

Summary Only

Property Address:

20578 W Rancho Dr.

Az



Adobe Property Inspections

Darrin Permenter 68475

6332 W. Greenbriar Drive

Glendale Az. 85308

(602)349-2539

This is not the complete home inspection report. It is only the Summary Items.

GENERAL SUMMARY

Adobe Property Inspections
6332 W. Greenbriar Drive
Glendale Az. 85308
(602)349-2539

Customer

Address

20578 W Rancho Dr.
Az

The inspection revealed the following items that in the inspector's opinion are the builder's responsibility to repair or replace in the first year warranty period per the Registrar of Contractors. If the homeowner and builder do not agree as to who is responsible for necessary repairs then the Registrar of Contractors should be contacted to make the appropriate ruling.

I. ROOF

1.0 ROOF COVERINGS

REPAIR OR REPLACE

(1) Open cell at the ridge of the front slope. The tiles should be faced with the front being closed cell. Replaced tiles in this area.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

(2) Open cell at the ridge of the rear slope. The tiles should be faced with the front being closed cell. Replaced tiles in this area.



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

II. EXTERIOR

2.0 DOORS

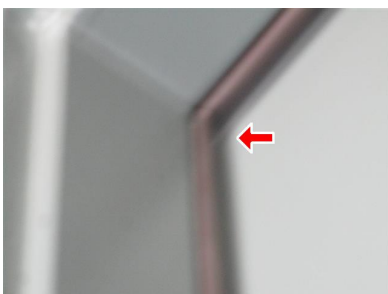
REPAIR OR REPLACE

(1) The trim at the top of the front door needs to be caulked sealed to the stucco.



2.0 Item 1 (Picture)

(2) The front door does not make contact with the casing and weather stripping across the top corner. This may be from a warped door, or twisted casing. Consult a qualified contractor to allow the door to seal properly.



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

(3) The trim at the top of the garage service door needs to be caulked sealed to the stucco.



2.0 Item 4 (Picture)

(4) Caulking at the sliding door stop is cracked and separated. Caulk and seal.



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)

2.1 WALL CLADDING, FLASHING AND TRIM

REPAIR OR REPLACE

(1) Excessive gap at the screed plate at the front porch. Gaps should be smaller than 1" to limit access to critters.

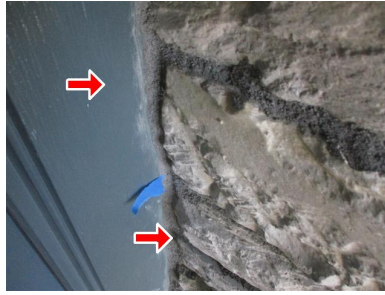


2.1 Item 1 (Picture)

(2) The pop out at the front door has the wood trim from the front door buried into the stucco. Suggest having a 1" min separation to prevent wood rot from moisture within the porous stucco.



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)

(3) The garage door trim has separated. The gaps should be caulked/sealed.



2.1 Item 4 (Picture)

(4) Stucco cracks at the arcadia door , Patch and paint.



2.1 Item 5 (Picture)

(5) Stucco patch and paint needed above the main panel.



2.1 Item 6 (Picture)

(6) Lath nail protruding at the pop out on the SE corner of house.

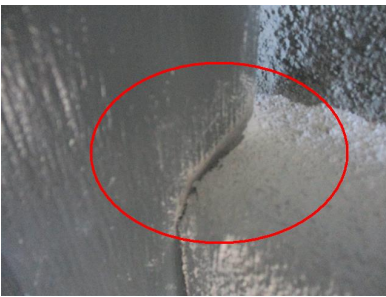


2.1 Item 7 (Picture)

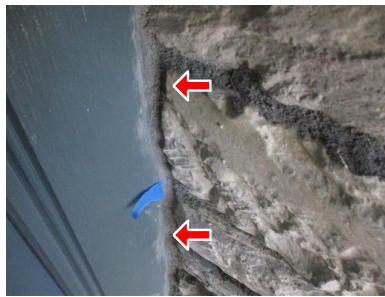
2.2 PAINT

REPAIR OR REPLACE

(1) PAint touch up needed at the front door trim.



2.2 Item 1 (Picture)

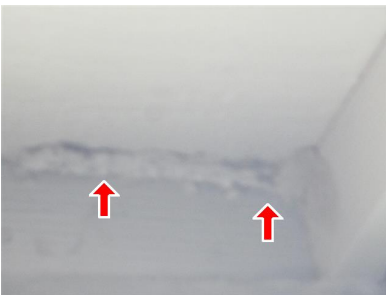


2.2 Item 2 (Picture)



2.2 Item 3 (Picture)

(2) Remove the spray foam at the front eave that has leaked out of the attic space at the NE corner. Touch up paint to match.



