

# The Uniform Building Inspection Report™

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**Commercial - Office:**

14841 N. Black Canyon Highway, Phoenix, AZ 85023

**Prepared Exclusively for:**

Norte Academy

**Inspection Date:**

11/3/2011, 8:00:00 AM

**Report Number:**

110411A

**Inspection Company:**

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**Residential and Commercial Building Analysis**

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CERTIFIED MEMBER

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### Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified repair person are advised.
- (C) CAUTION Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified repair person is recommended.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified repair person are advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified repair person is advised.
- (H) HAZARD The finding should be considered hazardous. Corrections by a qualified repair person, before purchasing the property, are advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified repair person, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the finding is uncertain. Further study by a qualified repair person is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of continued and excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding be reviewed, and corrected as needed, by a competent individual before purchasing the property.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications and/or repairs may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified repair person is recommended.

### IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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### Grounds / Parking Area Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[R] 0060: Drainage near building questionable at some areas at East and South sides of building with ponding potential and evidence at these areas. Advise adjusting grading for better drainage. (some stains noted at floor areas at South interior walls from possible ground water)

See series 0060 photo(s)

[R] 0062: Grass not pitched away from building at East side. Advise adjusting grading for better drainage.

See series 0062 photo(s)

[P] 0110.01: Yard drainage pipe is mostly blocked with debris below NW driveway to building. Advise review and cleaning of material from this pipe.

See series 0110.01 photo(s)

[Note] 0110.03: Yard drains noted at NE area of site including sump pump noted inside drain at loading dock. (pump not tested) Advise periodic review and cleaning of these drains.

[P] 0210: Common and typical wear noted at asphalt at parking and driveway areas. Past crack repairs noted. Advise minor repairs and coating of surfaces to extend life span.

See series 0210 photo(s)

[U] [N] 0330.10: Irrigation system control panel locked at East exterior. System not tested. Irrigation



Photo: 0060 (1)



Photo: 0062 (1)



Photo: 0110.01 (1)



Photo: 0210 (1)



Photo: 0610 (1)

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spraying onto building, especially at East and South sides. Advise consideration for moving grass away from contacting building at 3 existing sides to minimize stains and chipping of paint and less opportunity for water intrusion to interior.

[R] 0610: Metal gate not properly latching or locking at North mechanical yard. Gate latch is also damage at East side of east patio area.  
See series 0610 photo(s)

[P] 0900: Loose broken glass on ground at NE yard. Possible hazard. Advise removal.

[B] 0960: Handicapped parking spaces noted at front but proper signage not installed at each space. Advise further review of number of these spaces needed for planned occupancy.



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### Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or

described in the components section.

[R] 1000: Roof material is Urethane Foam and approx. 6 years old (per documentation) Several past repairs were noted. Additional repairs needed and detailed below including material separating at some edge flashings at parapets and several blisters and delamination noted. Further investigation and possible repair is advised at all scupper drains (stains at several interior areas along South wall) Advise complete review with cost to cure and life expectancy of material.

See series 1000 photo(s)

[R] 1001: Foam roof material cracked and separating at roof parapets. Noted at several areas at front (West) half of roof. Advise review and repair of these flashings at all parapet walls after debris has been removed.

See series 1001 photo(s)

[R] 1010: Roof material cracked at front roof parapet.

See series 1010 photo(s)



Photo: 1000 (1)



Photo: 1001 (1)

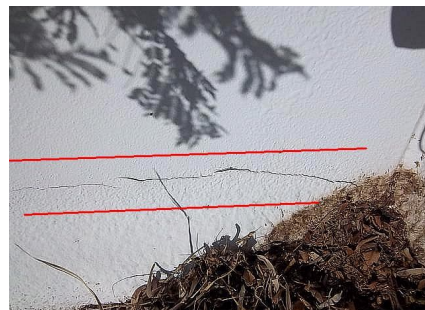


Photo: 1010 (1)



Photo: 1020 (1)



Photo: 1020 (2)



Photo: 1120.01 (1)

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[R] 1020: Several blisters noted at foam roof material including North side and East sides of roof and center roof.  
See series 1020 photo(s)

[R] 1020: Blister at foam roof at center-East parapet.  
See series 1020 photo(s)

[P] 1120.01: Advise cleaning debris from roof at edges and cutting back tree limbs at front.

