



NATIONAL
PROPERTY
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PROPERTY CONDITION REPORT



Client(s): Client of NPI
Property Address: GoodYear, AZ
Realtor: Keller Williams
Date: 12/12/05
Inspector: Peter Zipp III
Report #: P121205-05FD

ATTENTION !!

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Warranty Plans are available for that purpose). Our SERVICE AGREEMENT/CONTRACT provides additional details, PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

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General Information

STATEMENT OF PURPOSE:

The purpose of this report is general in nature. Because of limitation, no in depth examination of blueprints, mathematical calculations or engineering data used in the construction of this building will be done. The inspection will visually inspect for minimum standards and generally acceptable trade practices for the type of building being erected. Discrepancies will be reported on at the time of inspection, but not resolved by the inspector. Plans or blueprints of the building are not always available for review and no attempt to obtain or review such documents will be made on the inspectors part. A thorough review of plans and construction details would require an extensive amount of time.

LIMITATIONS:

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental 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 components. 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 on as such. Any opinions expressed regarding adequacy, capacity, or expected life of the 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 improvements and no involvement with the tradespeople or benefits derived for any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Parties Present

The inspection of the building details in this report was at the request of our client.

The following individuals were present at some time during the inspection of record: our client.

The inspector of record was Peter Zipp III, State of Arizona Certification #38981, Owner of National Property Inspections.

Time & Weather Conditions

The inspection began at approximately 04:30 PM and ended approximately 05:20 PM on Dec, 12 2005.

The ground was dry, the sky was clear and the outside air temperature was in the range of 60-70 degrees F.

Orientation

For the purpose of identification, comments in this report are written based on the direction the home faces. i.e. North, East, South and West. The front of your new home faces North.

Building/Subcontractor

The name of the builder or subcontractor who was responsible for the pour of the structure foundation was Standard Pacific Homes, 6710 N Scottsdale Rd #150, Scottsdale, AZ 85253.



Approved Plans & Drawings

The drawings for the building were not made available to the inspector before or at the time of inspection.

Foundation - Slab Inspection

Foundation Drainage Inspection

Grading

The grading around the foundation must allow water to drain away from it. This will prevent seepage into and/or below grade construction, keep surface water from enclosing habitable or usable spaces (ponding) and to relieve hydrostatic pressure.

Inspection Observations

The surface grading at the foundation was observed to be installed in accordance with the above stated requirements. Finish grading was not yet complete, but should also facilitate the removal of free ground water from around the foundation.

Footing Environmental Inspection

Bearing Capacity

Foundations and concrete slabs are affected by soil conditions. There are three basic types of soil naturally occurring in this area: sand, silt and clay. Clay soils are generally classified as "expansive." This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The swelling action of expansion soil can be powerful enough to lift a house. Researching and/or determining if expansive soil is or will be a problem are beyond the scope of this inspection. To determine if the house is in an area where there is expansive soil go to <ftp://ftp-fc.sc.egov.usda.gov/AZ/phxshrinkswell.pdf>.

A soil investigation report for the subdivision or site is a general requirement for a building permit. No attempt was made to confirm the existence of the report or the soil bearing capacity. The bearing capacity directly related to the size and design of a proper footing for this site and should have been relied on for use in the approved plan and specifications.

Base Soils

The base soils and aggregate must be in a compacted condition. All top soil and non-stable soils should be removed to a depth and width that assures a uniform or stable moisture content. The soil at the footing must be undisturbed soil or engineered fill. The soil color and density should be consistent over the entire footing/slab area, no color changes or exposed strata should be observed.

Standing Water

Standing water at the footing areas can have several effects: water can create voids in the concrete, weakens the concrete ratio and may cause separation of the aggregate if the proper mix is not used. The footing area must not contain standing water unless provide for in the concrete mix.

Debris

Debris at the footing/slab areas will create voids in the concrete as they decompose. The typical construction debris area must not contain standing water unless provided for in the concrete mix.

Inspection Observations

No compaction tests or non-stable soil tests were performed to determine the compacted or stable condition of the base soils. The footings visible soil conditions were examined and found to be in compliance with the above requirements.

1. The base soil and aggregate is not compacted as required.
2. Debris and larger chunks of dirt/rocks are present and should be removed, especially in the footers.
3. The base soil appears high in several areas, which brings the tension wires closer to the surface.



Form Work Inspection

Post Tension

The foundation is a post tension slab, which is a method of reinforcing concrete. Post-Tensioning is a method of prestressing. Prestressed concrete has internal stresses (forces) induced into it during the construction phase for the purpose of counteracting the anticipated external loads that it will encounter during its lifecycle. It is very important that these type of foundations are marked for warning of Post Tension because the cables inside Post Tension slabs are under tremendous stress. Many homes meet or exceed 35,000 psi. The foundations perimeter exhibited characteristics that indicate a generally acceptable condition.

Concrete Strength

Generally, residential drawings call for a compressive strength of 2500 psi for the concrete mix at the footing/slab.

Form Continuity, Surface and Step

The footing form work must be continuous with no gaps. The top surface must be level and the bottom surface must not exceed a 1:10 slope or stepping of the footing would be required.

Measurements

The form work must be square and level in placement. The footings thickness must comply to the approved plans and specifications.

