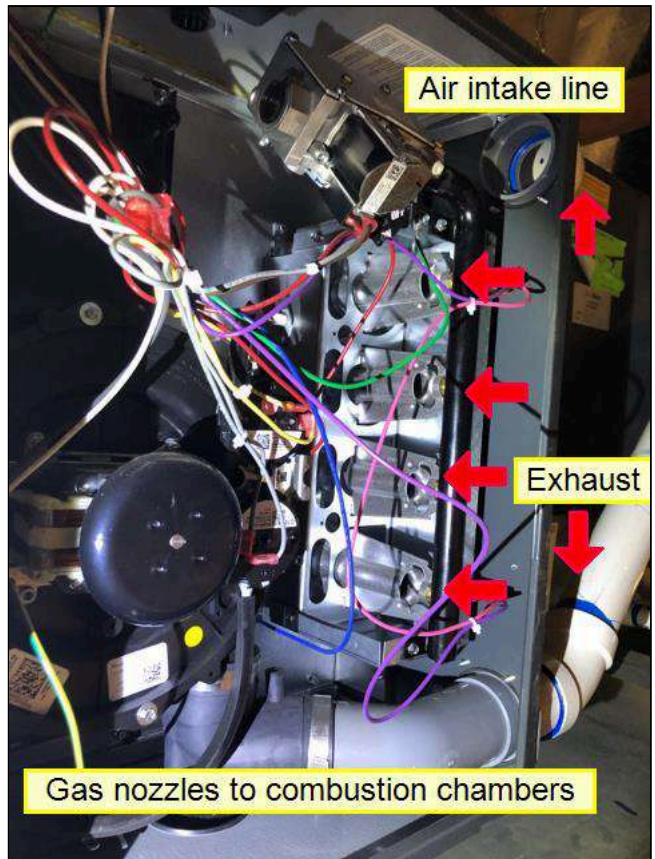
8.5 Item 1(Picture)



8.5 Item 2(Picture) Home next door



8.5 Item 3(Picture)



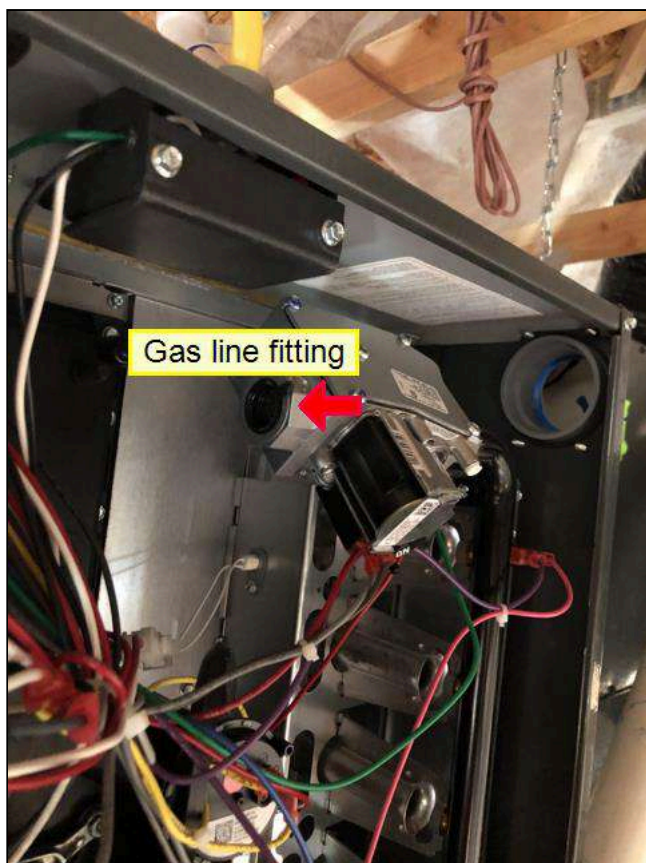
8.5 Item 4(Picture) Gas furnace but no gas line?



8.5 Item 5(Picture) No gas lines seen



8.5 Item 6(Picture) Still none



8.5 Item 7(Picture)

11. Laundry

11.0 Washer

Inspected, Review

Water valves and drain appear to be in operable shape and appropriate.

Note, as this is a second story laundry room it would be advisable to assure that the washing machine is installing into a secondary (spill) water containment pan plumbed to the exterior. I would recommend discussing this with the builder at this point as I am not seeing the plumbing connection readily. **Review**



11.0 Item 1(Picture)

12. Heating / Central Air Conditioning

12.0 Heating and Cooling Equipment

Inspected, Attention

(2) On the date of inspection there is no gas in this home therefore there is no gas hook up to the furnace. This will have to be corrected prior to stucco and drywall or final framing inspection. **Attention**

13. Insulation and Ventilation

13.1 Insulation Under Floor System

Inspected, Monitor

Concrete slab. Ask builder what will be used between floors as there is not way to tell on the date of inspection. **Monitor**



13.1 Item 1(Picture)

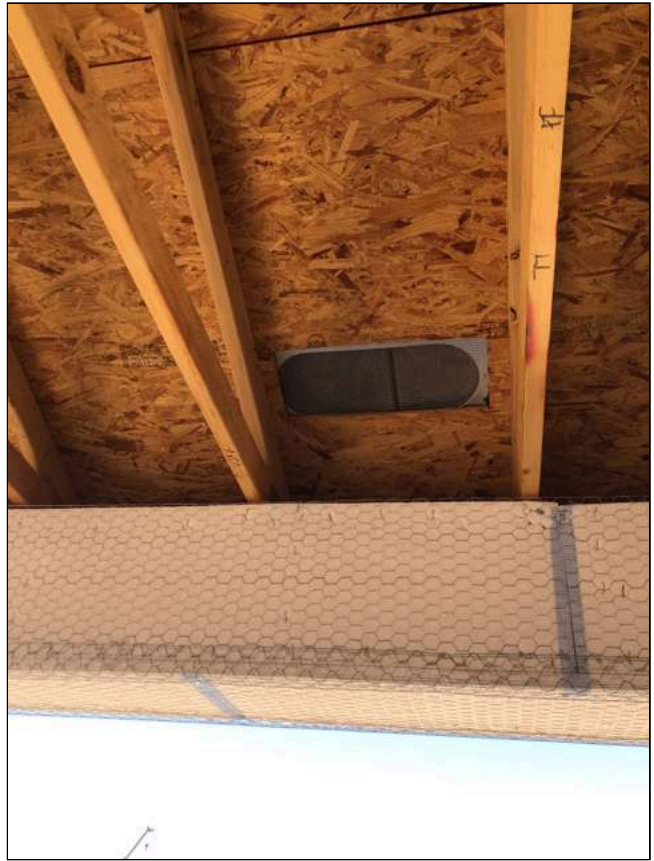
13.3 Ventilation of Attic and Foundation Areas

Inspected, Monitor

On the date of inspection the garage appears to be slated for insulation and no obvious ventilation. Observing on the back covered patio is supposed to be completed with O'Hagan vents installed with the tile. Over the main part of the house it appears to be sealed and ready for a permanent, sealed attic insulation types such as foam. I recommend discussion with the builder to understand which insulations will be used in which areas. **Monitor**



13.3 Item 1(Picture)



13.3 Item 2(Picture)



13.3 Item 3(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Keith Dompier