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SAMPLE INSPECTION REPORT

PREPARED FOR:

John Q Public

INSPECTION ADDRESS

1234 Anywhere Drive, Phoenix, AZ 85001

INSPECTION DATE

5/25/2009 7:00 am to 12:00 pm

REPRESENTED BY:

Sammy Smooth
Wonderful Realty Inc.



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Dedication to a Positive Inspection Experience

SUMMARY INSPECTION REPORT

Client: John Q Public
Realtor: Sammy Smooth, Wonderful Realty Inc.
Inspection Address: 1234 Anywhere Drive, Phoenix, AZ 85001
Inspection Date: 5/25/2009 Start: 7:00 am End: 12:00 pm
Inspected by: Rich Schaefer



This Summary Report will provide you with a preview of the components or conditions that need service or a second opinion, as well as safety issues, but it is not definitive, and it is essential that you read the full report. Regardless, in recommending service, we have fulfilled our contractual obligation as generalists and disclaim any further responsibility. However, service is essential because a specialist might identify further defects or recommend some upgrades that could affect your evaluation of the property.

Note that for the purpose of describing locations, the left and right side of the building are as you are facing the property in the front.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
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Enter the following Client Name: JPublic and the Password: 1234

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Exterior

Site & Other Observations

Trees and Vegetation

Components and Conditions Needing Service

- 3.1 - A tree limb is threatening the roof eaves (storage shed), and should be removed by an arborist before it further damages the roof eaves.



Pest & Termite Comments

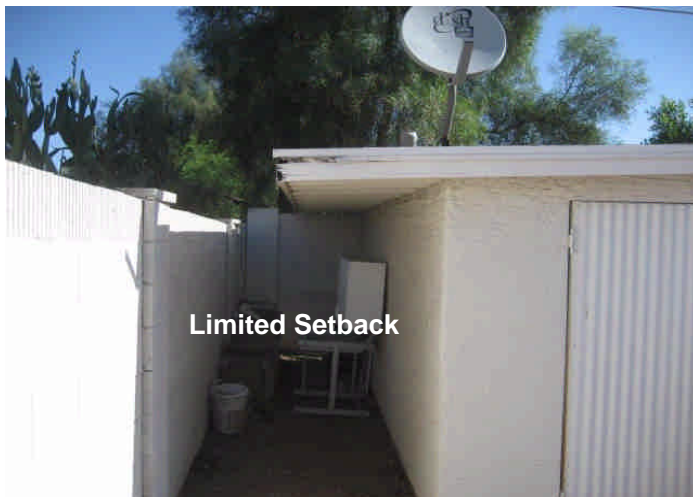
Cost Concerns

- 3.2 - There is an indication of prior termite treatment at the front of the residence. You should ask the current resident about this situation to ensure you understand what warranty, if any, extends to you. You should also understand if this was a spot treatment or a whole house treatment and what the resulting warranty covers.

Auxiliary Structures Comments

Cost Concerns

- 3.3 - The auxiliary structure may not have been built with a building permit and you may wish to have this verified by the local municipality.
- 3.4 - We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as boundaries, a structure in the side yard encroaches on what would be the standard seven-foot setback. Therefore, you should verify the permit and the certificate of occupancy for this structure, because we do not endorse or tacitly approve of any structure built without a permit, and latent defects could exist.



Garage Door

Automatic Opener

Components and Conditions Needing Service

- 3.5 - The large garage door opener is functional, but it does not auto-reverse properly and should be adjusted to prevent injury or damage. We recommend that a qualified professional fully evaluate and adjust ALL functions of the garage door opener for proper operation.



- 3.6 - The pressure settings on both of the garage door openers need to be adjusted for safe operation when impacting an object during the opening or closing sequence. The garage door up pressure should be adjusted to allow the door to stop when it catches on something while opening, and the down pressure should be adjusted to stop, and open the door fully when catching on something while closing. We recommend that a qualified professional fully evaluate and adjust ALL functions of the garage door opener for proper operation.