2.2 Item 4 (Picture)

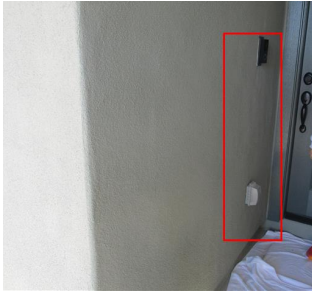


2.2 Item 5 (Picture)



2.2 Item 6 (Picture)

(3) PAint touch up needed at the front entrance.

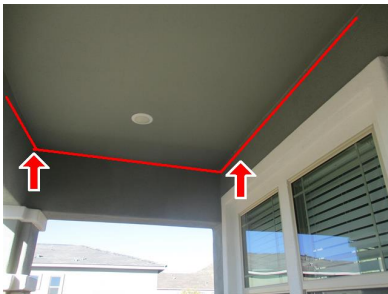


2.2 Item 7 (Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

☐ REPAIR OR REPLACE

(1) Cracking at the wall to ceiling junction across the front porch. Patch and paint.

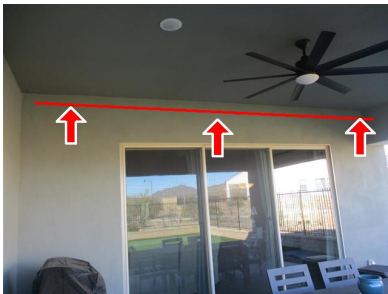


2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

(2) Cracking at the wall to ceiling junction across the rear patio. Patch and paint.

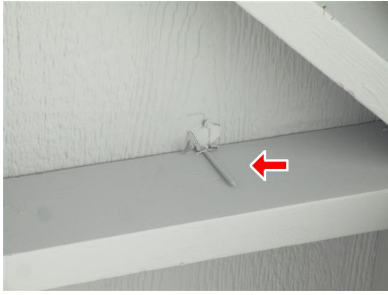


2.4 Item 3 (Picture)

2.6 EAVES, SOFFITS AND FASCIAS

☐ REPAIR OR REPLACE

(1) Exposed nails/roof staples at the front eave . Remove and patch all roof penetrations at the eave.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

(2) Exposed nails/roof staples at the East eave. Remove and patch all roof penetrations at the eave.



2.6 Item 3 (Picture)



2.6 Item 4 (Picture)

(3) Exposed nails/roof staples at the NW side of house. Remove and patch all roof penetrations at the eave.



2.6 Item 5 (Picture)



2.6 Item 6 (Picture)

2.10 FOUNDATION

☐ REPAIR OR REPLACE

The hairline cracks, at the garage floor, should be monitored for spalling/chipping. Any chips should be patched/ repaired.



2.10 Item 1 (Picture)



2.10 Item 2 (Picture)



2.10 Item 3 (Picture)

III. GARAGE

3.0 GARAGE WALLS, CEILINGS & FIRE SEPARATION

☐ REPAIR OR REPLACE

Drywall crack at the rear wall of the garage.



3.0 Item 1 (Picture)

3.3 GARAGE FLOOR

☐ REPAIR OR REPLACE

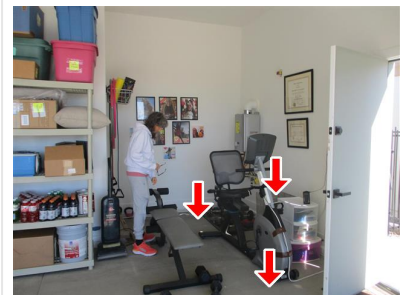
The garage floor has multiple chunks in the concrete. Owner reports they were there prior to close. Consult a qualified contractor.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)



3.3 Item 3 (Picture)

3.6 GARAGE SERVICE DOOR

☐ REPAIR OR REPLACE

(1) Add or adjust weather stripping at the garage service door.



3.6 Item 1 (Picture)



3.6 Item 2 (Picture)

(2) The garage service door makes contact with the casing at the side. This may be a bowed casing or frame.



