



Inspection Report

Jon Doh

Property Address:
1234 Anywhere Drive
Unknown AZ 98765



Veteran Inspection Professionals llc

Brian Coumont 56796
18440 W Oregon Avenue
Litchfield Park, AZ 85340

Summary



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**18440 W Oregon Avenue
Litchfield Park, AZ 85340**

Customer
Jon Doh

Address
1234 Anywhere Drive
Unknown AZ 98765

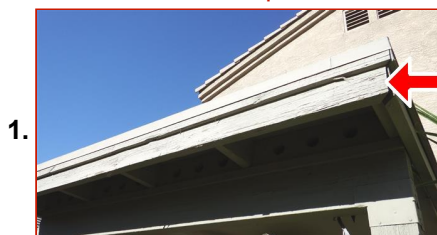


Action Items

EAVES, SOFFITS and FASCIAS

Inspected

Weather damaged/deteriorated fascia boards observed at the south elevation. Some repair and/or replacement is needed. Consult a qualified contractor.



Item 1 -

WALL CLADDING and TRIM

Inspected

2. (1) Holes were observed in the stucco cladding at one or more areas. All holes should be repaired/sealed.



Item 2 - West Elevation



Item 2 - Southwest Upper Corner

(3) Damage noted at the stucco cladding on the north elevation of the garage face. Wire mesh is exposed. A qualified person should make repairs.

3.



Item 3 -



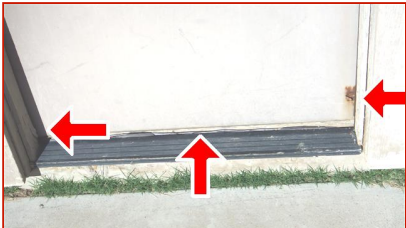
Item 3 -

DOORS (Exterior)

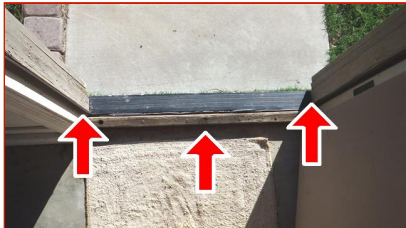
Inspected

(2) The garage service door has one, or more, of the following conditions that require repair: Trim/door casing is loose and/or water damaged, Threshold is loose/water damaged, Door is delaminated/rusted, Locks not functional, Door does not close properly.

4.



Item 4 -



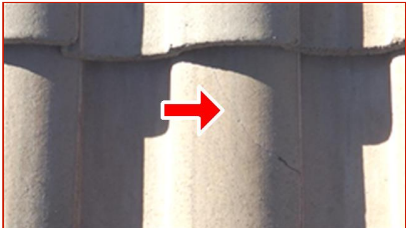
Item 4 -

ROOF COVERINGS

Inspected

(1) There is at least one cracked tile at the central field of the roof. Because the felt underlayment is potentially exposed, repairs are advised/needed. A qualified roofing technician should review the roof covers and repair/replace tiles and/or underlayment as necessary.

5.



Item 5 -

WATER SUPPLY PIPING and FLOW/PRESSURE

Inspected

System pressure (85psi), as measured by a gauge at an exterior hose bib, was excessive (above 80+). Excessive pressure can result in damage or failure to valves, seats and washers, and fixture supply lines. A qualified plumber could install an approved pressure regulator.

6.



Item 6 -

BATHTUB(S)

Inspected

(1) The master bathroom bathtub drain stop is incorrect, shaft too short, and does not function properly. This is the pop-up type that is easily replaced.

7.



Item 7 -

(2) There is a gap between the shower wall and the base of the tub spout in master bathroom and the upstairs guest bathroom. Water can enter the wall cavity and cause hidden damage. A qualified plumber should make required repairs.

8.



Item 8 -



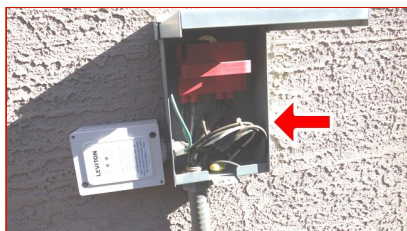
Item 8 -

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Inspected

The protective "deadfront" cover is missing from the HVAC disconnect service panel. The cover is needed to help to prevent hazardous shocks. The cover should be replaced by a qualified electrician.

9.



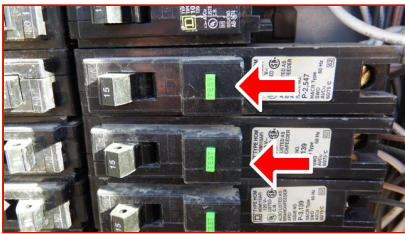
Item 9 -

AFCI CONDITIONS (ARC FAULT CIRCUIT INTERRUPTERS)

Inspected

Multiple Arc Fault Circuit Interrupter breakers, labeled for bedrooms, did not trip when tested at the main service panel. Replacement of the defective breakers is advised.