See series 1120.01 photo(s)

[R] 1120.02: Advise cutting back tree limbs to break contact with roof at front.

See series 1120.02 photo(s)

[P] 1120.03: Advise cleaning debris from roof scupper drains at gutters.

See series 1120.03 photo(s)

[P] 1160: Bracket loose for padlock inside roof hatch atop ladder at loading dock.

[R] 1310.05: Some sagging noted at exterior ceiling board at center wall inset at South side. Additional anchoring may be needed.

See series 1310.05 photo(s)

[R] 1430.20: Some small areas of wood damage from dry rot noted at East patio wood latia with some additional insect damage noted at these wood posts.

See series 1430.20 photo(s)

[R] 1500.02: Glass damaged at 5 windows including small pane at North side. (North side, 1 damaged at West, 2 boarded up at South, East patio) Glass has some scratching at some additional areas.

See series 1500.02 photo(s)

[R] 1500.03: One glass/plexiglas missing and one damaged at 2 overhead doors at loading dock.

[P] 1530: Rubber trims loose and gapped at several windows at exterior. Advise review and repair.



Photo: 1120.02 (1)



Photo: 1120.03 (1)



Photo: 1310.05 (1)



Photo: 1430.20 (1)



Photo: 1500.02 (1)



Photo: 1530 (1)



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See series 1530 photo(s)

[R] 1620.02: 2 exterior doors stuck closed. One at East at secondary door to patio, one from mechanical room to mechanical yard. Door handle is very loose at exterior at center North door.

[Note] 1951: General view of roof.  
See series 1951 photo(s)

[Note] 1952: View of rear patio latia

See series 1952 photo(s)

[R] 1700.01: Overhead door spring needs adjustment at one door and one was secured closed at loading dock. Review and adjust both doors.

[R] 1910: Caulking, sealing of gaps advised at seams at exterior walls sections around perimeter of building. Some past repairs noted and some stains noted at recessed ceiling areas at these seams.

See series 1910 photo(s)

[P] 1911: Advise caulking gaps at several windows.

See series 1911 photo(s)

[Note] 1950: View of past repairs at roof.

See series 1950 photo(s)



Photo: 1910 (1)



Photo: 1911 (1)



Photo: 1950 (1)



Photo: 1951 (1)



Photo: 1951 (2)



Photo: 1952 (1)

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### HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.

If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

[Note] 2180.11: View of four 11 year old Trane a/c units at center roof.

See series 2180.11 photo(s)

[Note] 2180.12: View of air handlers at ceilings

See series 2180.12 photo(s)

[E] 2250.02: Filters dirty at returns. All air filters are located at recessed ceiling areas.

See series 2250.02 photo(s)

[R] [E] 2300.01: Refrigerant line insulation damaged/missing at some areas at 4 Trane a/c units at center roof.

See series 2300.01 photo(s)

[Note] 2820: View of one of many ceiling air handlers.

See series 2820 photo(s)

[Note] 2820: View of mechanical room.

