
Perfection Home Inspections
1042 E. Fairbrook Circle
Mesa, AZ 85203
602-524-2916
perfectionhomeinspections.com

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Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 7299

Estate, Betty R Wray
4464 E. Cortez Street
Phoenix, AZ 85028

Inspected 6/30/17 8:00 AM
Built 1987
2745 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

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Record 7299 - Estate, Betty R Wray 4464 E. Cortez Street, Phoenix, AZ 85028

Safety Concern

EXTERIOR

Outside Outlets

The polarity and the grounding of all accessible exterior outlets were tested and all exterior outlets within 6 feet of the ground were GFCI protected.

No power to the outlet in the back. GFCI outlet on the balcony did not trip when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Garage Door To House

No automatic closure on the door from the garage to the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing auto door closures. This may not have been required when the home was built. Recommend checking with local building department.

GFCI Outlets

Some non dedicated outlets are not GFCI protected in the garage or they did not trip when tested. GFCI outlets were first required in garages in 1978. Recommend GFCI outlet protection for all non dedicated outlet in the garage. They may not have been required when the home was built but they provide extra safety. The polarity and the grounding of all accessible exterior outlets were tested.

Auto Garage Door Lift Controls

The automatic garage door opener switch is too close to the garage floor. They keep children from using the garage door opener it is recommend the operator switch be installed a minimum of 54 inches above the floor.

Garage to House Wall & Ceiling

Hole or holes in the drywall on the wall or ceiling between the house and the garage. This drywall is a fire stop and a carbon monoxide stop between the house and the garage. Recommend patching all holes in the wall between the garage and the house. See picture

W. HEATER

Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 12 inches to the ground and point straight down. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground.

ATTIC

Vapor retarder

The Kraft attic insulation vapor barrier on the back of batt insulation is left exposed in the attic. Exposed vapor paper barrier is a fire hazard.

Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard.

Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Attic Access Location

There is an attic hatch in the master closet but it is between floors so there is no access. This is a useless attic hatch.

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type x drywall be used as an attic hatch cover. Some area no longer require this to be fire rated if there is no habitable space above the garage.

Safety Concern

CHIMNEY

Spark Arrestor

No screen to cap fireplace which could allow hot sparks to fly out of chimney and may allow pests to enter the chimney. Recommend installing screen on top of chimney.

COOLING

Air Filters and Dampers

When air filters get dirty the chances of dirt and other contaminants getting by the filter and into the duct system increases. Recommend replacing or cleaning air filters once a month and sooner when needed. Dirty filters also put a strain on the heating and cooling system and may cause the system to malfunction. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.

KITCHEN

Kitchen Wall Receptacles

Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.

Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may not have been required when it was built but it is a good way to prevent a shock hazard.

Garbage Disposal

Disposal jammed at time of inspection.
Recommend a qualified contractor evaluate and make all needed repairs.

Electrical cable not properly attached to disposal. Recommend properly attaching cord to disposal. Possible shock hazard. See picture

INTERIOR

Balconies and Railings

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.

ELECTRIC

*Sub Panel Locations

The sub electric panel at the spa equipment area has the neutral and ground wires on the same terminal. This is not allowed for sub electric panels and the panel is not bonded however there is a metal conduit to the panel which may bond the panel.

Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

Cross Connections

To avoid a cross connection that may pollute potable drinking water recommend a vacuum breaker device be installed on all hose bibbs. This may not have been required when it was built but it is now considered unsafe. This is an inexpensive part that can be purchased at a local hardware store and attached to the hose bibbs.

Fuel Supply Tank Type

The propane tanks for the pool /spa heater are not strapped. Recommend properly strapping both gas tanks to help keep them from falling over.

MBATH

Sink Cabinet

The bottom of the right side sink cabinet has caved in from water damage and there walls are damaged with a black substance that looks like mold.

Recommend a qualified contractor evaluate and make all necessary repairs.

BED2

Windows

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.

Safety Concern

BED3

Windows

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.

POOL

Bonding 5 Feet From Pool

The spa pump is not properly bonded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

EXTERIOR

Wall Covering \ Cladding

There is a hole in the stucco by the chimney (looks like a golf ball hole) and a crack in the stucco between the chimney and the house at the balcony area.

Recommend a qualified contractor evaluate and make all necessary repairs.

The stucco is too close to the ground in some areas.

Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained.

Running stucco to the ground is a common practice for masonry homes in this area.

Exterior Electrical Fixtures

The front porch light fixture and back light at the master bedroom did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Exposed Foundation

Vegetation

Trees or bushes over hanging the roof cause debris to build up on the roof and also damages the roof when the wind blows the branches across the roof. Recommend cutting trees or bushes back to protect the roof and removing all debris on the roof. See picture

Vines and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vines and plants off the exterior of the house.

Sprinkler System

Sprinkler valve box in the back full of dirt. Recommend keeping dirt below the sprinkler valves in the valve box.

Sprinkler systems are not fully inspected as part of this home inspection. The sprinkler valves in the valve boxes are inspected by turning them on manually and looking for major leaks only. Sometime other items are noted because the system turns on automatically and defects are noticed at that time.

Yard Fences

Damage to the block fencing. See sample picture

Recommend a qualified contractor evaluate and make all necessary repairs.

GROUND

Wood Decks

The balcony has a cracked floor joint in the soffit area of the patio.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

ROOF

Roof Covering

W style concrete roof tiles installed. Multiple chipped roof tiles all around the roof. Chipped roof tiles are cosmetic since the tile below blocks the water.

On the back see row 6 in 9' from the north end a cracked roof tile, on the south side see row 13 in 1' from the house cracked roof tile. On the front rake edge row 16 cracked rake tile.

Recommend a qualified roofing contractor evaluate the entire roof system and make all necessary repairs. See sample picture

GARAGE/CARPORT

Garage Interior Ceiling

Water stains on the garage ceiling in more than one location. See pictures Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Doors

Bent door panels on the overhead garage door.

Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Overflow Pan

No pan installed under the water heater.

Recommend installing an overflow pan under the water heater and installing a drain line from this pan if possible to the exterior.

LAUNDRY

Washer Faucets

The cold water supply valve in the laundry room is leaking.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Wall Insulation

Some insulation in the attic is missing from the wall to livable space. Recommend all walls to living space be insulated from the exterior. Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Cooling System Electrical

Oversized breaker or fuse used on one air conditioning unit. Over sizing of both the fuse and breaker may damage the heat pump. The maximum breaker/fuse rating for this unit is 40 and the breaker/fuse used is 60. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

KITCHEN

Kitchen Floors

There is a crack in the kitchen floor running through multiple floor bricks.

Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Cabinets

Some drawers in the kitchen cabinets have missing or defective guide hardware. Recommend repair.

Water leaking onto the base of the kitchen sink when the faucet is on.

Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Sink Faucet

Water leaking form the kitchen sink faucet to the counter top.

Recommend a qualified contractor evaluate and make all necessary repairs.

Water Supply

The kitchen sink angel stops or water supply valves under this sink are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Kitchen Drain and Trap

The right side sink drain is clogged.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Switches Fixtures

One set of light fixtures on the ceiling in the kitchen did not work when tested. Recommend checking bulbs.

INTERIOR

Floor Structure

The slab inspection is visual only and carpets are not lifted to inspect slabs. Slabs may have cracks and other problem not detectable by a visual home inspection.
Crack in the entryway slab brick and slab below. There is a lump in the living room floor at the bay window area.
Recommend a qualified contractor evaluate and make all necessary repairs.
The upper floor structure is not visible but no signs of defects were found at the time of the home inspection.

Interior Floor Covering

The carpet is stained throughout the home.
Recommend a qualified contractor evaluate and make all necessary repairs.

Windows

Missing window screens. Recommend having all missing screens installed and repaired as needed.

ELECTRIC

Breakers & Wire Sizes

A double breaker in the main electric panel is tied with a wire. Recommend replacing this breaker.

PLUMBING

Water Pressure

The water pressure recorded at the inspection as 108 PSI.

A water pressure regulator is recommended for homes with water pressure in excess of 80 psi. if the water supply company does not lower it below 80 psi.

MBATH

Sink Faucet

Both sink faucets are leaking on to the counter top.
Recommend a qualified contractor evaluate and make all necessary repairs.

The master bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Fixtures

One master bathroom light fixtures did not turn on when tested. Recommend checking bulbs.

Floor Covering

Carpet stained.

Tub/Shower Faucet

The shower diverter valve is defective. The shower turns on automatically when the water it turned on.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Enclosure

Tiles are bulging away form the wall with gaps in the grout.
Periodic re-caulking and or grouting of ceramic wall and floor tile in tub and shower area is an ongoing maintenance task which should not be neglected.
The shower door does not latch.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

MBED

Closet

Water stains on the ceiling in the master bedroom closet.
Recommend a qualified contractor evaluate and make all necessary repairs.

Floor

The master bedroom carpet is stained and soiled. Recommend replacing this carpet.

BATH2

Sink Cabinet

Some water stains found on the base of the sink cabinet in this bathroom. Recommend monitoring for leaks.

Sink Faucets

Faucet leaking at handle. Recommend immediate repair.

The hall bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate.
Recommend a qualified contractor evaluate and make all necessary repairs.

Drain, Trap, Waste and Vent Piping

Corrosion on the drain pipe for the sink drain in the hall bathroom. This is an indication of past leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.

Floor Covering

The floor covering is stained.
Recommend a qualified contractor evaluate and make all necessary repairs.

Toilet Bowl and Tank

BATH3

Sink Cabinet

Water stains and water damage to the base of the sink cabinet.
Recommend a qualified contractor evaluate and make all necessary repairs.

Sink Faucet

Faucet leaking at handle. Recommend repair.

Drain, Trap, Waste and Vent Piping

The sink drain is leaking from the stopper arm nut under the sink. Recommend immediate repair.

Toilet Bowl and Tank

Toilet leaks between the tank and the bowl.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Tub/Shower Faucet

Water leaking from the shower supply valve.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture

BED3

Walls & Ceiling

Water stains on the ceiling.
Recommend a qualified contractor evaluate and make all necessary repairs.

POOL

Pool Surface

The pool plaster is no good.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Service/Repair

Deck To Pool Seal/Coping

Cracks in seal between deck and pool at top of tile. Recommend caulking or grouting cracks to keep moisture out of seal between deck and pool.

Skimmer Basket

Recommend installing a skimmer basket and removing debris in the basket hole.

Decking

Some of the pool cool decking is peeling off the concrete.
Recommend a qualified contractor evaluate and make all necessary repairs.

Pipes

Recommend painting or covered pipes for pool equipment to protect from the sun.

Heater

The propane spa heater is dirty and rusty. Recommend this heater be cleaned and serviced before use.

OTHER ROOM

Door

The door and door trim to the balcony are weathered.
Recommend a qualified contractor evaluate and make all necessary repairs.

Walls & Ceiling

Water stain on the ceiling in this area.
Recommend a qualified contractor evaluate and make all necessary repairs.

Outlets

Top half of one outlet did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

ROOF

Felt Paper

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper has an average life expectancy of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

KITCHEN

Reverse Osmosis/Water Filter

A water filtering systems is installed and I recommend you contact the manufacturer regarding proper maintenance and operation of this system.

PLUMBING

Water Softener

A water softener/purification system has been installed but water softener are not tested by the home inspector. If the function of the water softener is important to you I recommend you have it inspected by a qualified water softener contractor and find out what maintenance is required for proper operation.

POOL

Type of Pool /Spa

The pool is empty and the spa is mostly empty so none of the pool or spa equipment could be tested. See picture of the spa

Pool Light

Not tested

Recommend Further Investigation

GFCI Outlet

No power to the pool outlet. Recommend testing after power to the pool and spa is turned on.

Auto Fill Device

Not tested

Pump

Not tested

Filter

Not tested

Water Pressure/ Gauges

Not tested

Automatic Safety Controls

No temperature pressure relief valve pipe found for the pool heater. Since there are no valves at the spa equipment the heater looks like an open loop system. In an open loop system a water heater cannot build up pressure. For all not open loop pool systems I recommend installing a temperature pressure relief valve and a pipe from this valve installed within 12 inches of the ground and pointed straight down. Recommend a qualified contractor evaluate and make all necessary repairs

Time Clock

Not tested

Filter Type

Not tested

Auto Sweep\Self Cleaning

Not tested

Safety Barrier

Every city has their own codes on swimming pool barriers and they should be checked by the buyer because this inspection is not a code compliance inspection.

SPA

Spa

The spa is covered with a large water logged cover which was lifted only long enough to snap a quick picture and nothing else was inspected under this cover. See pool for spa equipment information.