Cable

Cables for the post tension footing must be correctly placed and the wire pull anchors and wedge bushings must be installed according to manufactures installation requirement at the forms.

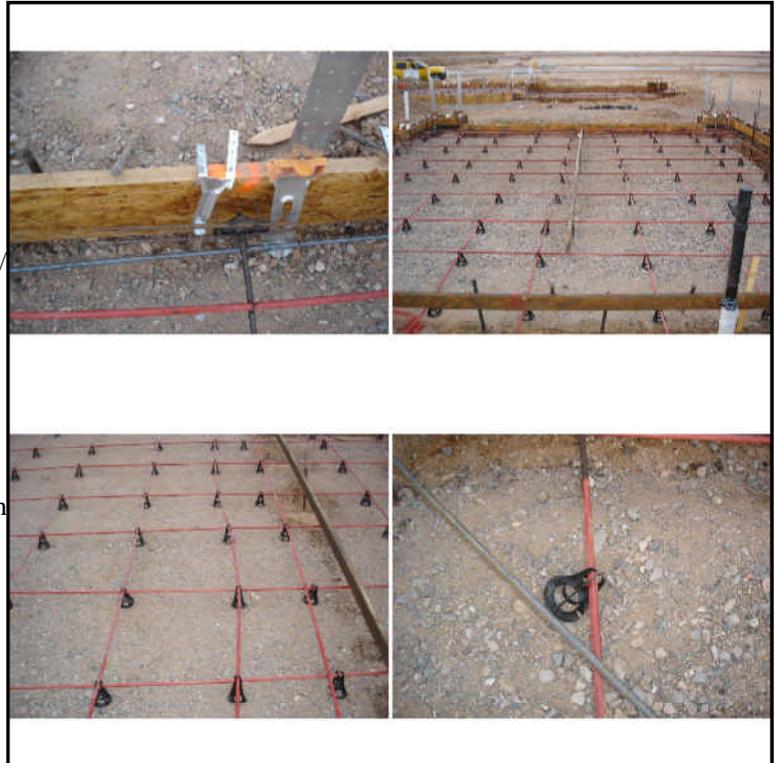
Anchor Straps

The perimeter wall anchor straps must be set at least seven inches into the concrete and be of an approved type for this use.

Inspection Observations

No attempt to measure the squareness, actual outer dimensions or placement of the footing as related to the drawings or site plan were made. The form work, cable and bushings if present rebar and anchor straps were found to be in compliance with the above requirements.

1. Some of the anchor straps were either missing and/or not set correctly.
2. Some of the tension cable supports are missing and/or incorrectly placed.
3. There is at least one area where the rebar and/or the tension cables are not tied. Rebar should be tied where it is in contact and/or passes over or under each other.
4. The plans should be checked because one or more of the tension cables appear to be high on the form.
5. The plans should be checked to ensure a bollard is not required to protect the water heater.
6. Some of the tension cables are not square or set evenly apart.
7. All holdowns and post locations need to be verified prior to pouring.



Termite Protection

Chemical Soil Treatment

Wood structural members exposed to ground moisture must be protected from damage caused by termites in areas subject to these problems. The conditions that termites find favorable must be minimized providing an effective barrier to their activities. The typical termite protection used is a chemical soil treatment the morning of the concrete pour.

Inspection Observations

The termite chemical treatment was not examined, verification of treatment should be ascertained.

Water & Sewer Service

Water & Sewer Service Inspection

Water Service Valves

Main water service valves must be of an approved type for the specific use of water service. The location of the valve was not checked against the building plans for proper location as this is sometimes determined by the site crew according to the location of other components.

Approved Material

The visible main water and sewer service piping and fittings must be of approved materials for use as water and sewer service. The soil and ground water conditions must be within the acceptable ability of the water and sewer source material for the underground installation.

Materials & Installation

The building's sewer piping and fittings must be of approved materials. The pipe and fittings must be designed for use in the building sewers and have been tested and approved by an approved testing agency.

Separation of Sewer and Water

The water and sewer lines are permitted to be within the same trench if the sewer pipe conforms to the standards for inside use. Otherwise a 12" separation along the length of the water line and the sewer line must be maintained by the use of separate trenches with undisturbed earth between them or the use of an upper shelf if the same trench is used. Trenches for the piping are not allowed within the 45 degree bearing plane of the foundation footing.

Backfill

Backfill at the first 18" must be free of rocks and/or debris, which could damage pipes. Fill must be evenly placed and tamped on both sides of the pipe so as not to dislodge its position in the trench. Backfill of the trench shall be tamped at 6" intervals until the pipe is covered with 12" of clean fill and 6" intervals there after with unspecified fill.

Pressure Testing

The installed water and sewer service lines must be pressure tested to ensure that the lines, joints and connections do not leak under pressure after backfilling. The minimum pressure is the greater of 50 pounds per square inch of expected system operating pressure.

Inspection Observations

Inspection of the installation of the sewer service piping can only be viewed at the rough out terminations. The piping material used were of an approved type for these locations. The visible service piping was examined and found to be in compliance with the above requirements however, verification of the pressure test results, proper backfilling, location to the bearing plane and separation of the lines could not be made at the time of inspection due to backfill of the trenches.

1. None of the plumbing is protected. The plans should be checked to ensure that the architect did not call for the plumbing to be protected. This information is usually found on the holddown schedule.