See series 2820 photo(s)

[R] 2850: View of reported 270 Ton cooling tower at North mechanical yard. This unit provides chilled water to separate air handler units throughout ceiling areas with separate thermostats for each zone. This unit was inactive with portions missing. Estimates



Photo: 2180.11 (1)



Photo: 2180.12 (1)

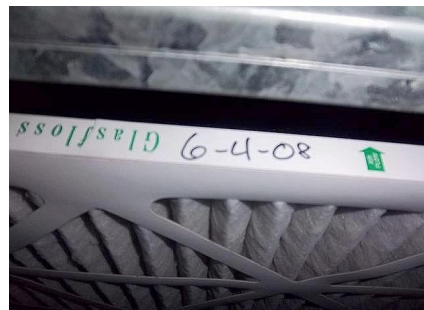


Photo: 2250.02 (1)



Photo: 2300.01 (1)



Photo: 2820 (1)



Photo: 2820 (2)



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have been provided for repair. 4 additional traditional Trane split systems noted at center roof areas of approx. 10 years old. Unable to to also test 4 Trane a/c units difficulty in locating of these breakers to activate. Advise further review of these 4 units and repair of cooling tower.

See series 2850 photo(s)

[Note] 2850: View of 1 of 4 interior Trane evaporator units serving center of building.

See series 2850 photo(s)



Photo: 2850 (1)



Photo: 2850 (2)

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### Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[R] 4010: Three 80 gallon electric water heaters in mechanical room. ( one 13 years old, two 19 years old) Unable to verify operation of all 3 (connected in

series) Right side unit does not appear to be operating. Considerable discoloration of hot water at rest rooms likely from these units. Advise further review of these water heaters.  
See series 4010 photo(s)

[N] [M] 4180.01: Pipes / fittings atop water heaters corroded.

See series 4180.01 photo(s)

[R] 4270.02: Hot water circulating pump would not properly activate from switch at unit in mechanical room. Very long wait for hot water in restrooms without this pump active. Advise review and repair of pump along with consideration for addition of timer for pump for better energy efficiency.

[R] 4490.01: Water discoloration noted on hot sides of faucets at all restrooms. Advise further investigation including water heaters.

See series 4490.01 photo(s)

[Note] 4530.01: Hose bib missing handle at loading dock area.



Photo: 4010 (1)

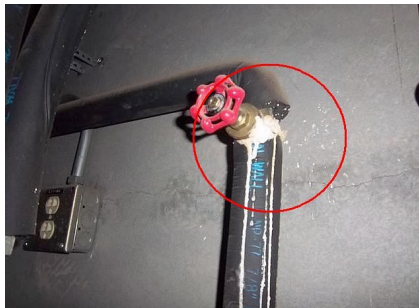


Photo: 4180.01 (1)



Photo: 4490.01 (1)



Photo: 4540.01 (1)



Photo: 4600.11 (1)

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[Note] 4540.01: 3 Main water meters observed (2 at East yard, 1 at South yard). 1 is likely for interior water use with others likely for irrigation.

See series 4540.01 photo(s)

[R] 4550: Water faucets have low flow at single kitchen sink and several at rest rooms (possibly clogged debris at aerators) and center janitors slop sink. Review all rest room and kitchen and janitor faucets.

[R] 4550.02: Water faucet leaks at handle during operation at rear janitor's closet.

[R] 4580.01: Faucet leaks around handle during operation at large double sink at kitchen.

[R] 4600.11: Fixture drain line leaks at wall near grease interceptor at kitchen. Advise review and repair of this leak along with interceptor.

See series 4600.11 photo(s)

[R] 4600.12: Wash tub drains slow at rear janitor's closet (slop sink)

[R] 4980.01: Unable to activate drinking water fountain (compressor) at center large rest rooms (plug is blocked with unit) Compressor is very noisy when activated at rear (East) rest rooms.



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### Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

[B] 5161: Sub panel circuit labelling incomplete or incorrect at many areas. Advise review and proper labelling of breakers at all subs. Many circuits inactive at time of inspection.

[R] 5330.01: Conduit separated at kitchen exhaust hood at roof.

See series 5330.01 photo(s)

[R] 5330.01: Conduit separated at flood light at SE roof parapet (near patio)

See series 5330.01 photo(s)

[N] 5360: Some un-connected wiring noted at several areas at recessed ceilings.