Inspection Report Details

Record 7299 - Estate, Betty R Wray 4464 E. Cortez Street, Phoenix, AZ 85028

GENERAL INFORMATION

Satisfactory

GENERAL INFORMATION - Buyer

You have the right to ask for repairs and to have other problems addressed even if they are not included in this inspection report. Paint and carpet are generally not included in this report. The washing machine, dryer and refrigerator may not be tested unless specifically requested. The Agreement for Visual Inspection and pictures are an integral part of this report, please refer to the Agreement for limitations regarding this report. Pictures are provided to give a better idea of the conditions reported on and I recommend repair people get a copy of the pictures provided for a better understanding of the problems needing repair. Roofs often contain hidden defects and if that is a concern, a roofer should be brought in prior to the close of escrow to determine such defects. This report is not to be considered complete without consulting with the inspector that created it. Please read the entire report carefully before making decisions based on this report.

Recommend the buyer have all exterior door locks re-keyed to replaced after taking possession. All Accessible entryway doors are inspected. HOME WARRANTY COMPANIES will not repair AC units if the units have not been properly maintained. Recommend annual service of AC units and recommend making sure AC coils and filter are clean before calling a warranty company for repairs. If water leaks or water stains are listed in this report there is always a possibility of a mold problem with such problems. If mold is a concern recommend having a qualified contractor check for mold. Make all necessary repairs means to repair or replace making all necessary corrections to solve the problem and correct all damages created by the problem as recommend by the qualified contractor evaluating the problem. To Whom Report Made: Client is the only person to whom the Inspection Report and examination is made and to no other person or entity. Inspection Report may not be circulated to any other person or entity for material use other than the Client or it shall become void. All examinations and reports covered by this agreement are void to all others than Client.

Satisfactory

Occupancy - Vacant

Satisfactory

Inspection Type - Single Family Home

For all damage found recommend first locating and solving the problem that caused the damage prior to repairing existing damage, and have all problems found be corrected by qualified professionals in a professional manor. A qualified contractor or professional is one with a state issued license competent in their field of expertise regarding the issues addressed and with insurance covering their work.

This report is not to be considered complete without consulting with the inspector that created it. Please read the entire report carefully before making decisions based on this report.

Appears acceptable means of the items observed no visual defects other than normal wear for their age were noticed during the inspection.

Monitor means to observe the item on a regular basis to check for a change in the condition of the item.

EXTERIOR

Satisfactory

Type of Wall Structure - Masonry One Story

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Masonry covered with stucco

EXTERIOR

Service/Repair Wall Covering \ Cladding - Stucco To Soil

There is a hole in the stucco by the chimney (looks like a golf ball hole) and a crack in the stucco between the chimney and the house at the balcony area.

Recommend a qualified contractor evaluate and make all necessary repairs.

The stucco is too close to the ground in some areas.

Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained.

Running stucco to the ground is a common practice for masonry homes in this area.



Service/Repair Exterior Electrical Fixtures - Not Working

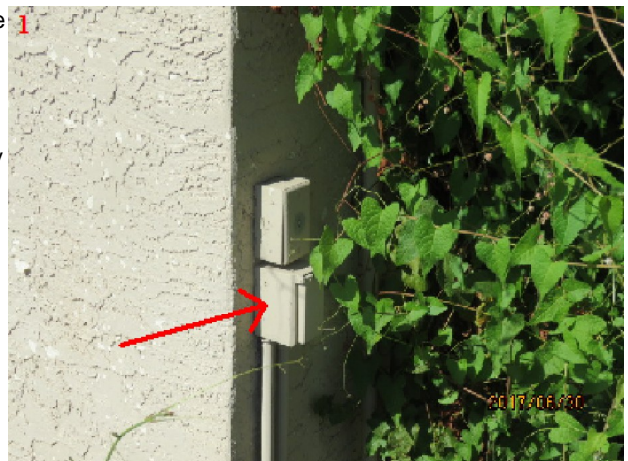
The front porch light fixture and back light at the master bedroom did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Safety Concern Outside Outlets - GFCI

The polarity and the grounding of all accessible exterior outlets were tested and all exterior outlets within 6 feet of the ground were GFCI protected.

No power to the outlet in the back. GFCI outlet on the balcony did not trip when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.



EXTERIOR

Satisfactory Soffit\Eaves\Fascia - Wood

Satisfactory Flashings and Trim - Wood/Imitation Wood

Service/Repair Exposed Foundation - Poured Concrete

Satisfactory Exterior Doors - Tested

Exterior entrance door tested and found to be in proper working order.

Satisfactory Patio Doors - Tested

Exterior patio and or back door(s) tested and found to be in proper working order.

Satisfactory Grading\Surface Drainage - Adequate

Recommend all soil be sloped away from house at all times to improve drainage and protect the foundation and recommend installing roof gutters to help keep rain water away from the foundation.

When water is allowed to flow towards the foundation due to improperly sloped soil foundation problems may develop.

Service/Repair Vegetation - Trees On Roof, On house

Trees or bushes over hanging the roof cause debris to build up on the roof and also damages the roof when the wind blows the branches across the roof. Recommend cutting trees or bushes back to protect the roof and removing all debris on the roof. See picture

Vines and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vines and plants off the exterior of the house.



EXTERIOR

Service/Repair Sprinkler System - Vacuum Breaker

Sprinkler valve box in the back full of dirt. Recommend keeping dirt below the sprinkler valves in the valve box.

Sprinkler systems are not fully inspected as part of this home inspection. The sprinkler valves in the valve boxes are inspected by turning them on manually and looking for major leaks only. Sometime other items are noted because the system turns on automatically and defects are noticed at that time.



Service/Repair Yard Fences - Masonry, Metal

Damage to the block fencing. See sample picture
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Window Character Material - Aluminum

Satisfactory Window Character Type - Slider and Fixed, Single Hung

EXTERIOR

- | | |
|---------------------|---------------------------------|
| Satisfactory | Glass - Single Pane |
|
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| Satisfactory | Door Bell - Tested OK |
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 | |
| Satisfactory | Basement - No Basement |
|
 | |
| Satisfactory | Raised Foundation - None |

GROUND

- | | |
|---------------------|--|
| Satisfactory | Driveway - Concrete |
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 | |
| Satisfactory | Walkways - Concrete, Brick |
|
 | |
| Satisfactory | Outside Steps - None |
|
 | |
| Satisfactory | Hand Rail - Inspected |
|
 | |
| Satisfactory | Balconies - Guard Rails 36 inches or Higher |
|
 | |
| Satisfactory | Patio - Concrete |
|
 | |
| Satisfactory | Porches - Concrete |

GROUND

Service/Repair Wood Decks - Inspected

The balcony has a cracked floor joint in the soffit area of the patio. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Retaining Wall - None or No Effect Home

Satisfactory Stoops / Areaways - No Problems Found

ROOF

Satisfactory **ROOF - Sample**

See sample picture of the roof.