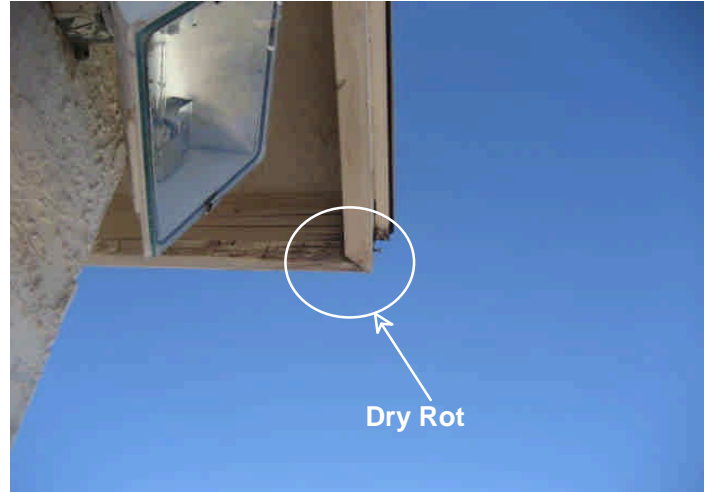
Exterior Features

Fascia & Trim

Components and Conditions Needing Service

3.7 - The fascia board and trim (2 instances), is in poor condition (dry rot) and should be serviced.

- Left rear corner of family room addition
- Left front corner of storage shed (left rear corner of residence)



Irrigation and sprinkler systems

Anti-Siphon or Backflow Valve

Cost Concerns

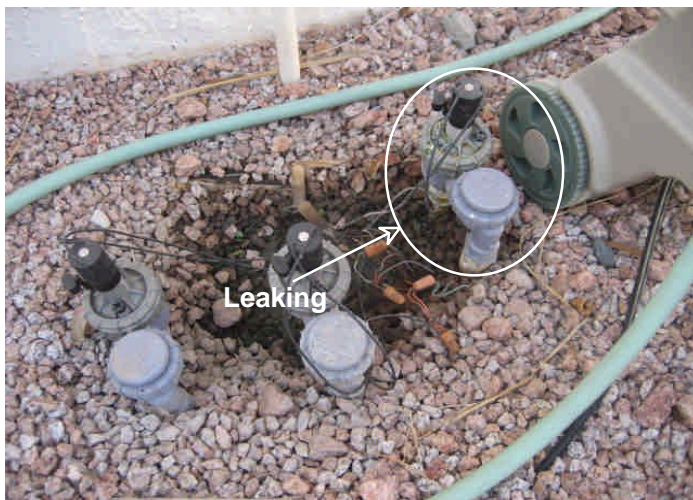
3.8 - The sprinklers do not incorporate anti-siphon or backflow valves (2 instances) that keep contaminated water from being drawn into the residence and should be added by a licensed plumber or landscape contractor.



Shutoff Valves & Actuators

Components and Conditions Needing Service

3.9 - The actuator(s) for the automatic sprinkler system is/are located at the left rear corner of the house, however one of these valves is leaking (right valve) and needs to be serviced by a qualified professional.



Roof

Composition Shingle

Age & General Evaluation of a Single-layer Roo

Components and Conditions Needing Service

4.1 - There is a shingle missing from the composition shingle roof that should be repaired by a licensed roofer.



Concrete Tile Roof
Age and General Evaluation

Components and Conditions Needing Service

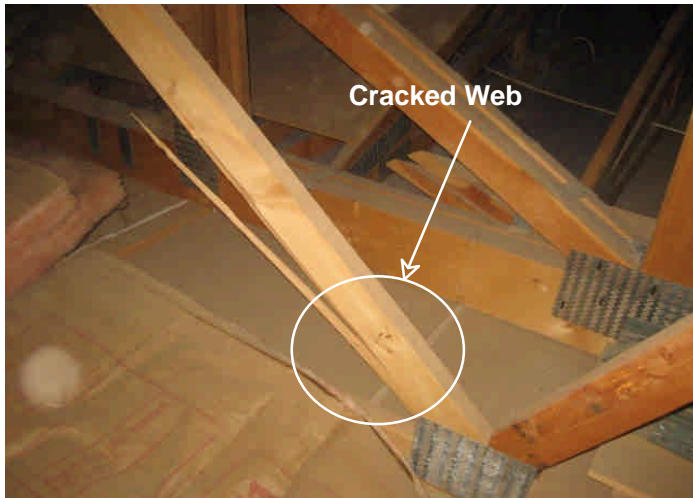
4.2 - The mud balls at the ridge junctions, which need to be sealed to prevent moisture intrusion into the roofing system by a licensed roofing contractor.



Attic
Framing

Components and Conditions Needing Service

4.3 - One of the webs in the attic (above garage) is cracked or broken and should be repaired by a truss professional engineer.