[R] 5360.01: Wiring is energized and loose at NW roof parapet area. Apparently for past signage. Review and repair.

See series 5360.01 photo(s)

[R] 5360.10: Timer switch noted at center electrical room (near break room) labelled sign with timer switch operating and wiring energized at this point. At exterior electrical conduit and wiring present but not energized during testing. Advise further review of electrical circuit for signage.



Photo: 5330.01 (1)



Photo: 5330.01 (2)



Photo: 5360.01 (1)



Photo: 5640.10 (1)

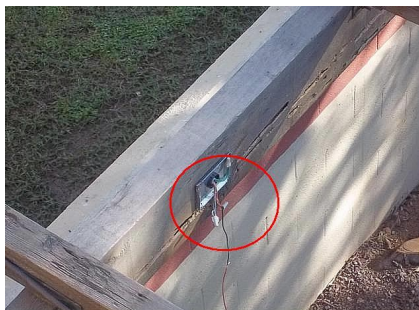


Photo: 5650.20 (1)



Photo: 5911 (1)

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[N] 5500: Lighting inoperative. (possible switch / bulb, tube / ballast failure) Noted at various interior areas.

[P] 5640.10: Exterior face or cover plate needed over disconnect switch at kitchen exhaust hood at roof.

See series 5640.10 photo(s)

[R] 5650.20: Light fixture missing with loose energized wiring exposed. Several patio lights were not operational during testing with some lenses missing. Noted at rear patio.

See series 5650.20 photo(s)

[R] 5660.20: Outlet loose in wall at large central womens restroom.

[R] 5660.21: Unable to verify location of timer for exterior flood lights at sides of building. Advise further review. This lighting not tested.

[R] 5660.21: Outlet badly damaged at front West entry at exterior.

[R] 5750.01: GFCI receptacle outlet has no power at side sink at dining area.

[U] 5759: GFCI protected outlet not installed where now recommended at all kitchen outlets.

[U] 5760: GFCI protection not provided at outlet at loading dock. Advise upgrading this outlet.

[Note] 5911: General view of main electrical distribution panel at mechanical room. Approx. 3000 amp service with sub panels at many locations (SEE Electrical components for sub panel locations)  
See series 5911 photo(s)

[N] 5912: Some oil leaking noted at electric transformer near North mechanical eq. yard.

See series 5912 photo(s)



Photo: 5912 (1)

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### Restroom(s) Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section. Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

[P] 6050: Enclosure somewhat loose between stalls at rear mens rest room.

[R] 6200: Over half of all toilets either leaking at wall, leaking at piping or not properly flushing including urinals at mens restrooms. Advise review of all toilets.

[U] 6500.01: No Exhaust fans noted at restrooms. Advise adding.

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### Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed. If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.  
<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

[N] 7000.01: Stain noted on interior many areas



Photo: 7000.01 (1)



Photo: 7010 (1)



Photo: 7450 (1)



Photo: 7950 (1)



Photo: 7950 (2)

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along exterior wall. Some stains are at exterior doors, some stains along South side may be from improper grading at exterior. Some stains may also be from caulking gapped at seams between concrete panels.

See series 7950 photo(s)

[N] 7000.01: Stain noted on interior surface at wall inset areas at South side.

See series 7000.01 photo(s)

[N] 7010: Water intrusion evidence with some water damage noted at two areas along South interior wall (roof drain scuppers at these areas) Advise further review of these and all roof scupper drains. Other various stains noted at ceiling tiles likely from past roof leaks.

See series 7010 photo(s)

[R] 7300.01: Door drags jamb, not properly closing, at South side to kitchen area.

[P] 7410.01: Door striker / striker plate not aligned. (door won't latch). Noted at: 1) Center storage/janitor closet.

[P] 7450: Weather-strip missing/gapped at exterior doors with some stains inside threshold at these areas. Noted at: 1) Large East entry, 2) Center North exterior door. Review all exterior door weather-stripping.

