

INSPEX Technologies, LLC

Your Friend in the Home Inspection Field

SAMPLE - New Home Inspection Report



1234 Yourstreet, Your City, Arizona 85xxx

January 1st, 2008

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NEW HOME FINAL INSPECTION PUNCH LIST - SAMPLE

For: Client; 1234 Yourstreet, Your City, 85xxx

Please Note: This analysis is not meant to be technically exhaustive. It is meant only to highlight areas where attention, repair or further investigation is suggested.

1. Final Inspection Notes:

Exterior Notes:

○ Pool Notes:

- There is concrete in one of the intake holes inside the skimmer basin (**See Picture 1**)
- There is no basket inside the skimmer.

- There are gaps below several of the door thresholds that should be sealed (**See Picture 2**).
- There is a section of stucco repair outside the master bathroom (East wall) that should be redone (**See Picture 3**).
- There is a large section of stucco damage on the lower corner of the breezeway carport near the large garage door (**See Picture 4**) that should be repaired.
- The doorbell is loose.

- There is stucco damage on the East wall of the breezeway/carport behind the panel.
- There are chips in the stucco along the base of the West wall between the hose bib and the HVAC units.
- There are chips in the stucco along the base of the East wall outside the master bedroom/bathroom.
- There are nails protruding from the fascia board over the front of the carport/breezeway.
- There is a stucco crack over the middle of the large garage door as well as in the corners of the electrical panel on the East wall.
- The plastic drain cleanout cover on the West wall behind the HVAC units is loose and should also be painted.
- There is tape residue on the frames of the master bedroom windows along the back wall.
- There is touch-up painting needed:
 - Around the entire back yard block fence/retaining wall (**See Picture 5**).
 - On the front wall around the house number sign as well as in the corner area over the sign.
 - On the upper part of the back wall on both sides of the back patio opening as well as on the upper part of the East wall over the gate to the back yard/pool (brown paint on tan paint).

Interior Notes:

- There is a sewer/drainage issue with the house. We filled the master bathroom whirlpool tub in order to test the jets. When we began draining the tub we noted water backing up into the shower stall adjacent to the tub (**See Picture 6**). We put the drain stopper back down in the tub to prevent the shower stall from overflowing into the bathroom and continued with the inspection. Toward the end of the inspection we went into the corner (West) hallway bathroom and noted water on the floor (**See Picture 7**) but could not find the source of the water. On a hunch we went back into the master bathroom and pulled the stopper up in the whirlpool tub to drain the remaining water (about three inches). When we went back into the corner hallway bathroom water was backing up into the tub and apparently coming out from under the tub which would be indicative of a drain leak

below this tub. Suggest further investigation and remedial action of these items as needed.

Note: due to the water in the hallway bathroom the carpet at the entry to the front hallway bedroom got wet. There was also standing water on the floor around the toilet that we notified the sales office of. We suggest ensuring the carpet, baseboards, grout, etc are allowed to thoroughly dry and remedial action on these items as needed.

- The master bathroom whirlpool tub motor does not work. We verified that there is power at the outlet below the tub but the pump did not respond to the button on the tub. Suggest remedial action as needed.
- The master bathroom tub faucet is loose.
- There is no seal installed in the corner of the glass panel/wall for the master bathroom shower stall.
- The light fixture inside the shower stall is hanging down from the ceiling (**See Picture 8**).
- The HVAC system temperature spread (difference in temperature between the air going into the intake vents and that coming out of the registers in the rooms) was low. The optimal temperature spread should be between 15 and 20 degrees and on newer systems should be closer to 20 degrees. Though some rooms tested at 15 degrees, the temperature spread tested at 12-14 degrees through most of the house. Suggest further investigation and service by an HVAC specialist.
- The cover for the HVAC unit in the attic over the master bedroom closet was not installed (**See Picture 9**).
- There are some areas in the attic where the insulation has been moved out of place. Suggest having all of the insulation put back in place as needed.
- The area around the chimney pipe near the master bedroom closet access should be insulated (**See Picture 10**). Insulation should not touch the pipe but the short wall cavities should be insulated.
- The attic hatch covers should be insulated.
- The stove top light did not work (bulb?).
- No ice or water came out of the refrigerator door when it was tested. Suggest remedial action as needed.