Satisfactory **How Inspected - Walked on Roof**

ROOF

Service/Repair Roof Covering - W-Tile

W style concrete roof tiles installed. Multiple chipped roof tiles all around the roof. Chipped roof tiles are cosmetic since the tile below blocks the water.

On the back see row 6 in 9' from the north end a cracked roof tile, on the south side see row 13 in 1' from the house cracked roof tile.

On the front rake edge row 16 cracked rake tile.

Recommend a qualified roofing contractor evaluate the entire roof system and make all necessary repairs. See sample picture



Satisfactory Roof Style - Gable, Hip

Satisfactory Flashing - Aluminum

ROOF

Satisfactory Valleys - Galvanized

Satisfactory Plumbing Vents - ABS

Satisfactory Gutter/Drainage System - Gutters

Satisfactory Garage / Carport Roof - Hip

Satisfactory Porch Roof - Same as House

Satisfactory Back Patio Roof - Covered by the Balcony

The back patio is covered by the balcony.

Satisfactory Skylight - None

**Recommend
Further
Investigation** Felt Paper - General

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper has an average life expectancy of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Satisfactory Garage Type - 2 Car Attached

Satisfactory Garage Exterior Walls - Inspected

Satisfactory Garage Floor - Concrete

Safety Concern Garage Door To House - No Automatic Closure

No automatic closure on the door from the garage to the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing auto door closures. This may not have been required when the home was built. Recommend checking with local building department.

Safety Concern GFCI Outlets - Some Non GFCI

Some non dedicated outlets are not GFCI protected in the garage or they did not trip when tested. GFCI outlets were first required in garages in 1978. Recommend GFCI outlet protection for all non dedicated outlet in the garage. They may not have been required when the home was built but they provide extra safety. The polarity and the grounding of all accessible exterior outlets were tested.

GARAGE/CARPORT

Satisfactory

Light Fixture - Tested

Satisfactory

Garage Overhead Door Spring - Checked

Safety Concern

Auto Garage Door Lift Controls - Auto Stop\ Reverse

The automatic garage door opener switch is too close to the garage floor. They keep children from using the garage door opener it is recommend the operator switch be installed a minimum of 54 inches above the floor.



Satisfactory

Garage Electronic Eye - 4 to 6 Inches Above Floor

Satisfactory

Garage Roof Framing Style - Hip

Safety Concern

Garage to House Wall & Ceiling - Defects in Fire Barrier

Hole or holes in the drywall on the wall or ceiling between the house and the garage. This drywall is a fire stop and a carbon monoxide stop between the house and the garage. Recommend patching all holes in the wall between the garage and the house. See picture



Satisfactory

Garage Fascia\Soffit - Wood

Satisfactory

Garage Gutters - None

GARAGE/CARPORT

Satisfactory

Garage Interior Walls - Drywall\Plaster

Service/Repair

Garage Interior Ceiling - Drywall\Plaster, Water Stains

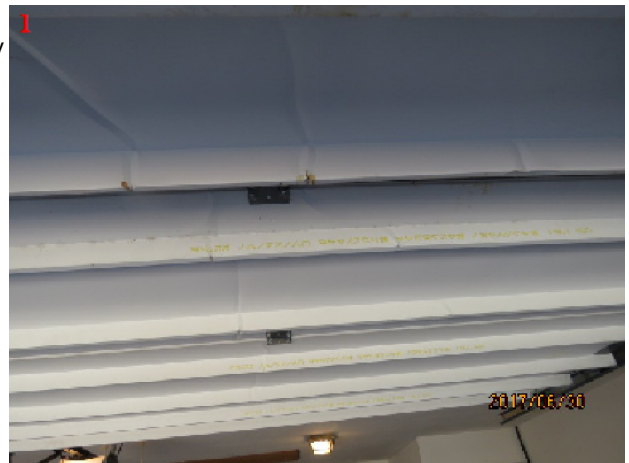
Water stains on the garage ceiling in more than one location. See pictures. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

Garage Doors - Overhead

Bent door panels on the overhead garage door. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Garage Man Door Exterior - None

GARAGE/CARPORT

Satisfactory **Garage Windows - None**

Satisfactory **Sink - None**

Satisfactory **Garage Roof Framing Type - Truss**

Satisfactory **Ceiling Insulation - None**

Satisfactory **Garage Electrical System - Other**

Outlet in the garage is not properly attached to the wall.
This is a shock hazard. Recommend a qualified electrical contractor
evaluate and make all needed repairs.



W. HEATER

Satisfactory **WATER HEATER - Tested**

Satisfactory **Water Heater 1 Mfg. - Bradford White**

Satisfactory **Water Heater 1 Rated BTU/Watts - 4500**

4500 Watts.

Satisfactory **Water Heater 1 Size in Gallons - 50**

Satisfactory **Water Heater 1 Location - Garage**

Satisfactory **Water Heater Fuel - Electric**

W. HEATER

Safety Concern **Temp. Pres Relief Valve and Pipe - Present, Ext Pipe Missing**

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 12 inches to the ground and point straight down. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground.



Satisfactory **Automatic Safety Controls - No Problems Found**

Satisfactory **Water Heater Nipples - Inspected**

Satisfactory **Water shutoff Valve - Present**

Satisfactory **Water Heater Exterior Jacket - Inspected**

Satisfactory **Ground Wire - Inspected**

Service/Repair **Overflow Pan - None**

No pan installed under the water heater.

Recommend installing an overflow pan under the water heater and installing a drain line from this pan if possible to the exterior.

LAUNDRY

Satisfactory **Door - Tested**

Satisfactory **Walls & Ceiling - Drywall/Plaster**

Satisfactory **Ventilation - Power attic vent**

Satisfactory **Dryer Vented - Wall**

LAUNDRY

Service/Repair Washer Faucets - Gate Type

The cold water supply valve in the laundry room is leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Washer Drains - Trapped Line

Satisfactory Laundry Energy Source - 220 Electric

Satisfactory Appliances - Dryer Tested

The dryer was tested without cloths inside to find out if it heats up when turned on.

Satisfactory Floor - Tile

Satisfactory Light Fixture - Tested

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - Central

Satisfactory Laundry Sink - None

ATTIC

Satisfactory Attic Access - No Access

No access to the upper attic space. Only access to the garage ceiling attic space. Can not check attic for electrical, insulation, plumbing or roof leaks. Recommend inspecting attic after proper access is provided. There is an attic hatch in the master closet but it is covered with batt insulation and there is living space above it so it is not accessible.