3.6 Item 3 (Picture)

IV. KITCHEN

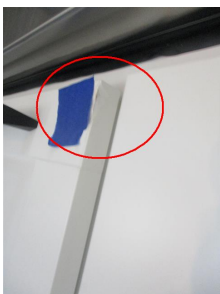
4.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

REPAIR OR REPLACE

(1) Multiple areas at the kitchen cabinets that will need paint touch up.
Exposed nail holes in the kick plates.

The owner has marked areas of concern with blue tape.

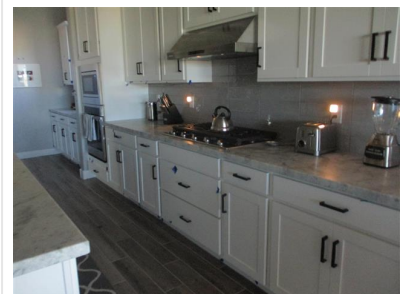
She did mention that a contractor showed up recently and told her he was only told to be there for 1 hour, the work was not completed.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)



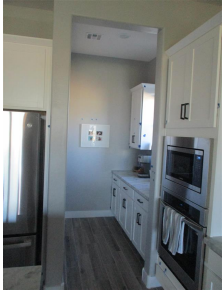
4.1 Item 4 (Picture)



4.1 Item 5 (Picture)



4.1 Item 6 (Picture)



4.1 Item 7 (Picture)

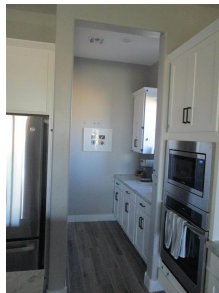


4.1 Item 8 (Picture)

(2) The owner reports of the kitchen cabinets being changed on the contract addendum. Consult a qualified contractor to determine if the cabinets that were installed were the change that was made accordingly.



4.1 Item 9 (Picture)



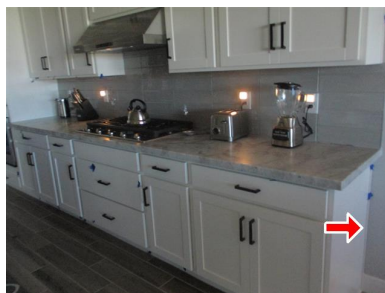
4.1 Item 10 (Picture)

(3) The trim pieces at the North side of the cabinets are not the same color of white as the cabinets. Noted color difference may be a variable of the cabinets that may have been changed.

Consult a qualified contractor/



4.1 Item 11 (Picture)



4.1 Item 12 (Picture)

(4) Grout cracks across the kitchen countertop need to be patched.



4.1 Item 13 (Picture)



4.1 Item 14 (Picture)

4.4 RANGE HOOD

☐ REPAIR OR REPLACE

Air blowing from under the cabinet at the hood. Tape and secure the damper.



4.4 Item 1 (Picture)

4.7 KITCHEN SINK & FAUCET

☐ REPAIR OR REPLACE

The kitchen faucet has a leak at the nozzle. Consult a qualified contractor.



4.7 Item 1 (Picture)

VI. BATHROOM(S)

6.0 COUNTERS AND CABINETS

☐ REPAIR OR REPLACE

The pedestal sink is too close to the wall at the right side. The pedestal sink makes contact with the drywall. Contractor caulked this area. This sink was not designed to be used as such a counter. Consult the layout to determine if this sink and light are in the correct placement.

Consult the model home

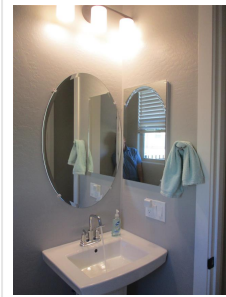
Consult the blue prints



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)

6.2 SINKS

☐ REPAIR OR REPLACE

Adjust the drain stopper in the guest bathroom.



6.2 Item 1 (Picture)

6.3 TUBS/SHOWERS

☐ REPAIR OR REPLACE

(1) Loose faucet in the guest bathroom tub. Consult a qualified contractor. Faucet should be secure and sealed.



6.3 Item 1 (Picture)

(2) Manufacture defect at the tile in the master shower . Ceramic finish has bubbles in the finish that have cracked open. Suggest replacement of all defected tiles in this area.

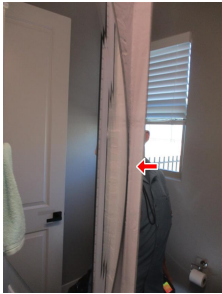


6.3 Item 2 (Picture)

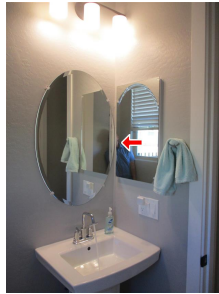
6.5 ACCESSORIES

☐ REPAIR OR REPLACE

(1) The powder room wall mirror makes contact with the side wall. The mirror, and the sink may have been installed too far right. Consult a qualified contractor.

