

Valley Building Inspections Inc.

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Specialists in Pre-Purchase Real-Estate Inspections

October 25, 2004

PROPERTY: 17825 W. XXXXXXXXX, Surprise

NAME: Steven and Yvonne XXXXXXX

The following is a preliminary report of conditions noted during the visual inspection of the above property. The inspection was of Framing components and was limited to such.

The objective of the Visual Inspection is to provide the client with a better understanding of the general condition of the property or its components. The inspector will attempt to point out major problems and defects which may affect the serviceability of the surveyed components. The report, which may be oral and written, is the professional opinion of the inspector, based on the accessibility of certain fixed components surveyed.

This inspection company will not perform work on property components it inspects nor can it recommend contractors or other workman. However, this company will assist in setting guidelines for any needed repairs with any tradesman or contractors of your choice.

The following items were noted:

- Notes:
- 1) Access was impaired to several areas due to insulation and materials
 - 2) For the purposes of this report, home is **FACING NORTH**.
 - 3) Blue tape was used to tag framing items to ease with locating

- General:
- 1) Shim all gaps at let-in wall supports (lower level)
 - 2) Repair all chips at concrete slab
 - 3) Lathing and foam incomplete at some exterior areas
 - 4) Roof was loaded at time of inspection with attic vents not yet cut-in to roofing felt.

- Garage:
- 1) Blocking not aligned at N/W corner

- Lower West Bath:
- 1) 2-gang switch box crooked in wall

Powder Rm: 1) Framing not aligned at base of wall at entry

Kitchen: 1) Outlet boxes not aligned at North and West walls including outlets at counter areas.
2) Single top plate contacts floor trusses at upper North wall at 2 areas
3) Framing not aligned at upper wall at pantry

Family Rm: 1) Window sill uneven at rear
2) Framing not aligned at bottom plate at East wall

Front Entry: 1) Advise proper shims at base of window at side of front door

2ND FLOOR:

Stairway: 1) Outlet box crooked at upper landing
2) 3-gang switchbox crooked at upper landing
3) Bottom cord of truss not aligned at stairway ceiling
4) 2X4 not aligned at upper North wall

Upper Front Bedroom: 1) Outlet boxes not aligned at East and South walls
2) Advise nail plates at plastic piping at N/W corner

Upper Hall Bath: 1) 2X4 not aligned at entry
2) Framing not plumb/aligned at medicine cabinet
3) 2-gang switch box crooked

Upper N/W Bedroom: 1) Smoke detector box crooked in ceiling
2) Section of insulation missing
3) Framing not aligned at window area

Upper East Hall: 1) Switch box not aligned at South wall
2) 3-gang box crooked

Upper S/W Bedroom: 1) Framing not aligned at bottom plate at North wall

Upper Laundry:1) Floor uneven at entry (not to min. standards) Review and repair.
2) 2-gang switch box crooked at entry
3) Clothes washer valve box not level in wall

EXTERIOR: 1) Outlet boxes not properly positioned at front garage
2) Advise proper caulking at all foam penetrations
3) Foam incomplete at base of rear patio posts

Please feel free to contact me if you have any questions.

Sincerely,

Paul Staron,
Valley Building Inspections, Inc.

Copy: Taylor Woodrow Homes