Satisfactory Method of Inspection - Crawled

I crawled down the center of the attic and viewed the attic area from this area.

ATTIC

Satisfactory

Attic Floor Insulation - None

Service/Repair

Attic Wall Insulation - Missing

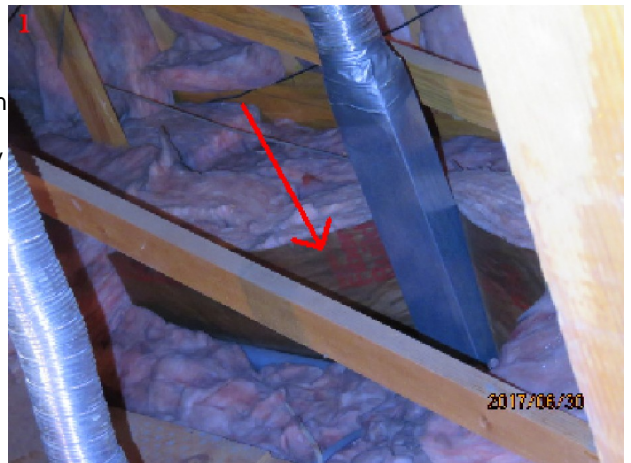
Some insulation in the attic is missing from the wall to livable space. Recommend all walls to living space be insulated from the exterior. Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern

Vapor retarder - Exposed

The Kraft attic insulation vapor barrier on the back of batt insulation is left exposed in the attic. Exposed vapor paper barrier is a fire hazard. Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Satisfactory

Attic Structural Framing Type - Trusses

Satisfactory

Structural House Ceiling - Inspected

Inspected around the area of attic access only.

Satisfactory

Roof Sheathing - Inspected

The attic roof sheathing was inspected around the areas where the attic was accessed.

Satisfactory

Attic Ventilation - Gable End

Satisfactory

Attic Vent Pipes - Vented Outside

ATTIC

Satisfactory

Attic Entry Access - Hatch

Safety Concern

Attic Access Location - Garage, Closet, Not Fire Rated

There is an attic hatch in the master closet but it is between floors so there is no access. This is a useless attic hatch.

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type x drywall be used as an attic hatch cover. Some area no longer require this to be fire rated if there is no habitable space above the garage.



Satisfactory

Attic Wiring - Covered with Insulation

Satisfactory

Attic Leaks - No attic leaks found

CHIMNEY

Satisfactory

Chimney Fuel Type - Wood Burning

Satisfactory

Fireplace1 - Masonry

Satisfactory

Fireplace Locations - Family Room

CHIMNEY

Satisfactory Chimney 1 Type - Masonry

Satisfactory Flue Lining - Masonry

Safety Concern Spark Arrestor - None

No screen to cap fireplace which could allow hot sparks to fly out of chimney and may allow pests to enter the chimney. Recommend installing screen on top of chimney.



Satisfactory Chimney Top - Cement

Satisfactory Fire Proofing - Fireplace Screen/Door

COOLING

Satisfactory

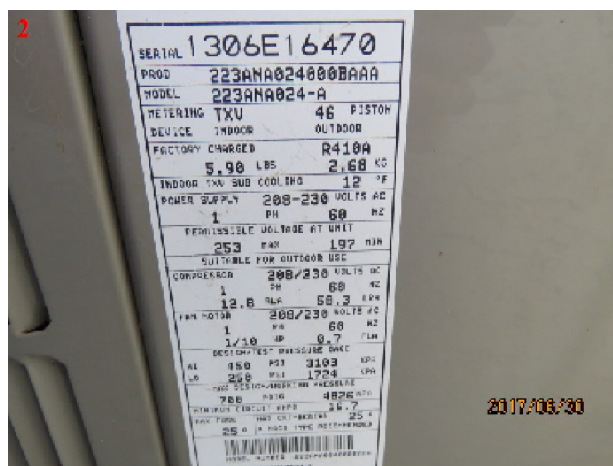
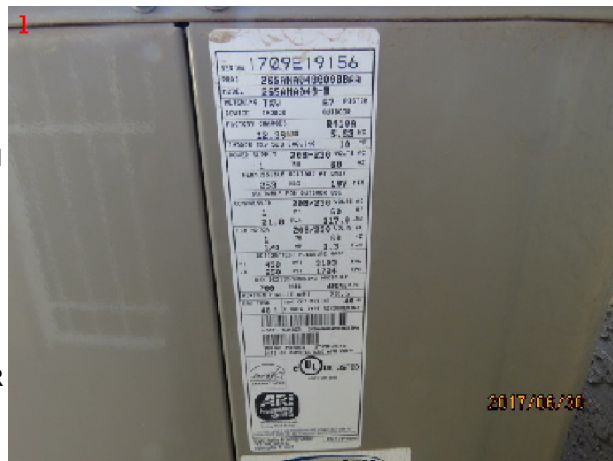
COOLING SYSTEM - Tested

Central cooling system(s) tested using normal operating controls. Dust and other contaminants usually find their way into all heating and cooling duct systems.

For all used homes to help protect your health and for better air quality I recommend before moving in or soon thereafter a thorough cleaning of the entire heating and cooling duct system by a qualified professional. For all AC repairs and service I recommend Premier Air Solutions Inc. for AC work. 480-940-2351

The Federal appliance manufacturing standards (10 CFR 430) will require all residential-sized central air conditioners and heat pumps, manufactured or imported on or after January 23, 2006 to meet a new higher SEER standard. AC units that do not meet these new standards will need to be replaced with AC units up to 50% larger in size when they break and parts may be hard to find for Lower SEER units.

AC units have an average life of 12 to 15 years in the Phoenix area. One was manufactured in 2009 and the other in 2006.



Satisfactory

Estimated AC Size - 2-Ton, 4-Ton

Model Number: 24

Compressor RLA: 12.8

Estimated Size: 2 Ton

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Model Number: 48

Compressor RLA: 21.8

Estimated Size: 4 Ton

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Satisfactory

Cooling System(s) - Bryant

Cooling coils are made by Bryant.

Satisfactory

Energy Source - Electric

Service/Repair

Cooling System Electrical - Oversized Breaker/fuse

Oversized breaker or fuse used on one air conditioning unit. Over sizing of both the fuse and breaker may damage the heat pump. The maximum breaker/fuse rating for this unit is 40 and the breaker/fuse used is 60. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

COOLING

Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Safety Concern Air Filters and Dampers - Need cleaning

When air filters get dirty the chances of dirt and other contaminants getting by the filter and into the duct system increases. Recommend replacing or cleaning air filters once a month and sooner when needed. Dirty filters also put a strain on the heating and cooling system and may cause the system to malfunction. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.

