



Thank you for selecting CPI for your Deficiency Observation.

A full home inspection was not performed on this property at the buyers request.

This inspection is a limited inspection and is intended to address major deficient components only. This report will identify those deficiencies and may address safety concerns. Minor repairs that can be performed by a general handyman may not be addressed in this report.



## COMPREHENSIVE PROPERTY INSPECTIONS

PO BOX 93682

PHOENIX, AZ 85070-3682

(602)463-8697 FAX (480)706-9533



Report ID# :

Def. Sample

Schedule Date :

Thursday, January 1, 2009

Deficiency Report

1234 Some Place

Phoenix, AZ 85242

Subject Property

12345 Report St.

Tempe, AZ 85282

# Observation Report

Report # : Def. Sample

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

This inspection is a **limited inspection** and is intended to address **major deficient components only**. This report will identify those deficiencies and may address safety concerns. Minor repairs that can be performed by a general handyman may not be addressed in this report.

**GROUNDS-** Trip hazards were noted at the sidewalk/ driveway at the time of inspection.(4) Gates deteriorated at the back yard fencing.(2) The back patio cover was unprofessionally secured/ transitioned from the main roof, recommend proper repairs be made.(2) Cracking noted at driveway surface.

**EXTERIOR-** Vegetation was in contact with the exterior walls/ eaves.\* Damage/ deterioration noted at the fascia at the time of inspection.(2) Missing rain cap/ spark arrestor at the chimney.(4) Sprinkler wiring was disconnected.(2) Missing anti-syphon valves noted at multiple hose faucets.(4)

**FOUNDATION-** Typical cracking noted, unable to view stem wall in one or more areas due to shed/ vegetation.\*

**ROOF-** Roofing had at least two layers, unable to determine due to drip edge installation.\* Main roof had damaged/ missing shingles, and was deteriorated, recommend full evaluation/ repairs be made by a qualified, licensed roofing contractor.(2) Low slop roofing was improperly installed at the transition, and had exposed fasteners, recommend proper repairs be made by a qualified, licensed roofing contractor.(2) Some minor moisture staining was visible at the underside of the roofing materials in the attic area, typical maintenance is recommended.(2)

**PLUMBING-** Gas meter was on, no gas appliances installed (gas water heater was missing.) Water meter was turning slightly when all fixtures were off, recommend evaluation/ repairs be made.(2) The water heater/ hot water plumbing was not evaluated during this inspection and was not in operable condition.(2)

**HEATING AND COOLING-** No stand pipe installed at condensate line at roof top unit.(4) Filter was missing at the time of inspection, recommend cleaning/ servicing system to help ensure proper, efficient operation.(2)

**ELECTRIC-** No main disconnect was installed at the main panel, recommend installing/ upgrading to ensure safety.(4) Aluminum branch wiring noted, recommend evaluation by a qualified, licensed electrician.(2) Unprofessional/ unprotected wiring noted at multiple areas at exterior, recommend proper repairs be made to ensure all wiring is properly installed/ protected.(2) Improper type outlets were used at exterior.(4) Missing light fixtures/ switch and outlet covers noted.(4) Loose/ damaged light switches noted at one or more areas.(4)

**INTERIOR-** Damage noted at the interior walls.(2) Doors were in need of adjustments/ repairs in multiple locations.(2) Baseboards missing/ unfinished.(2) Holes were visible at the ceilings in one or more locations.\* Smoke detector was not responding to test button.(4) Flooring was damaged /deteriorated in multiple locations.(4) Exposed splices/ unprofessional wiring noted in the attic area, recommend electrician evaluate/ repair all wiring in attic area to help ensure proper, safe operation.(2)(4)

**GARAGE-** The garage door springs were missing/ and were not "safety" type, recommend upgrades/ repairs be made.(2)(4) One garage door did not open.(2) Openings at the firewall/ ceiling, recommend

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repairs to these areas.(4) Extension cords used as permanent wiring.(4) Damaged light fixtures/ missing bulbs noted at the garage.(2) Door to exterior was damaged/ not operational. Recommend removal of unused power disconnect box/ wiring at the garage wall.(2) Center door post lacked proper clearance to concrete, this can allow moisture penetration.\* Garage door to interior had no threshold/ seal and was not self closing/ self latching.(4)