Flat Roof

Age & General Evaluation

Components and Conditions Needing Service

4.4 - This roof above the storage shed is in poor condition and should be repaired, replaced, or evaluated by a roofing contractor before the close of escrow, or it may leak.



Plumbing

Potable Water Pipes

Hose Bibs

Safety Concerns

5.1 - The hose bibs that we tested are functional, but the one at the rear does not include anti-siphon or backflow valve. This valve is relatively inexpensive and are required by current standards and you should consider having one installed to prevent contaminated water from being drawn back into the residence.

Copper Water Pipes

Components and Conditions Needing Service

5.2 - The copper pipes at the front are not sleeved or wrapped to prevent the electrolytic condition that could result in leaks and should be serviced by a licensed plumber.



Water Heaters

Hot Water Circulating System

Cost Concerns

5.3 - The residence is large and we would recommend the installation of a hot water re-circulating system that would ensure instant hot water at all fixtures within the residence and could save as much as 22K gallons of water each year. This system could be installed by a licensed plumber for approximately \$500.

Electrical

Exterior Outlets

Outlets

Components and Conditions Needing Service

6.1 - The GFCI outlet below the main electrical panel is defective (does not trip on test) and should be replaced to have ground-fault protection by a licensed electrician.



6.2 - An outlet in the right side yard of the house (at garage side door) is intermittent and should be upgraded to have ground-fault protection by a licensed electrician, and also should include a weather cover.



Living

Living Outlets

Components and Conditions Needing Service

10.1 - An outlet in the living room (left front) is defective (marked with orange dot), and should be serviced by a licensed electrician.

Family

A Probable Renovation or Addition

Cost Concerns

10.2 - The family room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.



Heating or Cooling

Cost Concerns

10.3 - The existing whole house heating & cooling system has been modified to include this room. While the current system may be adequate to support this additional load, you should have this situation evaluated by a qualified professional.

Common

Kitchen

Smoke Detectors

Safety Concerns

12.1 - A smoke detector is not in place and is typically required by local ordinances in or near the kitchen, which should be verified.

Laundry

Walls & Ceiling

Maintenance Concerns

12.2 - The wall under the sink should be sealed to prevent pest intrusion.



Dryer Vent

Components and Conditions Needing Service

12.3 - The dryer vent is separated within the attic and should be extended to terminate above the roof and needs to be serviced by a qualified professional.



Maintenance Concerns

12.4 - The dryer vent is functional but vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Outlets

Safety Concerns

12.5 - The outlets in the laundry room (adjacent to the sink) should be upgraded to have ground fault protection by a licensed electrician, which is mandated by current standards and is an important safety feature.

Garage

Outlets

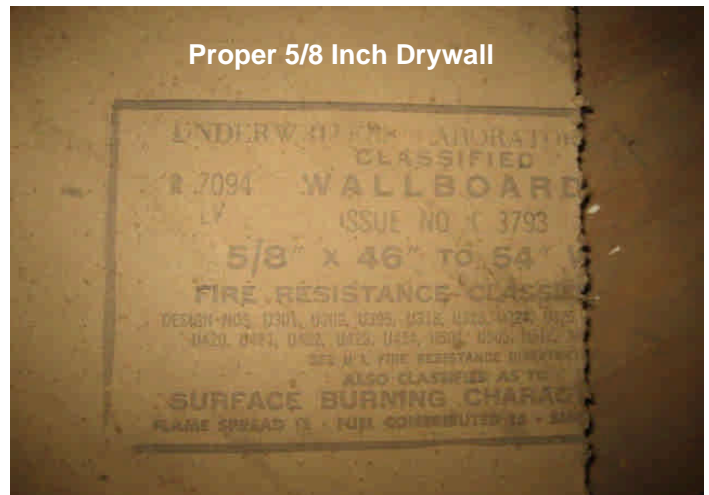
Need Additional Information

12.6 - All of the outlets in the garage should be upgraded to have ground fault protection by a licensed electrician, which is mandated by current standards and is an important safety feature.

Firewall

Components and Conditions Needing Service

12.7 - The 1/2 inch drywall cover to the attic area should be 5/8 inch drywall, in order to provide a firewall separation between the garage and the living quarters.



Bathrooms

Master Bathroom

Stall Shower

Components and Conditions Needing Service

15.1 - There are open joints in the stall shower cultured marble that should be sealed to prevent moisture damage.

