



INSPECTION REPORT

LOCATION OF PROPERTY

1234 Sample Street
Tucson, AZ 85701

CLIENT

Mr. & Mrs. John Q. Sample
c/o Agent

DATE OF INSPECTION

1/30/2008



INSPECTOR

Dave Woityra

AGENT

Sample Q. Jones
A.B.C. Realty Company
5678 E. Sample Street
Tucson, AZ 85701
(520) 555-5555

FILE CODE: 0100114.SAM

PRESENTED BY:

SEAL OF APPROVAL INSPECTION SERVICES
8340 N. THORNYDALE RD., STE. 110-144, TUCSON, AZ 85741
(520) 881-SEAL (7325) FAX: (520) 327-5781
SEALOFAPPROVALINSPECTION@YAHOO.COM

The Buyer, Buyer's Agent, Listing Agent, and Seller were present for the inspection.

PROPERTY EVALUATION

CODES: **IRR** = Immediate Repair/Replacement Recommended
RNF = Repair/Replacement In Near Future Recommended
ATN = Attention: Additional or Cosmetic Observations
CUK = Condition Unknown

NOTE: This report reflects only the discrepancies found; the checklist illustrates the full scope of the inspection.

DISCREPANCIES:

EXTERIOR

RNF	<u>EXT.1C Grade Drainage:</u> Grading away from the foundation is needed at the North side to prevent moisture intrusion to the foundation.
RNF	<u>EXT.1H Windows:</u> Broken seals were observed at the front window; recommend a window technician for repair.
IRR	<u>EXT.1J Doors:</u> Security doors must not be inside key operated; impedes emergency egress. (Safety Hazard)
RNF	<u>EXT.1L Lighting:</u> The front entry light fixture is not functional; recommend a licensed electrician for repair.

CONTINUED ON THE NEXT PAGE

Property Address: 1234 Sample St.
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ITEM

CODE

REMARKS

ROOF CONDITIONS

RNF

R.2B Coatings: Surface coating is needed. An application of reflective coating is needed every two to four years as normal maintenance for this type of roof. Elastomeric coating is recommended.



RC.1 Surface Coating Needed

RNF

R.2P Roof Drainage: Ponding conditions exist at the garage. Also, poor drainage is noted; recommend further evaluation/repair by a licensed roofer.

RNF

NOTE: It is suggested that a qualified roof contractor further evaluate the roof condition and make the necessary repairs.

ATTIC

CUK

NOTE: Type and depth of insulation is unknown, because there is no accessible attic area.

CONTINUED ON THE NEXT PAGE

Property Address: 1234 Sample St.
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FILE: 0100114.SAM

<u>ITEM</u>	<u>CODE</u>	<u>REMARKS</u>
<u>GARAGE</u>	RNF	<u>G.1E Entry Door</u> : Not self-closing; recommend adjustment/ repair.
	RNF	<u>G.2A Overhead Door</u> : The kickback does not operate to specification; adjustment/ repairs are needed. Recommend a garage door technician for service/repair.
<u>LAUNDRY ROOM</u>	RNF	<u>LR.2A Venting</u> : Dryer vent ducts need to be cleaned out.
<u>EVAPORATIVE COOLER</u>	IRR	<u>M.4M Electrical Disconnect Box</u> : An Arizona fused cut-off box is required; recommend installation by a licensed electrician. (Safety Hazard)
<u>AIR CONDITIONER</u>	ATN	<u>Condition</u> : Although the unit is operational, manufacturer's specifications suggest it may be reaching the end of the expected service life, due to age.
<u>HEAT SYSTEM</u>	RNF	<u>Filter</u> : The filter requires cleaning/replacement.
<u>WATER HEATER</u>	RNF	<u>Condition</u> : Limited service life is noted, due to age; recommend budgeting for replacement.
<u>HALLWAY</u>	IRR	<u>H.1G Smoke Detector</u> : Not functional; recommend repair/replacement for safety reasons. (Safety Hazard)

CONTINUED ON THE NEXT PAGE

Property Address: 1234 Sample St.
Tucson, AZ 85701

FILE: 0100114.SAM

<u>ITEM</u>	<u>CODE</u>	<u>REMARKS</u>
<u>KITCHEN/DINING AREA</u>	RNF	<u>K.1B Disposal</u> : Not functional; recommend repair by a certified appliance technician.
<u>MASTER BEDROOM</u>	RNF	<u>BE.1C Windows</u> : The North window has a broken pane; requires repair. Recommend a window technician for service/repair.
<u>HALL BATH</u>	IRR	<u>B.1G Outlets</u> : A ground fault circuit interrupter receptacle is required at the remodeled bathroom; recommend installation by a licensed electrician. (Potential Safety Hazard)
	RNF	<u>B.1O Tub</u> : The water is slow to drain; recommend further evaluation/repair by a licensed plumber.
<u>UTILITIES</u>	ATN	Plumbing : Original older plumbing is present. Expect the need for repairs.
	ATN	NOTE : Buildings 20 years or older are recommended to have the drain system scoped and cleaned by a licensed plumbing company.

