

The Uniform Building Inspection Report™ Condensed



Single Family Residence:
, Scottsdale, AZ

Condensed Report Version Prepared for:
John Doe

Inspection Date:
9/19/2005, 1:00:00 AM

Report Number:
091805s

Inspection Company:
Checklist Inspections
835 W Warner Rd. Suite 101-465,
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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified repair person are advised.
- (C) CAUTION Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified repair person is recommended.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified repair person are advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified repair person is advised.
- (H) HAZARD The finding should be considered hazardous. Corrections by a qualified repair person, before purchasing the property, are advised.
- (M) MONITOR Monitor the finding (system or component) on a regular basis. Corrections by a qualified repair person, if and when needed, are recommended.
- (N) NOTICE Discretion advised. The significance of the finding is uncertain. Further study by a qualified repair person is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of continued and excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding be reviewed, and corrected as needed, by a qualified repair person before purchasing the property.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications and/or repairs may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified repair person is recommended.

IMPORTANT: Findings, Components & Applications Listings:

Each section of the complete report includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information would require reading all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number. The client is given this manual.**

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Condensed Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

Exterior / Roof Findings:

[R] 1080.03: Roof tiles out of position.
Several of the roof tiles at the hip ridges are out of position, and need to be set back and secured. This was noted over garage.
See series 1080.03 photo(s)

[R] 1230.04: Metal flashing faulty or otherwise amiss.
The metal flashing is allowing water to run under tiles. Recommend repair/replace flashing. This was noted at the West elevation over master bedroom.
See also the interior section of report.
See series 1230.04 photo(s)

[R] 1450.01: Fascia damaged.
The fascia board is rotted, and should be replaced to prevent the rot from spreading further or into the truss tails. This condition exist across the East elevation.
See series 1450.01 photo(s)

HVAC & Fireplace Findings:

[R] 2200.02: Ducting separated.
An unused air duct register ducting is in the attic blowing conditioned air. Recommend removing unused duct work.
See series 2200.02 photo(s)

[R] [R] 2310.05: Condensate drain faulty or otherwise amiss.
The condensate pan in the attic is filled with rust stains. Recommend to have unit reviewed by a licensed HVAC technician to determine cause.
See series 2310.05 photo(s)

[R] 2910: The air-conditioning system fails the temperature-differential test.
The delta-T was in excess of 22 degrees. This is also an indication of a problem with the system, such as a dirty evaporator coil and/or filter. Should have the unit serviced by a licensed mechanical

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contractor.
The Delta-T was 29 degrees.

Pool / Spa Findings:

[R] 3570.01: Pipe or fitting leak(s).
There is a current leak where the piping meets the pool filter.
Recommend repair.
See series 3570.01 photo(s)

Plumbing Findings:

[R] 4080.01: Water heater vent improper.
The "B" vent is disconnected at the ceiling and is currently a safety hazard. Should be reconnected and screwed together.
See series 4080.01 photo(s)

Electrical Findings:

[R] 5230: Double wires on breaker or fuse.
There are two double taps. Circuit breakers should be added by a licensed electrician as necessary.
See series 5230 photo(s)

Bathroom(s) Findings:

General Interior Findings:

[R] 7000.01: Stain noted on interior surface.
Noted at HVAC return. This is caused by condensate overflow.
Recommend to have the HVAC unit reviewed and repaired by a licensed HVAC technician.
See series 7000.01 photo(s)

[R] 7010: Water intrusion evidence or water damage noted.
Stain from water leakage at roof noted in master bedroom.
Recommend repair by a licensed roofing contractor.
See also roofing section of report.
See series 7010 photo(s)

Kitchen / Appliance Findings:

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[R] 8410.04: Disposal damaged.
Disposal is cracked, and leaking when turned on. Recommend replacement.
See series 8410.04 photo(s)

[R] 8660.01: Sink faucet leaks at stem.
The kitchen faucet leaks and works poorly. Recommend replacement.
See series 8660.01 photo(s)

Structure Findings:

[R] 9600.04: Attic access cover faulty or otherwise amiss.
The scuttle hole was covered in a non fire rated material. Recommend to replace with a piece of drywall.

[R] 9200.02: Framing member cracked.
One section of a truss is cracked and should be repaired. Should have the affected area repaired and certified by a licensed structural engineer. This condition exists at the 8th truss to the west of the attic entry.
See series 9200.02 photo(s)

[R] 9240: Questionable framing techniques and workmanship.
All strapping is required to have a nail in all holes provided. All strapping in the single car garage attic was missing nails.
See series 9240 photo(s)

[R] 9850.01: Wood boring or other insect infestation suspected.
A "Mud" tube was located on the garage door frame, which is indicative of a wood boring insect infestation. Be sure to review your pest inspection report.
See series 9850.01 photo(s)

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Photo: 1080.03 (1)



Photo: 1230.04 (1)



Photo: 1450.01 (1)

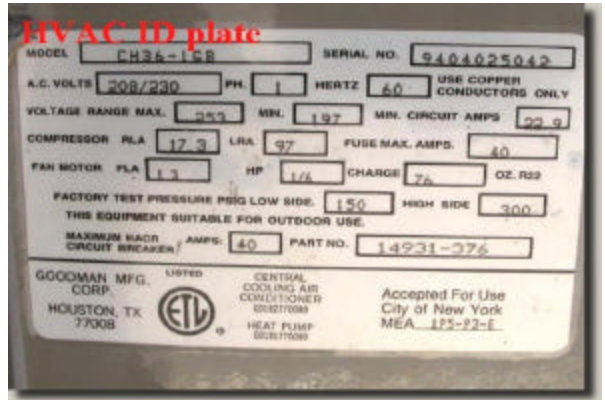


Photo: 2.05 (1)



Photo: 2200.02 (1)



Photo: 2310.05 (1)

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Photo: 3570.01 (1)



Photo: 4080.01 (1)



Photo: 5.110 (1)

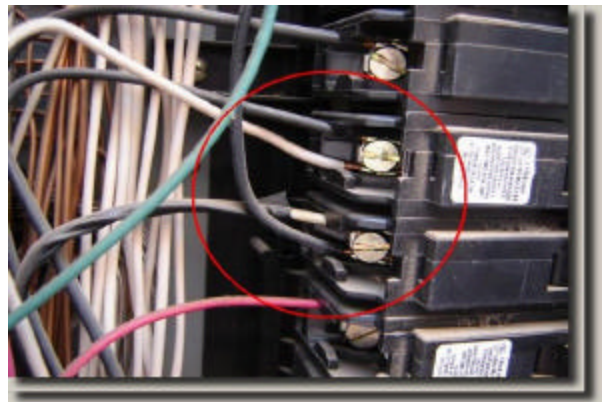


Photo: 5230 (1)



Photo: 7000.01 (1)

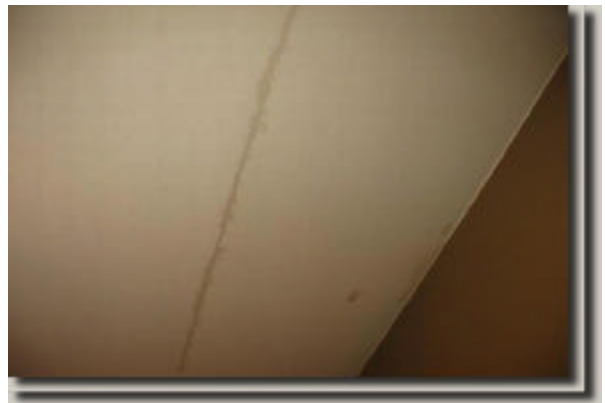


Photo: 7010 (1)

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Photo: 8410.04 (1)



Photo: 8660.01 (1)



Photo: 9200.02 (1)



Photo: 9240 (1)



Photo: 9850.01 (1)