See series 7450 photo(s)

[P] [B] 7800.04: Smoke alarm not properly mounted at large center mens restroom.

[R] [B] 7800.05: Fire extinguishers missing from several locations.

[N] 7920: Access impaired to one center room with locked door. (SE portion of center offices/rooms)

[Note] 7950: View of computer room with raised floor.

See series 7950 photo(s)

[Note] 7950: General view of interior areas.



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### Kitchen / Break Room Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

including griddle, cooktop, dishwasher, oven, serving warmers, frier. Floor fridge unplugged, not tested. Testing of these appliances was limited.

[R] 8940: Walk in fridge/freezer compressor would not stay active. Latch also needs repair at this entry door.

[R] 8810.02: Countertop backsplash damaged at sink at side of rear dining area.

See series 8810.02 photo(s)

[Note] 8900: General testing of kitchen appliances

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Photo: 8810.02 (1)

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### Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.

[R] 9650: Roof leak evidence noted with stains on building materials noted below parapet walls at front edges of roof (flashings separated at these areas)

See series 9650 photo(s)

[E] 9700.03: Insulation at roof consists of approx. 5" of foam, built-up roof material, newer foam of 1-2".

See series 9700.03 photo(s)

[E] 9710.02: View of wall insulation of approx. 2" poly foam board

See series 9710.02 photo(s)

[R] 9850.01: Evidence of termites noted at various areas including several areas at slab floor, exterior at loading dock, inside cabinet below soda machine at kitchen area, near kitchen electrical sub panel. Advise further review and treatment.

See series 9850.01 photo(s)

[Note] 9901: General view of ceiling areas.

See series 9901 photo(s)

[Note] 9901: General view of recessed ceiling area.

See series 9901 photo(s)

[Note] 9903: General view ceiling areas.

See series 9903 photo(s)



Photo: 9650 (1)



Photo: 9700.03 (1)



Photo: 9710.02 (1)



Photo: 9850.01 (1)



Photo: 9901 (1)



Photo: 9901 (2)

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### Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Please show your appreciation for the inspector, or lack thereof, by sending any comments to [twi2000@aol.com](mailto:twi2000@aol.com).



Photo: 9903 (1)



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### COMPONENT/SYSTEMS INFORMATION

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

**Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

### Grounds / Parking Area Components & Applications:

IRRIGATION (sprinklers):

The irrigation and/or sprinkler system(s) were not inspected

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

SITE ELEMENTS, GRADING, DRAINAGE:

01c Yard drains (if visible and discovered)

01d(1) Above grade (with respect to roadway)

01k Expansive/clay type soil

FENCES & GATES:

WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

05b(2) Asphalt concrete walks/drives

Walks, drives, and parking general condition: Acceptable

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

05b(4) Cement concrete deck / patio

GROUND/PARKING LIGHTING:

06c 110/120 volt lighting/outlets

06f Timer, photo elec., motion det.

MISC. GROUNDS DEVICES & OUTBUILDINGS:

No misc. grounds devices noted

No outbuildings noted

### Exterior Components & Applications:

ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.

17g Partially traversed

ROOF / DECK STYLES:

13j Parapet

13r Flat (or near flat)

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

15e Urethane foam

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

No gutters installed

11d Scupper drain

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16j (1) Concrete (all types)

16r Exterior trims (all types)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10b Single glaze

10c(1) Metal sash

10n Picture window(s)

ENTRY DOORS:

12b Solid core

12c(1) Glass (large pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14b(1) Sectional

14g Metal (frame/skin)

### HVAC / Fireplace / Stove Components:

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located Mechanical Room and Roof

HEATING SYSTEM(S):

21a(3) Electric heating

21h Heat pump

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22b Non set-back thermostat(s)

22d Zoning system

24b Disposable or washable filters

25a Heat Distribution Methods

25a(2) Ducting (forced air)