- The HVAC register in the hallway toward the front door has insulation inside of it.
- There is a nail pop/bulge in the drywall on the master bedroom closet ceiling.

Note: We marked cosmetic painting, drywall, cabinet (scratches) and other miscellaneous issues with blue painters tape.

General Homeowner Information:

Electrical:

- The bathroom outlets reset at the Ground Fault Circuit Interrupter (GFCI) outlet in the master bathroom.
- The reset for the master bathroom whirlpool tub is at the GFCI outlet in the walk-in closet to the right of the door.
- The exterior and garage outlets reset at the GFCI outlet in the garage (East wall).
- The pool light reset is at the GFCI outlet on the side of the pool equipment timer box.
- The home is powered by a 200 Amp main panel located on the East wall of the garage (exterior).
- The home is wired with Copper wiring.
- The electrical bond/ground is at the water main on the East side of the garage and the gas meter.

Plumbing:

- The house is constructed with non-metallic water supply piping (Polyethylene [PEX]). The presence of non-metallic plumbing is not an inherent concern this note is meant only to inform you of its presence. State standards require home inspectors to disclose the presence of non-metallic plumbing. The main point to keep in mind is that there may be non-metallic water supply pipes in the overhead and/or wall spaces. This should be considered before doing any work in wall or overhead areas.
- The main water shut-off valve is located on the East side of the garage.
- The home is equipped with a 74 gallon, gas-fired water heater located in the garage.

Heating and Air Conditioning (HVAC):

- Heating and air conditioning are supplied by two gas fired (for heat) units (air handlers) located in the attic and two units located in the West side yard. Air handler information: Maker of both units is Carrier; Both units were manufactured in 2006; Model Numbers- 58STX110-22 [over master bedroom] and 58STX090-16 [over den]; Serial Numbers- 3806A30238 and 3706A32545. Condenser unit information: Maker of both units is Carrier;

Both units manufactured in 2007; There is a 5 ton (back unit) and a 3.5 ton (front unit) unit; Model Numbers- 24APA360A310 and 24ABA342A300; Serial Numbers- 0807E32807 and 0807E16858.

- We did not test the heating system due to the ambient air temperature being too high at the time of the inspection. Running the heating system during warmer weather can damage the system. The same is true of running the cooling system during cooler weather. The filters should be changed or cleaned regularly to keep the system clean and for optimum performance.
- During the more humid Summer months (Jul-Sep) the HVAC units in the attic will drain water (condensate) out through the drain line(s) on the East (outside master bathroom) and North (front – near front walkway) walls. Suggest checking drainage periodically to ensure all moisture is draining out of the lower (primary) drain line(s). If moisture begins draining out of the upper (secondary) drain line(s) an HVAC specialist should be contacted and the primary drain line(s) serviced. Otherwise, if the secondary drain lines become clogged water could back up and overflow the pans and drip into the ceiling areas (attic).
- Per builder requirements we did not walk on the roof. The roof was viewed from many vantage points around the house.
- Per builder requirements we did not crawl through the attic. The attic spaces were viewed from the work platforms.
- We did not test the smoke detectors or the fire sprinklers. Suggest further investigation as needed to ensure these systems are operational.
- The landscape lighting system (exterior) transformers were unplugged. Therefore we did not test the landscape lighting system.
- We did not test the washing machine. Note: there was no dryer installed at the time of the inspection.

FINAL PICTURE REFERENCES - SAMPLE

Picture 1



Concrete in pool skimmer.

Picture 2



Gaps below door thresholds.

Picture 3



Work on stucco patch on East wall outside master bathroom.

Picture 4



Stucco damage on lower corner of carport/breezeway.

Picture 5



Touch-up painting needed on back yard block fence/wall.

Picture 6



Water in master bathroom shower stall from bath tub draining.

Picture 7



Water on hallway bathroom floor from bath tub (drain leak below tub?).

Picture 8



Light in master bathroom shower stall loose.

