



Inspection Report

Prepared For: John Smith

**Property Address:
123 Fairways Drive Lot #998
Scottsdale AZ 85138**



Inspected By: Timothy O'Neill, ACI

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Date: 3/14/2023	Time: 08:30 AM	Report ID: 031423
Property: 123 Fairways Drive Lot #998 Scottsdale AZ 85138	Customer: John Smith	Real Estate Professional: Janell Ward

This pre drywall inspection has been performed in conformity with the American Society of Home Inspectors Auxiliary Standards of Professional Practice for Residential Pre Drywall Inspections. AZ Property Inspections (AZPI) will provide the client with additional objective information about the condition of the inspected components at the time of the inspection. The inspection is considered general and does not include or confirm conformity with building codes and other governmental laws and regulations, manufacturer's installation instructions, construction plans, drawings and specifications. AZPI does not provide a warranty or guarantee regarding the condition of the property and of the inspected components. Items within this report were found as deficient and should be reviewed with the builder in order for the builder to correct any deficiency.

Foundation & Slab:

92% Complete

Electrical/Ancillary Wiring:

98% Complete

Roofing:

50% Complete

Stucco Foam & Lath:

80% Complete

Rough Plumbing:

90% Complete

Rough Carpentry:

92% Complete

HVAC Rough - In:

90% Complete

1. Site and Grade

Inspection Items

1.0 Site Observations

(1) Drainage should be improved at the north exterior.



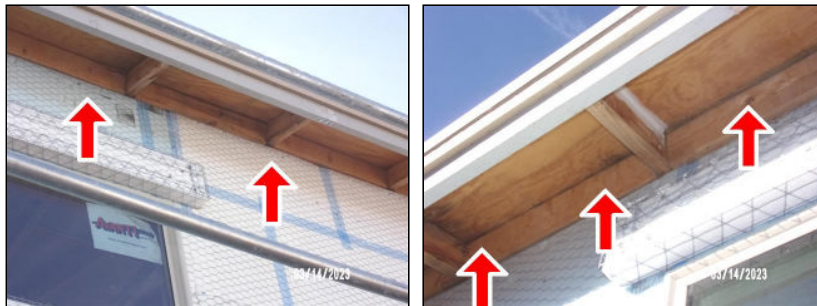
(2) Certain areas in and around the town of Maricopa have been identified as having soils containing high sulfates. High sulfates in soils can adversely effect structures made with concrete such as foundations, driveways, walkways and others concrete related building structures.

2. Structure (Exterior Wall Foam and Lath)

Inspection Items

2.0 Structural Observations

(1) Openings should sealed/caulked at the trim.



(2) Missing west trim tie noted.



(3) Caulking needed at various trim locations.



3. Foundation & Slab

Inspection Items

3.0 Foundation & Slab

(1) Protrusions at the stem wall should be removed.



(2) Garage stem wall should be sealed.



(3) Prior grinding noted at the foundation.

(4) Lifted/uneven flooring areas noted at the foyer and se-b/r closet.



4. Framing

Inspection Items

4.0 Framing Notations

(1) Many twisted/warped studs noted at various locations.



(2) Missing nails at the bearing point straps.



(3) Unsecured blocking noted at the garage and attic scuttle.



(4) Unsecured diagonal strut noted at the north large garage.



(5) Extra wood should be removed at the east large garage wall.



(6) All roof penetrations should be re-sealed/capped.



(7) Significant stained framing noted throughout the house.



(8) Framing fasteners need securing.



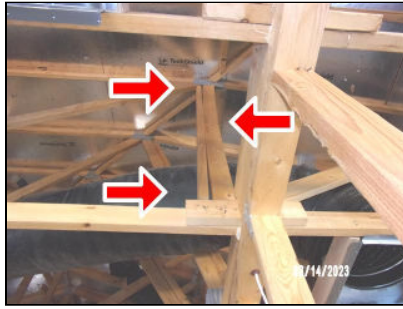
(9) Foyer soffit still appears to be sagging.



(10) Missing nails noted at straps in the se-b/r.



(11) Separation/deflection noted at the west family rm. vertical truss.



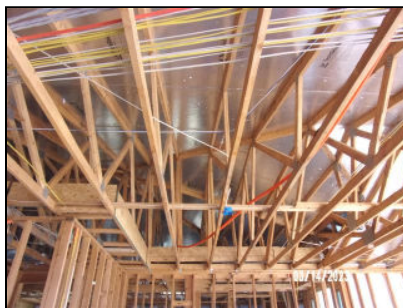
(12) Nailing missing the mark noted at several roof sheathing locations.



(13) Missing nail guards at the water heater pipes.



(14) Many trusses are not plumb.



(15) Several truss stabilizers are still fully attached.

(16) Mid roof framing appears to be loose/unsecured.



(17) SW large garage stud does not fully connect with the sill plate.



(18) Some framing members are not secured.



(19) Damaged stud at the east laundry room should be replaced.



5. Roof

Inspection Items

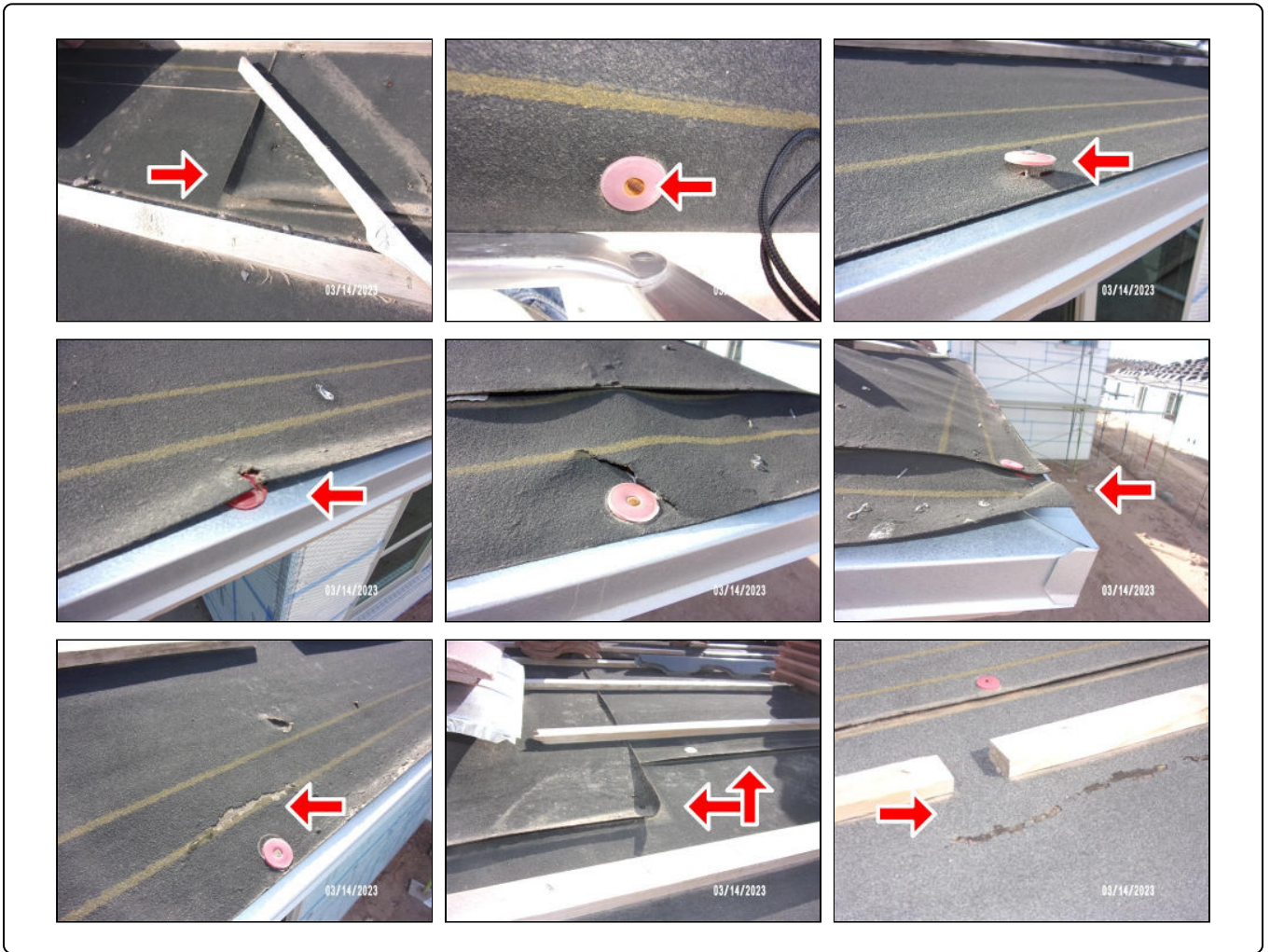
5.0 Roof

(1) Battens are unsecured/damaged at the roof.



(2) The roof needs complete evaluation/replacement due to damaged battens/blocking, damaged/deteriorated underlayment, loose/damaged fasteners and overall sun damage.





6. Plumbing Rough - In

Inspection Items

6.0 Plumbing Rough - In

(1) Cap missing at a front clean out.



(2) Missing nail guard(s) at the large garage gas pipe.



(3) Rust/corrosion noted at the pipes/straps at the water softener and water main.



(4) Loose/unsecured water heater flue cover noted.



(5) Past leakage noted at several plumbing locations.

7. HVAC Rough - In

Inspection Items

7.0 HVAC Rough - In

(1) Unfinished/incomplete HVAC ducts noted.



(2) Whole house ventilation system was not found.

8. Electric Rough - In

Inspection Items

8.0 Electric Rough - In

(1) Switch boxes are not properly placed at the north hallway.



(2) Damaged attic outlet box noted.



This report has been produced in accordance with our signed contract and is subject to the terms and conditions therein. All printed comments and the opinions expressed herein are those of AZ Property Inspections.

9. General

Inspection Items

9.0 General

(1) The dryer vent should be re-wrapped.



(2) Damaged trim noted at the arcadia door.



(3) This structure appears to have been sitting in an unfinished state for several months/years.