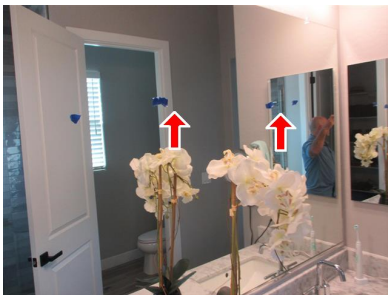


6.5 Item 1 (Picture)



6.5 Item 2 (Picture)

(2) Blemishes in the master bathroom mirror. Consult a qualified contractor.



6.5 Item 3 (Picture)

VII. INTERIOR

7.1 FLOORS

☐ REPAIR OR REPLACE

(1) Manufacture defect at the flooring in the pantry . Ceramic finish has bubbles in the finish that have cracked open. Suggest replacement of all defected tiles in this area.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)

(2) Grout cracks need to be touched up at the baseboards throughout.



7.1 Item 3 (Picture)
Bathroom hall



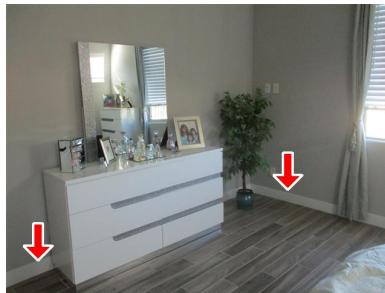
7.1 Item 4 (Picture)
Garage hall



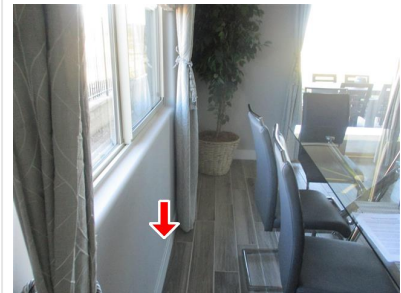
7.1 Item 5 (Picture)
master toilet closet



7.1 Item 6 (Picture)
Master bedroom



7.1 Item 7 (Picture)
master bedroom



7.1 Item 8 (Picture)
dining room

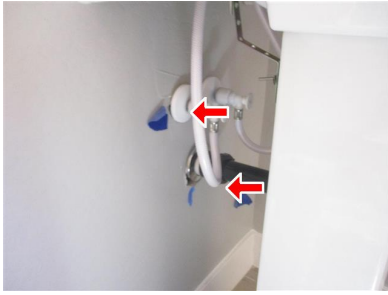


7.1 Item 9 (Picture)

7.3 WALLS & CEILINGS

 REPAIR OR REPLACE

(1) Patch the gaps under the pedestal sink.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

(2) Drywall crack at the hall pass through, Patch and paint all Drywall cracks.



7.3 Item 3 (Picture)

(3) Drywall crack at the front den, Patch and paint all Drywall cracks.



7.3 Item 4 (Picture)

(4) Corner cracks from settling at the wall to ceiling junction need to be patched and painted.

7.4 CEILINGS

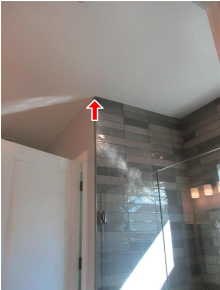
☐ REPAIR OR REPLACE

(1) Ceiling crack at the master closet. Patch and paint



7.4 Item 1 (Picture)

(2) Ceiling crack above the master shower . Patch and paint



7.4 Item 2 (Picture)

7.6 PAINT & TRIM

REPAIR OR REPLACE

(1) Brush marks along the pass through into the butler pantry. Touch up paint needed.



7.6 Item 1 (Picture)

(2) PAint touch up needed in the butler pantry



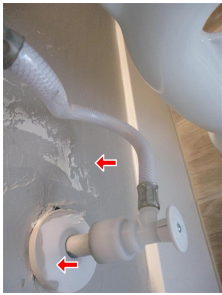
7.6 Item 2 (Picture)

(3) Paint touch up needed at the kitchen to hall corner. Different sheen used for touch up.



7.6 Item 3 (Picture)

(4) PAint touch up and overspray at the powder room toilet valve.