10.



Item 10 -

FIRE WALL and PASSAGE DOOR

Inspected

There is a Pet door installed in the fire door. This is a safety defect and could cause a fire to spread quickly through the door and into the home. I recommend closing off and sealing the pet door or replacing the fire door.

11.



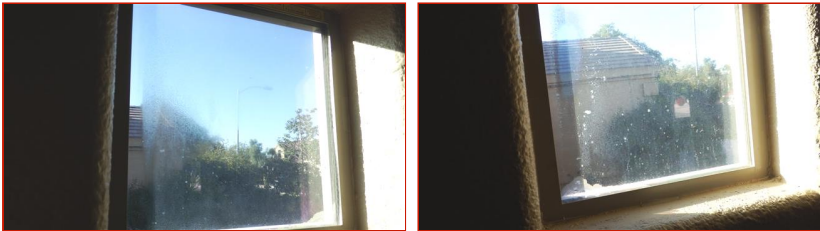
Item 11 -

WINDOWS

Inspected

(1) Condensation staining, or droplets, is present between the panes of one or more insulated glass windows in the living room. This suggests a failure of the factory seal between the twin pieces of glass. There are some companies that can repair windows with moisture between panes without replacing the window. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did NOT attempt to list every fogged window. Have a qualified glass contractor check ALL windows and determine if the breach can be fixed or if the window needs to be replaced. Any insulated glass units which display symptoms of breached seals should be repaired or replaced as desired.

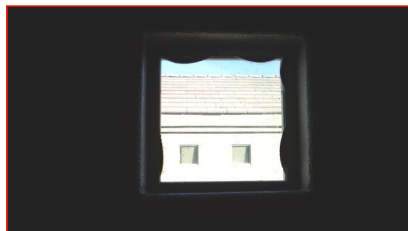
12.



Item 12 -

Item 12 -

(2) One or more dual pane window seals have migrated into the window glazing. While no moisture was observed between the window panes this is still an indication of a failed seal(s) and should be evaluated for repair/replacement by a qualified person.



Item 13 -



Consideration Items

IMPORTANT CLIENT INFORMATION

Inspected

14. (1) Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.

WALK THROUGH INFORMATION

Not Inspected

15. During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

GRADING, DRAINAGE, and RETAINING WALL(S)

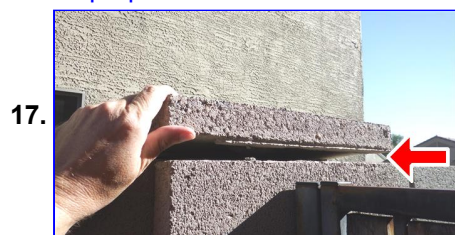
Inspected

16. The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

FENCES and GATES

Inspected

Cap block(s) are loose and/or missing at one or more of the masonry block fence pilasters. Recommend repair by a qualified technician. This will be an ongoing maintenance issue for the homeowner and should be periodically checked for proper adhesion.



17.

Item 17 -

WALL CLADDING and TRIM

Inspected

18. (2) There is evidence of deterioration in horizontal areas of the stucco around windows and along other horizontal surfaces. This could allow moisture penetration behind the stucco and/or around the window(s). Recommend repair of all horizontal surface wear in the stucco.

A prudent preventive maintenance course would be to patch and seal all horizontal stucco surfaces with a flexible urethane patching material before the next exterior paint job.



Item 18 -

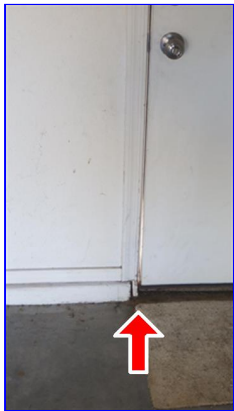


Item 18 -

DOORS (Exterior)

Inspected

(1) The weatherstripping for the garage service door is in poor condition and is not effective. To conserve energy, the weatherstripping should be repaired or replaced.



Item 19 -

ROOF COVERINGS

Inspected

(2) The torch-down roofing over the rear patio appears to have impact damage. Unable to determine if active leaks are present. A qualified roofing technician could repair.



Item 20 -

BATHROOM FAUCETS / BASINS / DRAINS

Inspected

The utility tub in the garage drains slowly. This appears to be due to debris in the drain grate. Recommend removal of debris to verify drainage, if this does not alleviate the problem a qualified plumbing technician could repair.

21.



Item 21 -

SHOWER WALLS and ENCLOSURE**Inspected**

Caulking/Grout at the second floor guest bathroom shower enclosure is deteriorated, cracked, and/or missing. Missing or deteriorated caulking can promote water penetration into the adjoining structure. The old caulking should be removed and re-caulked. NOTE: Treat the area as needed before re-caulking to prevent mildew from occurring.