**KITCHEN-** One or more outlets ungrounded/ not GFCI protected.(4) Counter tops/ cabinets were damaged/ deteriorated.(2) Cook top was not installed.(2) Exposed wiring at junction boxes.(2)(4) Disposal was missing/ sink was clogged.(2)

**BATH-** Bathroom sinks/ faucets were missing/ damaged.(2) Shower/ tub mixer valves were not operating properly, this could be due to no hot water connected. Tub drain stopper/ drain were not operational/ damaged.(2) Moisture damage was noted at walls/ cabinets, recommend proper repairs be made.(2) Vent fan at hall bath made unusual noise.\* Ventilation provided by window only at master bathroom, recommend installing powered vent fan to assist with removal of excess moisture.\*

**POOL/SPA-** Damaged/ Deteriorated Plaster, Light not operational, Pump/ motor missing/ plumbing worn.(2)(4) Improper outlet cover/ missing junction box cover.(4) No pool fencing installed, upgrades should be made to help prevent possible child access.(4) Pool was empty/ covered during inspection, inspection is limited.\*

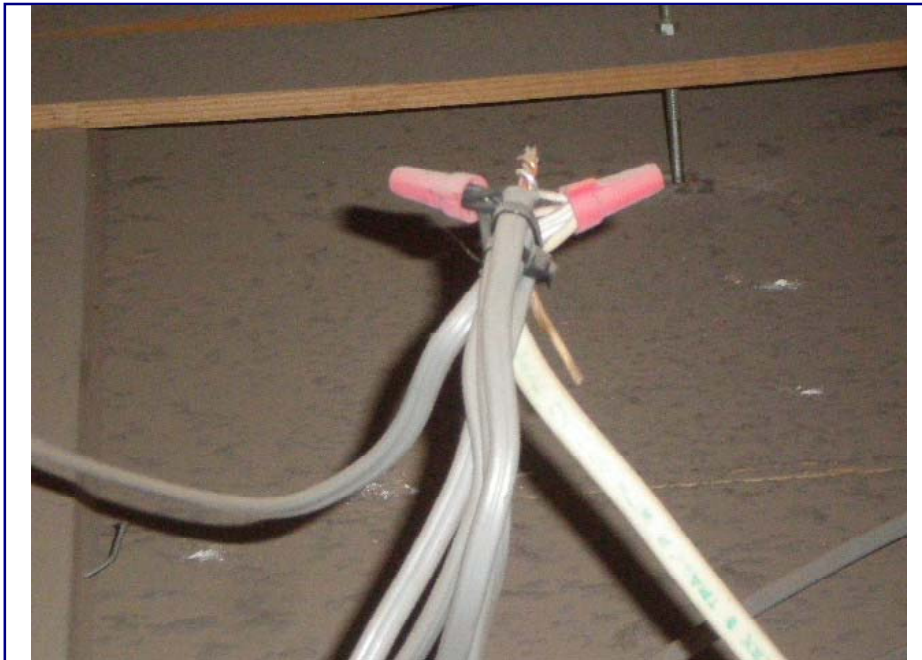
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**Picture 1**



Exposed splices/ unprofessional wiring noted in the attic area, recommend electrician evaluate/ repair all wiring in attic area to help ensure proper, safe operation.(2)(4)

**Picture 2**



HVAC filter was missing at the time of inspection, recommend cleaning/ servicing system to help ensure proper, efficient operation.(2)

**COMPREHENSIVE PROPERTY INSPECTIONS**

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**Picture 3**



Exposed wiring at junction boxes at kitchen area.(2)(4)

**Picture 4**



Roofing had at least two layers, unable to determine due to drip edge installation.\* Main roof had damaged/ missing shingles, and was deteriorated, recommend full evaluation/ repairs be made by a qualified, licensed roofing contractor.(2)

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Picture 5



HVAC data plate information for your records:

Model- WCY036G10088

Serial- 3521XWR1H

Picture 6



Damage/ deterioration noted at the fascia at the time of inspection.(2)