Satisfactory Duct Type - Not Visible

Satisfactory Heat Pump - Air to Air

The heating and cooling system(s) are heat pumps and heat pumps use the same heating and cooling duct system, the same air filter, the same coils, air handler and the same thermostat for heating and cooling.

Satisfactory Cooling System Coils - Split System

Two split system units with two coils on the back side yard, one in the garage and one in an upstairs closet.

Satisfactory Air Handler(s) - In Hall Closet, In Garage

Satisfactory Condensate Drain - Installed

Satisfactory Differential Temperature(s) - Details

A differential temperature between 20 and 30 degrees is considered good for a air conditioning system. Over 30 the unit may have a clogged filter or other problem which may cause the unit to ice up. For a split of 16 degrees and lower and for units with a split of 30 degrees and higher I recommend the AC unit be serviced.

Unit one upstairs has a 25 degree split.

Unit two first floor has a 22 degree split.

Satisfactory Evaporative Cooler - None

FURNACE

Satisfactory FURNACE - Not Tested (Heat Pump)

Too hot to test the heat pump(s) in the heating mode. The heat pump(s) were operated in the cooling mode only but all parts of a heat pump system are used in either heating or cooling modes except the reversing valve.

Satisfactory Furnace Type - Heat Pump

The central heating and cooling system is a heat pump and heat pumps uses the same heating and cooling duct system, the same air filter, the same coils, air handler and the same thermostat for heating and cooling. Some heat pumps have an electric back-up heater installed.

FURNACE

Satisfactory **Thermostat - Single and Multi**

Satisfactory **Filter System For Central AC & Heat - Central Filter**

The central heating system use the same filter(s) and duct system for the heating system as is used for the AC system.

Satisfactory **Distribution System For Central AC and Heating Sys - Not Visible**

Satisfactory **Forced Air System Mfg(s). - Bryant**

Satisfactory **Forced Air Sys. Energy Source - Electric**

Satisfactory **Automatic Safety Controls - Inspected**

KITCHEN

Satisfactory **KITCHEN - Refrigerator Tested**

The refrigerator was tested and it did get cold. This is the only thing tested for a refrigerator.

Satisfactory **Exhaust Fan Hood - Hood Exhaust**

Satisfactory **Kitchen Ceiling and Walls - Inspected**

Service/Repair **Kitchen Floors - Tile**

There is a crack in the kitchen floor running through multiple floor bricks.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Heating and Cooling Source - Central**

KITCHEN

Service/Repair Kitchen Cabinets - Inspected, Guide Hardware

Some drawers in the kitchen cabinets have missing or defective guide hardware. Recommend repair.
Water leaking onto the base of the kitchen sink when the faucet is on.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Counter top - Laminate

Satisfactory Kitchen Sink - Inspected

Service/Repair Kitchen Sink Faucet - Tested

Water leaking form the kitchen sink faucet to the counter top.
Recommend a qualified contractor evaluate and make all necessary repairs.



KITCHEN

Service/Repair Water Supply - Inspected, Angel Stops

The kitchen sink angel stops or water supply valves under this sink are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair Kitchen Drain and Trap - Tested

The right side sink drain is clogged.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair Kitchen Switches Fixtures - Recessed Fluorescent, Not Working

One set of light fixtures on the ceiling in the kitchen did not work when tested. Recommend checking bulbs.

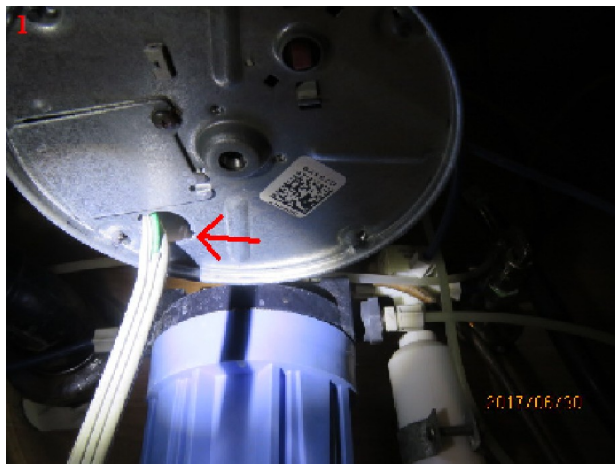
Safety Concern Kitchen Wall Receptacles - Grounded

Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.
Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may not have been required when it was built but it is a good way to prevent a shock hazard.

Safety Concern Garbage Disposal - Power Cord, Jammed

Disposal jammed at time of inspection.
Recommend a qualified contractor evaluate and make all needed repairs.

Electrical cable not properly attached to disposal. Recommend properly attaching cord to disposal. Possible shock hazard. See picture



Satisfactory Dishwasher - Tested

Satisfactory Kitchen Windows - Tested

Satisfactory Range Oven - Electric

The self cleaning function, timers and clocks of ovens are not tested as part of the home inspection.

Satisfactory Surface Cook top - Electric

Recommend Further Investigation Reverse Osmosis/Water Filter - Installed

A water filtering systems is installed and I recommend you contact the manufacturer regarding proper maintenance and operation of this system.

KITCHEN

Satisfactory

Trash Compactor - None

INTERIOR

Service/Repair

Floor Structure - Concrete Slab, Not Visible

The slab inspection is visual only and carpets are not lifted to inspect slabs. Slabs may have cracks and other problem not detectable by a visual home inspection.

Crack in the entryway slab brick and slab below. There is a lump in the living room floor at the bay window area.

Recommend a qualified contractor evaluate and make all necessary repairs.

The upper floor structure is not visible but no signs of defects were found at the time of the home inspection.



Satisfactory

Interior Walls and Ceiling - Inspected

INTERIOR

Service/Repair Interior Floor Covering - Inspected

The carpet is stained throughout the home.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Rooms With Heat Source - All Habitable Rooms

Satisfactory Rooms With Cooling Source - All Habitable Rooms

Satisfactory Smoke Detectors - One or More Tested

The smoke alarm(s) was tested by pushing the button on the unit. They were not smoke tested. Photoelectric smoke alarms are superior to ionization smoke alarms. Under UL testing ionization smoke alarms fail 20% of the time and 97% of false alarms are from ionization type smoke alarms. All smoke alarms should be replaced every 10 years or less.

Service/Repair Windows - Tested, Screens Missing or Damaged

Missing window screens. Recommend having all missing screens installed and repaired as needed.

Satisfactory Switches and Light Fixtures - Sample Number Test

Satisfactory Interior Outlets - Three Prong Grounded

The polarity and the grounding of all accessible exterior outlets were tested.

Satisfactory GFCI - Tested, Reset

All accessible GFCI outlets were tested and reset.

Satisfactory Insulation Walls - None Visible

Satisfactory Interior Rooms - Living Room, Family Room

Satisfactory Skylight - None

INTERIOR

Satisfactory

Visible Flues and Dampers - Observed, Operated

Satisfactory

Stairways and Steps - Inspected

Safety Concern

Balconies and Railings - Spacing 4" or More

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.



ELECTRIC

Satisfactory

Main Electrical Service - Underground Service

The main electrical service entrance conductors are not visible and therefore were not visually observed. No signs of defects were found regarding these conductors.

Satisfactory

Main Elect. Panel Location - Side of House

Satisfactory

Main Electrical Disconnect - Side of Garage

The main shut off breaker is located outside in the main electric panel on the side of the garage.

Satisfactory

Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.



ELECTRIC

Service/Repair

Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 40 amp, 50 amp, 70 amp, 90 Amp

A double breaker in the main electric panel is tied with a wire. Recommend replacing this breaker.



Satisfactory

Compatibility Issues - None Observed

Satisfactory

Main electric Wire Type - Not Visible

Satisfactory

Main Service Wire Size - Not Visible

Satisfactory

Main Panel Amp. Rating - 200

Satisfactory

Voltage Available - 110 / 220

Satisfactory

GFCI Outlets Tested - Recommend GFCI

To prevent electrical shocks we recommend providing GFCI protection for all exterior and garage outlets and also on all interior outlets within six feet of a water source such as a sink, or tub. When a home is remodeled GFCI outlets are normally required. GFCI outlets may not have been required at the time of construction but are recommended for safety.

Satisfactory

Grounding - Water Pipe, House Foundation

Satisfactory

Bonding - Water heater

Satisfactory

Aluminum Branch Wiring - None

No solid strand aluminum wiring to branch circuits found.

Satisfactory

Type of House Wire - Romex

ELECTRIC

Satisfactory **Interior House Wiring - Combination**

There are a combination of copper and multi-stranded aluminum wires in this home. Standard multi-stranded aluminum wires found on one or more 220 volt circuits. Anti oxidant paste is recommend for all exposed aluminum wire near or at connections and breakers.

Satisfactory **Electrical Outlets - 3 Slotted**

Safety Concern ***Sub Panel Locations - Next to Main Panel, Pool Equipment**

The sub electric panel at the spa equipment area has the neutral and ground wires on the same terminal. This is not allowed for sub electric panels and the panel is not bonded however there is a metal conduit to the panel which may bond the panel. Recommend a qualified contractor evaluate and make all necessary repairs.



PLUMBING

Satisfactory **Main Water Shut Off - Front Yard**

The water main shut off valve is located in the front of the house.

Satisfactory **Main Water Shutoff Test - Ball Valve Test**

Satisfactory **Main Supply Type - Copper**

Copper line at the house but may not be copper all the way to the meter at the street.

Satisfactory **Main Supply Size - 3/4**

PLUMBING

Service/Repair Water Pressure - High

The water pressure recorded at the inspection as 108 PSI.

A water pressure regulator is recommended for homes with water pressure in excess of 80 psi. if the water supply company does not lower it below 80 psi.



Satisfactory Functional Water Flow - Average

Satisfactory Functional Drainage - Average

Satisfactory Hose Bibs Tested - Tested

Tested all accessible exterior hose bibbs for water flow and leaks.

Satisfactory Interior Visible Water Pipes - Copper

All visible interior pipes are copper but some pipes hidden in the attic and in the walls may not be copper. Recommend asking seller what types of pipes have been used.

Satisfactory Interior Waste/Vent Pipes - ABS

Safety Concern Cross Connections - Hose Bibb

To avoid a cross connection that may pollute potable drinking water recommend a vacuum breaker device be installed on all hose bibbs. This may not have been required when it was built but it is now considered unsafe. This is an inexpensive part that can be purchased at a local hardware store and attached to the hose bibbs.

Satisfactory Ejector Pump Location - None Found

PLUMBING

Safety Concern Fuel Supply Tank Type - Strap Missing

The propane tanks for the pool /spa heater are not strapped.
Recommend properly strapping both gas tanks to help keep them from falling over.



Satisfactory Fuel Supply Piping & Supports - Inspected

Satisfactory Well Pump Type - None Found

Satisfactory Plumbing Pipe Support and Insulation - No Visible Problems

Recommend Further Investigation Water Softener - Installed

A water softener/purification system has been installed but water softener are not tested by the home inspector. If the function of the water softener is important to you I recommend you have it inspected by a qualified water softener contractor and find out what maintenance is required for proper operation.

MBATH

Satisfactory Sink - Double

MBATH

Safety Concern Sink Cabinet - Inspected

The bottom of the right side sink cabinet has caved in from water damage and there walls are damaged with a black substance that looks like mold. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Sink Faucet - Tested, Angle Stops

Both sink faucets are leaking on to the counter top. Recommend a qualified contractor evaluate and make all necessary repairs.

The master bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Service/Repair Switches and Fixtures - Ceiling, Not Working

One master bathroom light fixtures did not turn on when tested. Recommend checking bulbs.

MBATH

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Service/Repair Floor Covering - Carpet

Carpet stained.

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, and Refills

Service/Repair Tub/Shower Faucet - Adequate Flow

The shower diverter valve is defective. The shower turns on automatically when the water is turned on. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Tub/Shower Drain - Tested

Service/Repair Tub/Shower Enclosure - Tile

Tiles are bulging away from the wall with gaps in the grout. Periodic re-caulking and or grouting of ceramic wall and floor tile in tub and shower area is an ongoing maintenance task which should not be neglected. The shower door does not latch. Recommend a qualified contractor evaluate and make all necessary repairs.



MBED

Service/Repair Closet - Door(s), Light, Pole

Water stains on the ceiling in the master bedroom closet.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Door - Hardware Checked

Satisfactory Light Fixture - Installed, Switched, Fan

This bedroom has an installed ceiling light and fan and a switched wall outlet for room lighting. The switched outlet switches only half of the outlet and the other half stays hot all the time and this is normal.

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

Service/Repair Floor - Carpet

The master bedroom carpet is stained and soiled. Recommend replacing this carpet.

Satisfactory Heating & Cooling Source - Central Heating and Cooling

Satisfactory Windows - Sliding Glass Door

BATH2

Satisfactory BATH2 - Located

This bathroom is located on the first floor.