22.



Item 22 -

EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES**Inspected**

The exterior light fixture(s) at the main entry porch is not functional. The bulb(s) may be burned out. The bulbs in non-functioning lights should be tested and replaced if necessary, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.

23.



Item 23 -

HEATING and COOLING INSPECTION LIMITATIONS**Not Inspected**

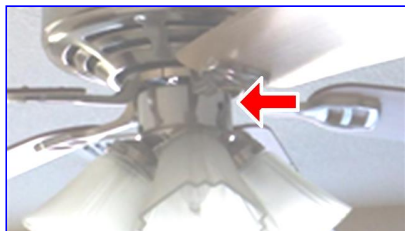
24. Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

CEILING FANS**Not Inspected**

25. (2) A ceiling fan is not functional in the north guest bedroom. A qualified technician could evaluate the fan and determine what corrective action is necessary.



Item 25 -



Item 25 -

IMPORTANT CLIENT INFORMATION**Inspected**

26. When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

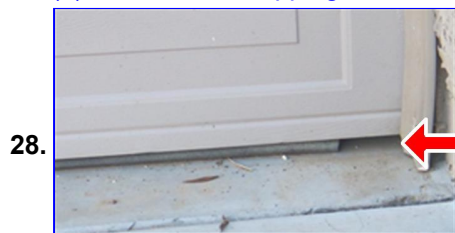
GARAGE DOOR(S) and OPENER(S)**Inspected**

(1) The garage vehicle door is dented and slightly damaged. The door was operated multiple times and no impediment to the door's operation was observed. This is a cosmetic condition that can be corrected by a qualified garage door technician.

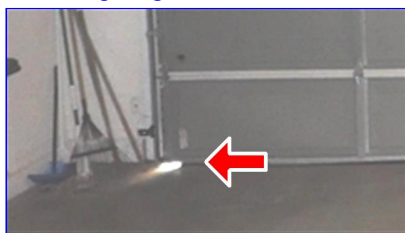


Item 27 -

(2) The weatherstripping at the base of the garage door is insufficient. The weatherstripping should be repaired/replaced.



Item 28 -



Item 28 -

(3) Portions of the trim are separating from the garage doorframe. Loose and/or missing trim should be repaired or replaced.

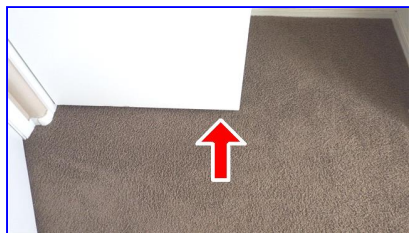


Item 29 -

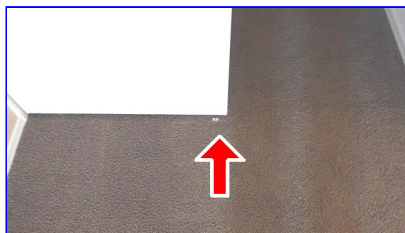
DOORS AND CLOSETS**Inspected**

The lower guides to the bypass closet doors in the guest bedrooms are missing and/or damaged. The guides should be replaced/installed.

30.



Item 30 -



Item 30 -

SMOKE & CO DETECTOR(S)**Inspected**

31. (1) We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

SINK(S) and GROUT/CAULKING**Inspected**

Caulking at the kitchen sink perimeter is deteriorated and/or missing. This could allow water to enter into the cabinet below and cause further damage. A qualified technician should remove the old caulking and re-caulk as needed.

32.



Item 32 -

DISHWASHER(S)**Inspected**

One or more of the racks inside the dishwasher is corroded. Replace the corroded rack.

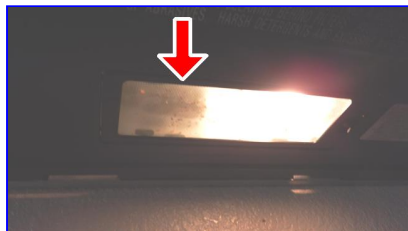
33.



Item 33 -

BUILT-IN MICROWAVE**Inspected**

34. It appears that one of the built-in cooktop light bulbs in the microwave does not illuminate. Replace the bulb to determine if the switch is defective.



Item 34 -

IMPORTANT CLIENT INFORMATION

Not Inspected

- (1) The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor.
35. Have the owner demonstrate the function of the drain if there is any question.
- (2) We did not test the clothes washer hot and cold water faucets because they were inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor.
36. Have the owner demonstrate the function of the faucets if there is any question.

LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

Not Inspected

- (1) Although inspection of the home's landscape irrigation system(s) if any is not within the inspection scope please note:
37. Operate the system during your final walkthrough and anticipate that repairs and replacement of some or all of the components will be needed. This should be expected with any home that has remained vacant for even a short period of time.

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