CONTINUED ON THE NEXT PAGE

Property Address: 1234 Sample St.
Tucson, AZ 85701

FILE: 0100114.SAM

ITEM

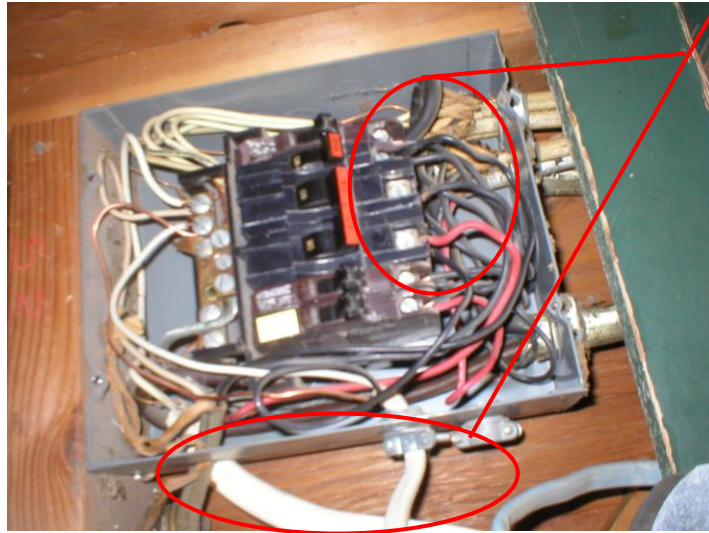
CODE

REMARKS

UTILITIES (Cont'd.)

IRR

Electric: Double-tapped breakers are present at the sub-panel; recommend installation of additional breakers and further evaluation/repair by a licensed electrician. (Safety Hazard) Also, surface mounted exposed Romex wiring requires encapsulation (conduit) at the sub-panel.



U.1 Double-Tapped Breakers & Surface Mounted Romex Wiring

ATN

NOTE: Older outlets and switches are present. Budget to replace. (Potential Safety Hazard)

ATN

NOTE: Circuits are not identified at the main panel; recommend labeling for safety and convenience.

ADDITIONAL OBSERVATIONS ON THE NEXT PAGE

**Property Address: 1234 Sample St.
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ADDITIONAL OBSERVATIONS

The following minor and/or cosmetic items were observed at the time of the inspection.

- Typical settlement cracking is noted at the exterior walls; recommend monitoring for further movement.
- There is no weather/GFI protection at the exterior receptacles due to the age of construction; recommend correcting.
- There are no anti-siphon devices at the hose bibs, due to age.
- Recommend carbon monoxide detectors be installed, as a safety measure.
- Although the use of ground fault circuit interrupters (GFCI) was not required at the time of the original construction, we do recommend their use for your safety in the kitchen and bathrooms.

Photographs:

Not all reported items are accompanied by photographs. Photographs have been included to help understand some reported items or show example. Photographs are at the sole discretion of the inspector.

Repairs:

Items that appear not to be functioning in the manner intended, needed repair/s, or safety hazard/s, will require further evaluation and repairs by qualified specialists/contractors. At the time of repairs are made, the entire system and components should, at the conclusion of repairs, be confirmed, by the specialist/contractor, (and with buyers acceptance), that all aspects of the item/s, and related components are functioning safe and properly prior to the close of escrow. Obtain all receipts and warranties.

Advisories:

*Be advised that many homes in our area constructed between 1983 and 1997 have been plumbed with **Polybutylene** piping. The normal process of inspection may not reveal the presence of these materials. Further evaluation by a licensed professional may be needed.*

It is recommended that buildings 20 years or older have their plumbing drains be cleaned and scoped by professionals.

Any moisture stains, if noted in this report, are not confirmed. The possibility of mold may exist. Further evaluation by specialists is recommended.

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No warranty is expressed or implied. **Acquisition of a home warranty plan is recommended.**

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