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS,

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IF TAKEN:  
Outside temp. = 70  
Unit 1 Temperature Differential = Not taken

COOLING / VENTILATION SYSTEM(S):  
20a(1) Electric cooling system  
20h Cooling Distribution Methods  
20h(1) Ducting

FIREPLACE(S), STOVE(S):  
No fireplace or stove noted

**Pool / Spa Components & Applications:**  
No pool or spa present

**Plumbing Components & Applications:**  
MAIN WATER SOURCE, SHUTOFF LOCATION,  
VACUUM BREAKERS AND ANTI-SIPHON  
DEVICES:

45a Main water valve located at the rear of the building.  
45f Water supply approximate size: 3"  
42a Municipal water supply indicated  
45c Spade type main water valve installed  
45d Handle type main water valve installed

FUNCTIONAL FLOW AND FUNCTIONAL  
DRAINAGE:  
47a Functional water flow tested  
47b Functional drainage tested

PRIMARY INTERIOR HEATING ENERGY SOURCE  
AND SHUTOFF LOCATION:  
44e Electric  
See Electrical section for shutoff locations.

WATER HEATER(S):  
43a(2) Electric water heater(s)  
43g Circulating pump(s)

WATER HEATER AUTOMATIC SAFETY CONTROL  
DEVICE(S) OBSERVED:  
43k Temperature, pressure relief valve

WATER HEATER LOCATION(S), APPROXIMATE  
AGE(S) AND SIZE(S):  
Water Heater #1 is located in the mechanical room  
The approximate age of this water heater is 10 to 15  
years.  
Its approximate size is 80 gals.

Water Heater #2 is located in the mechanical room  
The approximate age of this water heater is 10 to 15  
years.

Its approximate size is 80 gals.

Water Heater #3 is located in the mechanical room  
The approximate age of this water heater is 1 to 5  
years.  
Its approximate size is 80 gals.

APPLIANCE VENT TYPES AND CONDITION:  
41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:  
No laundry facilities noted

INTERIOR WATER SUPPLY AND DISTRIBUTION  
PIPING:  
41c Copper/brass water lines visible

WASTE AND VENT PIPING SYSTEM:  
41n Cast iron drain lines visible

SEWAGE DISPOSAL:  
46a It is believed the sewer is connected to  
municipal lines. This is not verified by the inspector.  
You are advised to verify the connection with the  
proper authorities.

**Electrical Components & Applications:**  
MAIN / SUB-PANEL LOCATION(S):  
Main service panel located in the mechanical room

Sub-panel #1 located Several subs at center  
electrical room

Sub-panel #2 located Several subs at North interior  
wall

Sub-panel #3 located Subs at kitchen dining area

SERVICE DROP/SERVICE LATERAL & SERVICE  
PANEL:  
51a Underground service lateral  
51m The service entrance conductor materials  
could not be ascertained  
51f Interior main service panel  
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC:  
52b 110/120 volt service  
52c 220/240 volt service  
52d Single phase  
52j The service amperage rating is 3000 amps.  
(This was determined by the amperage rating of the  
main disconnect)

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### DISTRIBUTION SYSTEMS:

- 53a Sub-panel(s)
- 53b Circuit breakers
- 53j Copper wires
- 53g Metal conduit

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

### GROUNDING METHOD, ETC.:

- 54 Grounding method not ascertained
- 54d Bonded service panel
- 54e Ground Fault Circuit Interrupters (GFCI locations may be partially or fully compliant)

### Restroom(s) Components & Applications:

BATHTUB TYPE(S):  
No bathtub(s) noted

SHOWER FLOOR TYPE(S):  
No shower was noted.

