



## Inspection Report

Prepared For: Jane Smith

Property Address:  
1234 E. Main Street  
Lot #20  
Scottsdale AZ 85266



Inspected By: Timothy O'Neall

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<b>Date:</b> 8/2/2018	<b>Time:</b> 08:00:00 AM	<b>Report ID:</b> 080218
<b>Property:</b> 1234 E. Main Street Lot #20 Scottsdale AZ 85266	<b>Customer:</b> Jane Smith	<b>Real Estate Professional:</b>

**Foundation & Slab:**

95% Complete

**Electrical/Ancillary Wiring:**

40% Complete

**Roofing:**

75% Complete

**Stucco Foam & Lath:**

80% Complete

**Rough Plumbing:**

85% Complete

**Rough Carpentry:**

85% Complete

**HVAC Rough - In:**

90% Complete

# 1. Site and Grade

*Inspection Items*

## 1.0 Site Observations

Site has not yet been fully graded.



# 2. Structure (Exterior Wall Foam and Lath)

*Inspection Items*

## 2.0 Structural Observations

(1) Missing caulking at various exterior locations.



(2) Missing tape at the west exterior.



(3) Nails should be removed at the stem walls.



(4) Missing lath at the upper exterior locations.



### 3. Foundation & Slab

*Inspection Items*

#### 3.0 Foundation & Slab

The foundation appeared in good condition.

### 4. Framing

*Inspection Items*

#### 4.0 Framing Notations

(1) Missing nail guards at various locations.



(2) Radiant barrier not installed at all attic locations.



(3) Missing fire caulk noted at various top sill locations.



(4) Some warped studs noted.



(5) Pick up and final stud prep not yet completed.

(6) Strapping at bearing points was not seen.



(7) The west diagonal brace needs securing.



(8) Roof sheathing hole at the dryer vent should be sealed.



## 5. Roof

### Inspection Items

#### 5.0 Roof

(1) Improper underlayment lap and securing noted at some fascia locations.





(2) Open seams noted at the rolled comp roof material at the scupper area.



## 6. Plumbing Rough - In

*Inspection Items*

### 6.0 Plumbing Rough - In

(1) Some pex tubes were damaged by drilled holes.



(2) Gas piping at the kitchen is not properly anchored.



## 7. HVAC Rough - In

*Inspection Items*

### 7.0 HVAC Rough - In



(1) Missing cap at the exterior HVAC refrigerant line.



(2) Once the dry wall has been installed, it will be very difficult to access/service the fresh air fan in the attic.



## 8. Electric Rough - In

### Inspection Items

#### 8.0 Electric Rough - In

Electric wiring has not yet been installed.



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

Some fan vent tubes are not properly strapped.