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

BATH2

Service/Repair Sink Cabinet - Inspected, Water Stains

Some water stains found on the base of the sink cabinet in this bathroom. Recommend monitoring for leaks.



Service/Repair Sink Faucets - Tested, Angle Stops

Faucet leaking at handle. Recommend immediate repair.

The hall bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Drain, Trap, Waste and Vent Piping - Tested, Corrosion

Corrosion on the drain pipe for the sink drain in the hall bathroom. This is an indication of past leaking. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall

BATH2

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Service/Repair Floor Covering - Carpet

The floor covering is stained.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Service/Repair Toilet Bowl and Tank - Flushes, Drains, and Refills

BATH3

Satisfactory Bath3 - Upstairs

This bathroom is located upstairs in the hall.

Satisfactory Doors - Door Lock and Hardware

Satisfactory Sink - Single

Service/Repair Sink Cabinet - Water Stains

Water stains and water damage to the base of the sink cabinet.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Sink Faucet - Tested

Faucet leaking at handle. Recommend repair.

BATH3

Service/Repair Drain, Trap, Waste and Vent Piping - Stopper Arm Leak

The sink drain is leaking from the stopper arm nut under the sink.
Recommend immediate repair.



Satisfactory Switches and Fixtures - Wall

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Drywall/Plaster

Satisfactory Floor Covering - Other

Brick.

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Service/Repair Toilet Bowl and Tank - Flushes, Drains, Refills

Toilet leaks between the tank and the bowl.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture



BATH3

Service/Repair Tub/Shower Faucet - Adequate Flow

Water leaking from the shower supply valve.

Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Satisfactory Tub/Shower Drain - Tested

Tub overflow drains are not tested during a home inspection because they tend to leak. Recommend not filling a tub to the overflow because this may cause a leak.

Satisfactory Tub/Shower Enclosure - Tile

Periodic re-caulking and grouting of ceramic wall tile in tub and shower area is an ongoing maintenance task which should not be neglected.

BED2

Satisfactory BEDROOM 2 - Upstairs

This bedroom is located upstairs next to the bathroom.

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Safety Concern Windows - Approx. 44" or Less to sill, Screen Missing Upstairs

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.



Satisfactory Closet - Door(s) Light & Pole

BED3

Satisfactory BEDROOM 3 - Upstairs

This bedroom is located upstairs north side.

Satisfactory Door - Hardware Tested

BED3

Satisfactory **Light Fixture - Installed, Switched, Fan**

This bedroom has an installed ceiling light and fan and a switched wall outlet for room lighting. The switched outlet switches only half of the outlet and the other half stays hot all the time and this is normal.

Satisfactory **Outlets - Tested, 3 Prong Grounded**

Service/Repair **Walls & Ceiling - Inspected, Ceiling Stains**

Water stains on the ceiling.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Floor - Carpet**

Satisfactory **Heating & Cooling Source - Central Heating & Cooling**

Safety Concern **Windows - Approx. 44" or Less to Sill, Screen Missing Upstairs**

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.



Satisfactory **Closet - Door(s) & Pole**

POOL

**Recommend
Further
Investigation**

Type of Pool /Spa - In ground

The pool is empty and the spa is mostly empty so none of the pool or spa equipment could be tested. See picture of the spa



Satisfactory

Other - Too low to test

The swimming pool has no water. Recommend testing after the pool water level is at the proper level.



POOL

Service/Repair Pool Surface - Plaster

The pool plaster is no good.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Satisfactory Steps - Inspected

Service/Repair Deck To Pool Seal/Coping - Needs Grout or Caulking

Cracks in seal between deck and pool at top of tile. Recommend caulking or grouting cracks to keep moisture out of seal between deck and pool.

Service/Repair Skimmer Basket - Basket Missing

Recommend installing a skimmer basket and removing debris in the basket hole.



Recommend Further Investigation Pool Light - Other

Not tested

Recommend Further Investigation GFCI Outlet - No Power

No power to the pool outlet. Recommend testing after power to the pool and spa is turned on.

POOL

Service/Repair Decking - Peeling

Some of the pool cool decking is peeling off the concrete. Recommend a qualified contractor evaluate and make all necessary repairs.



Recommend Further Investigation Auto Fill Device - Other

Not tested

Recommend Further Investigation Pump - Other

Not tested

Recommend Further Investigation Filter - Other

Not tested

Recommend Further Investigation Water Pressure/ Gauges - Other

Not tested

Recommend Further Investigation Automatic Safety Controls - No TPRV

No temperature pressure relief valve pipe found for the pool heater. Since there are no valves at the spa equipment the heater looks like an open loop system. In an open loop system a water heater cannot build up pressure. For all not open loop pool systems I recommend installing a temperature pressure relief valve and a pipe from this valve installed within 12 inches of the ground and pointed straight down.

Recommend a qualified contractor evaluate and make all necessary repairs

Service/Repair Pipes - Not UV Protected

Recommend painting or covered pipes for pool equipment to protect from the sun.

POOL

Service/Repair Heater - Gas

The propane spa heater is dirty and rusty. Recommend this heater be cleaned and serviced before use.



Recommend Further Investigation Time Clock - Other

Not tested

Recommend Further Investigation Filter Type - Cartridge

Not tested

Recommend Further Investigation Auto Sweep\Self Cleaning - Pop-ups

Not tested

Safety Concern Bonding 5 Feet From Pool - Pump Bond Missing

The spa pump is not properly bonded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Over 5 Feet Deep - Shelf

POOL

**Recommend
Further
Investigation**

Safety Barrier - Wall/Fence Height 5 Feet or More

Every city has their own codes on swimming pool barriers and they should be checked by the buyer because this inspection is not a code compliance inspection.

Satisfactory

Grading Near Pool - Checked

Satisfactory

Automatic Chlorinator - None

Satisfactory

Diving Board - None

SPA

**Recommend
Further
Investigation**

Spa - Comments

The spa is covered with a large water logged cover which was lifted only long enough to snap a quick picture and nothing else was inspected under this cover. See pool for spa equipment information.

OTHER ROOM

Satisfactory

Other Room - Loft

Other room is the loft area.

Service/Repair

Door - Hardware Checked

The door and door trim to the balcony are weathered. Recommend a qualified contractor evaluate and make all necessary repairs.



OTHER ROOM

Service/Repair Walls & Ceiling - Inspected

Water stain on the ceiling in this area.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor - Carpet

Satisfactory Heating & Cooling - Central Heating & Cooling

Satisfactory Window - Tested

Service/Repair Outlets - Tested, 3 prong grounded

Top half of one outlet did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.