### TUB/SHOWER WALLS:

#### WASH BASIN(S):

- 64e(2) Acrylic wash basin(s)
- 64g(2) The wash basin(s) is/are installed in or under the countertop material(s)

#### COUNTERTOP MATERIALS:

- 65e(1) Acrylics countertop(s)

#### WATER CLOSET(S):

- 63c Back-flush toilet

#### PLUMBING AND ACCESSORIES:

- 61b Washer type faucet(s)

#### VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

- 66b Exhaust fan(s)
- 66g GFCI Receptacle(s)

#### FLOOR(S):

### Interior Components & Applications:

#### WALLS AND CEILINGS:

- 70b Drywall

#### FIRE SEPARATION WALLS AND CEILINGS

#### FIRE SEPARATION DOOR(S)

#### EXTERIOR AND INTERIOR DOOR SYSTEMS:

- 71g(1) Metal door(s)

#### WINDOWS

#### INTERIOR STYLES, STAIRS, ETC.:

- 72a Volume, vaulted or high ceilings

#### FINISH FLOORING:

Part or all of the finish flooring has not been installed.

#### MISC. SYSTEMS:

- 74a(1) Smoke alarm
- 74b Intruder alarm
- 74e(3) Interior cabinetry
- 74g Fire sprinklers

### Kitchen / Break Room Components & Applications:

#### RANGE(S) / COOKTOP(S):

- 80a(2) Electric range or cooktop

#### OVEN(S):

- 83a(2) Electric oven
- 83g Convection oven

#### VENTILATION:

- 81a Mechanical exhaust

#### CABINETS:

- 84c Built-in or custom cabinets

#### COUNTERTOP(S) AND BACKSPLASH:

86f The countertops are somewhat unusual and are not listed in the standard databases.

#### SINK(S):

- 82b Stainless steel sink
- 82d Self-rimming sink

#### REFRIGERATOR(S):

- 85c Electric refrigerator

#### LIGHTING AND ELECTRIC:

- 87a Counter outlets
- 87a(1) GFCI Protection
- 87b Fluorescent lighting



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### OTHER APPLIANCES:

88e Dishwasher  
88h Other appliances

### Structure Components & Applications:

INSPECTED STRUCTURES BUILDING TYPE:  
94c(3) Commercial

### APPROXIMATE ERA OF CONSTRUCTION:

91a 1984 to 1995

### ROOF/CEILINGS STRUCTURAL COMPONENTS:

90a(1) Truss roof system  
90d(2) Butted roof sheathing

### FLOOR STRUCTURAL COMPONENTS:

90j(1) Concrete slab floor  
Floor structural components general condition:  
Acceptable where visible (Inspection limited)

### EXTERIOR WALLS STRUCTURAL COMPONENTS:

90k Tilt-up construction  
Exterior walls structural components general  
condition: Acceptable where visible (Inspection  
limited)

### FOUNDATION AND/OR BASEMENT

STRUCTURES WHERE VISIBLE (if basement  
present):

93a Concrete pier and/or perimeter foundation  
Foundation system general condition: Acceptable  
where visible (Inspection limited)

### SUB-AREA OBSERVATION METHOD:

This type of construction has no sub-area

THE VENT DUCTS OF KITCHEN, BATH AND  
LAUNDRY VENTILATION SYSTEMS WERE  
OBSERVED TO COMPLETE THE REVIEW OF  
THOSE SYSTEMS:

Kitchen ventilation adequacy: Acceptable (Inspection  
limited)

Bath ventilation adequacy: Acceptable (Inspection  
limited)

### APPROXIMATE ATTIC INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof  
structures without attics, the inspector cannot  
ascertain the thickness of the insulation or whether  
any is installed. An indication of insulation thickness  
does not guarantee complete coverage. The  
presence of wall insulation generally cannot be  
ascertained at all)

95e 5 to 8 inches (attic)

### APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION  
TYPES:

95a(5) Polystyrene (rigid foam)  
Insulation general condition: Acceptable where visible  
(Inspection limited)

### VAPOR RETARDERS/BARRIERS: