



BUILDER'S WARRANTY INSPECTION SUMMARY

Report #: S020501-07BW

Client: Doe

Address: 123 Sample Rd., Maricopa, AZ 85239

Property Inspected: 123 Sample Rd., Maricopa, AZ 85239

Scope of work: Builder's Warranty Inspection

Date of Inspection: 02/05/2007

National Property Inspections (NPI) wishes to remind you, every home requires a certain amount of ongoing maintenance; this home will be no exception. Drains sometimes clog, air conditioners, furnaces and water heaters all need periodic servicing, and at some point in time, will need to be replaced. These are but a few examples of the things that you can expect as a homeowner. NPI suggests that you expect and budget for ongoing maintenance and repairs.

KEY TO THE TERMS LISTED IN THE REPORT:

For the convenience of easy reading and understanding, the following terms have been used in this report along with recommendation for actions. All actions indicated should be evaluated and carried out by qualified individuals. A qualified individual is a licensed professional, engineer, tradesman, or service technician.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by qualified repair personnel. This notation may indicate a need for immediate major repair, which in most cases a qualified individual, is needed.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by qualified personnel for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident is an issue, item or system with which immediate correction is recommended. In most cases an qualified individual is needed.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The builder is responsible for any defects related to your home.

We have completed our visual builder's warranty inspection of the above referenced property. At this time, we direct your attention to the following items:



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SITE AND GROUNDS

Irrigation System

Repair: Efflorescence was found in several locations in the front and a few locations in the back. This is the white substance forming at the edges of the sidewalk and driveway. It is also forming in a few locations on the edges of the back patio and block wall. This condition can be caused by over-watering or by poor soil conditions.

Walkway/Steps

Repair: The concrete slab at the front porch is dipping a bit in the corner, which is resulting in some ponding. The 30 minute test stated in the minimum standards failed. The necessary correction should be done to ensure the area is correctly sloped to drain any water.

Fences

Repair: There are only 8 blocks showing on the East side, near the pool, there should be no less than 8½. Another course may need to be added.

STRUCTURE & EXTERIOR

Wall Cladding (Exterior Wall Surface Material)

Repair: The overall stucco is in good condition and is sealed with most minor cracks or blemishes being a cosmetic condition only. However, one or more areas need to be patched to adequately seal it. The areas of concern are at gaps around penetrations and at joints between dissimilar materials. Also, there are areas where the lath is clearly visible, which needs to be corrected to adequately seal the exterior wall system.

Repair: The final grade (decorative rock) around the house should not touch the bottom of the stucco (weep screed, which is a perforated metal strip at the bottom of the stucco) or the siding of the house. If it does, this provides a bridge for insects, such as termites, to enter the house. It can also promote moisture damage to the house. It is recommended that a 3 - 4" gap between the final grade and the bottom of the stucco is maintained. On the West side of the house there are areas closer than 3".

Repair: At least one of the exterior wall vents, on the side of the garage, have small gaps that need to be closed to avoid water damage.

Fascia - Eaves - Soffits

Repair: Gaps around the soffit block and at the fascia board should be filled.

Entry Doors

Repair: The child safety mechanism at the back slider was binding occasionally at the time of the inspection. It is important that these safety mechanisms be maintained to ensure the safety of any child in the home, especially



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when no pool barrier is installed.

Repair: The gap at the bottom of the door needs to be corrected.

Repair: The front entry door is sticking. It needs to be planed or adjusted so that it will close properly.

ROOF

Tiles Roof Condition / Installation

Repair: There is one broken trim tile, over the front porch, that should be caulked and/or replaced to prevent water from draining under the tiles and having access to the underlayment, which will necessarily deteriorate over time if it is not corrected. The tile is also at risk of falling.

Patio Roof Condition / Installation

Repair: There is no flashing on either side of the patio roof where it meets the flat roof. These two locations will need to be fixed to prevent water infiltration and unnecessary damaged.

Repair: The small apex over the patio roof is missing some stucco underneath. The lath there is clearly visible in two locations.

Repair: On the left side of the patio roof there are wood supports for the tiles extending out into the flow of water. These should be cut/removed to avoid ponding or any backflow of water.

Rooftop Flashings and Valleys

Repair: Some of the sidewall pan flashing is incorrectly routed back onto the tiles and/or ends prematurely, which is allowing water to drain under the tiles and having access to the felt paper and the wood battens, which will unnecessarily be damaged over time if it is not corrected.

ATTIC / ROOF STRUCTURE

Exhaust Vents

Repair: The guest bathroom exhaust vent does not extend out of the roof. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space.

GARAGE / PARKING STRUCTURE

General Characteristics

Repair: The concrete slab in the garage is dipping a bit in the corner, which is resulting in some ponding. The 30 minute test stated in the minimum standards failed. The necessary correction should be done to ensure the area is correctly sloped to drain any water.



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Garage Overhead Doors

Safety Concern: The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.

WATER HEATER

Gas Supply Lines

Further Review: There is no drip leg (settlement trap) installed at the water heater gas connection. It should be determined by checking with the manufacturer if a drip leg was required.

Temperature And Pressure Relief Valve

Safety Concern: The safety relief valve extension pipe on the water heater has been improperly and unsafely installed. The valve and the pipe must drain completely by gravity. That requires that the pipe slope downwards from the valve and never travel upwards as it does now. The extension pipe should not go up due to the possibility of water sitting against the safety relief valve, which could cause the valve to become corroded and not function when called into play.

PLUMBING SYSTEMS

Distribution Piping

Maintenance: One or more of the hose bibbs is leaking from the handle when on. Most likely it just needs to be repacked, but sometime just tightening the top nut will solve the problem.

Main Sewer Cleanouts

Further Review: There are no visible drain cleanouts. That does not necessarily mean they are not present, because they may be buried or hidden by shrubs.

ELECTRICAL

AFCI (Arc Fault Circuit Interrupter)

Further Review: There are AFCI (arc fault circuit interrupter) breakers in the main and/or distribution panel. Those breakers service only the bedroom lights and receptacles. All bedroom circuits, including lights, receptacles and other outlets including smoke detectors should be on the AFCI's. It should be determined by checking with the local municipality if the smoke detectors should have been on the AFCI's. We only came to this conclusion because the lights were on the AFCI breakers, which was from the latest requirements along with all bedroom circuits. The original requirements only included bedroom receptacles.

HVAC (HEATING, VENTILATION AND AIR CONDITIONING)

Cooling System

Maintenance: The condensing unit is not level. The unit should be leveled to ensure the compressor is not



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unnecessarily damaged.

Monitor: The secondary drain pan appears to be sloped toward the drain. However, one area looks to have a slight negative slope.

Filters

Maintenance: The filter(s) is/are dirty and need to be changed and/or cleaned if the filter(s) is/are the washable type.

KITCHEN & APPLIANCES

Cabinets/Countertops

Repair: Remaining punch list items need to be corrected, such as damaged cabinet doors.

Repair: The kitchen countertop, to the right of the refrigerator, is not securely attached.

Appliances

Safety Concern: The range can be tilted forward, which may be a hazard if a small child were to open the door and climb on it or even pulling forward on the front edge. All freestanding ranges sold since 1992 include an anti-tip clip, which are required to be installed.

BATH AREAS

Cabinets/Countertops

Monitor: There are dry stains (particle board swollen) noted under the sink in the guest bathroom. Periodically check for leaks that may not have been evident at the time of inspection.

Bathroom Wash Basins

Repair: The guest/common bathroom sink stopper needs to be adjusted and/or repaired so it will work properly.

Bathtub>Showers

Repair: The fill spigot at the master bathroom tub is flowing water onto the edge of the tub when on. It needs to be adjusted or extended out more.

INTERIOR

Doors

Repair: The door jamb strike plate, in the laundry room, needs to be adjusted so it is not loose.



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Floor Coverings

Repair: Some blistering was noted on the wood flooring finished layer, in the kitchen. It may need to be repaired/replaced.

Note: The flooring should be checked at the one-year mark because chances are some repairs to the tiles and grout will be needed throughout, especially at dissimilar materials.

Ceilings / Walls

Repair: Any excessively visible seams (seams where the drywall was butted together), pop nails and normal settling cracks in the drywall need to be corrected. Also, remaining punch list items should be corrected, which include voids at the switches, receptacle plates and fixtures.

POOL/SPA & EQUIPMENT

Pool Surface

Monitor: There is a significant amount of cosmetic staining to the plaster walls of the pool.

Pumping Equipment

Maintenance: The navigator tubing is twisted and keeps the navigator from functioning properly. The tubing should be adjusted.

Each of these items will likely require further evaluation and repair by qualified tradespeople. Obtain competitive estimates for these items.

FACTS ABOUT YOUR INSPECTION:

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

The building is occupied and has personal possessions obstructing the view and access of the structure. The inspection was limited in the areas obstructed from view or from lack of access.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any



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opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

The inspection performed is intended and is to be used only to provide information regarding the condition of the property inspected to the party contracting for such inspection. NPI is not obligated or liable to any party not expressly contracting for such inspection.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

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