7.6 Item 4 (Picture)



7.6 Item 5 (Picture)

(5) Paint touch up needed at the base board at the garage to house entrance.



7.6 Item 6 (Picture)

(6) Paint touch up needed in the laundry room cabinets.



7.6 Item 7 (Picture)

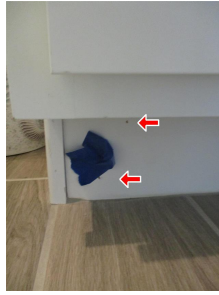


7.6 Item 8 (Picture)

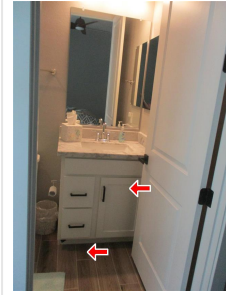
(7) PAint touch up needed at the guest bathroom cabinets and kick plate.



7.6 Item 9 (Picture)



7.6 Item 10 (Picture)



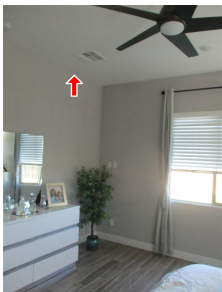
7.6 Item 11 (Picture)

(8) Paint touch up needed at the family room ceiling near the register.



7.6 Item 12 (Picture)

(9) Paint touch up needed around the register in the master bedroom.



7.6 Item 13 (Picture)

(10) Paint touch up needed at the ceiling of the master bedroom entrance.



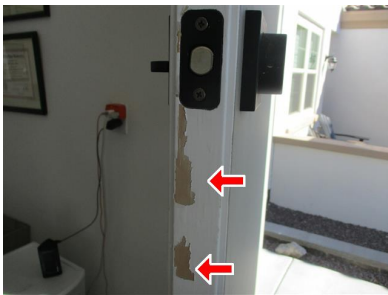
7.6 Item 14 (Picture)

(11) PAint touch up needed at the master bathroom cabinets.

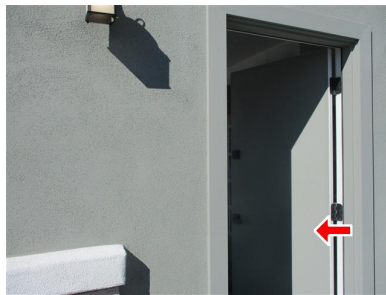


7.6 Item 15 (Picture)

(12) The garage service door has paint peeling at the interior edge. The door was close before paint dried. This area will need to be sanded and re-painted.



7.6 Item 16 (Picture)



7.6 Item 17 (Picture)

IX. ELECTRICAL SYSTEM

9.1 OUTLETS & SWITCHES

REPAIR OR REPLACE

The owner has concerns about how the ceiling fans for the rear patio, family room and bedrooms are wired. The fan/light does not turn on separately, consult a qualified contractor.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)



9.1 Item 4 (Picture)

9.5 LIGHT FIXTURES

☐ REPAIR OR REPLACE

(1) The exterior light fixtures need to be caulked/sealed to the stucco.



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)

(2) The powder room light fixture makes contact with the side wall. The light, and the sink may have been installed too far right. Consult a qualified contractor.



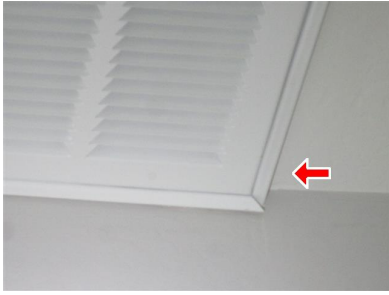
9.5 Item 3 (Picture)

X. HEATING / CENTRAL AIR CONDITIONING

10.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☐ REPAIR OR REPLACE

(1) The intake register at the master bedroom entrance is not secured at the drywall.

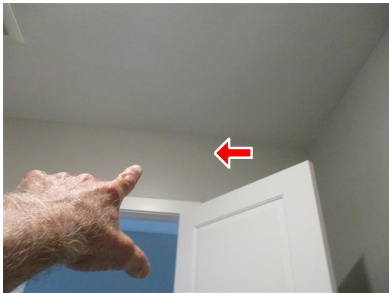


10.2 Item 1 (Picture)



10.2 Item 2 (Picture)

(2) The Fresh Air vent does not have a switch to turn on/off inside the home. There is an outlet above the master closet door that may be intended for the switch. Consult a qualified contractor. for owner to operate Fresh Air vent as needed.



10.2 Item 3 (Picture)

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