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

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Printed Wednesday, March 28, 2018

Inspected By:  
**Greg Oswalt Arizona Lic. 38752**

Referral Information  
**John L. Payne**

Client Information: Record Number 7556

**Manley, Deborah**  
**8707 E. San Felipe Drivw**  
**Scottsdale, AZ 85258**

Inspected 3/27/18 3:00 PM  
Built 1993  
2976 sf

FRONT VIEW OF HOME      *PHOTO*



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# Inspection Summary

Perfection Home Inspections  
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Record 7556 - Manley, Deborah 8707 E. San Felipe Drivw, Scottsdale, AZ 85258

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## Safety Concern

### EXTERIOR

#### Outside Outlets

The polarity and the grounding of all accessible exterior outlets were tested.  
Balcony outlet is damaged and not GFCI protected.  
Recommend replacing all damaged outlets and  
recommend GFCI outlet protection and exterior cover plates for all exterior outlet.

### GROUNDS

#### Walkways

Trip hazard due to uneven areas in the sidewalk. Recommend finding out what has caused this problem and solving it to avoid the problem getting worse. Recommend a qualified contractor evaluate and make all necessary repairs.  
See sample picture

### GARAGE/CARPORT

#### Garage Door To House

Automatic closure on the door to the garage does not close the door all the way and needs to be adjusted. This door acts as a fire stop and helps keep carbon monoxide out of the house.

#### GFCI Outlets

Non dedicated outlets found in the garage that are not GFCI protected. 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 Overhead Door Spring

The garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem.  
Recommend a qualified contractor evaluate and make all necessary repair

### LAUNDRY

#### Dryer Vented

Lots of lent in the dryer vent on the side of the home. Lent blocks airflow an can cause fires. Recommend cleaning the dryer vent.

### KITCHEN

#### Dishwasher

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent disposal water from flowing into the dishwasher. See picture

#### Range Oven

The kitchen stove anti-tip device is defective or missing. Free standing stoves need an anti tip device installed to keep the stove from tipping when the oven door is opened. Oven tipping can cause hot cooking food to spill on someone and the oven may crush small children. See the warning label inside on the oven door.  
Recommend properly installing anti tip device for the free standing stove.

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

# Safety Concern

## INTERIOR

### Smoke Detectors

The upstairs smoke alarm did not work when tested.

Recommend keeping all smoke alarms in proper working order.

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.

### Windows

Multiple window screens missing on windows that lead to the pool area. Recommend installing screens on all windows that lead to the pool area to protect small children form the pool.

Multiple window screen missing on the second story. This may allow small children to fall out the window.

Recommend screen be properly installed on all windows above the first floor.

Upstairs window has lost its seal.

When a window seal between the window panes is found to leak all the windows should be suspect of having a seal problem. Since all windows are normally purchased at the same time from the same batch when one goes the others may be soon to follow. Sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all sealed windows and make all necessary repairs.

Most window manufacturers warranty sealed windows for a minimum of 10 years and some for life.

## ELECTRIC

### Breakers & Wire Sizes

The electric panel breakers are not properly labeled in the main electric panel. Recommend properly labeling all breakers in the electric panel.

One breaker is double tapped this may create a loose connection and loose connections can cause electrical fires.

Recommend only one wire per breaker. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

## MBATH

### Receptacles

No GFCI protected outlets found in bathroom. GFCI protected outlets were first required in bathrooms in 1975. To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

## MBED

### Windows

Screen missing on master bedroom window(s). Recommend installing screen to help avoid having small children fall out of 2nd story window.

## BATH2

### Receptacles

To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

## BED2

### Windows

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

## POOL

### GFCI Outlet

The GFCI outlet for the pool equipment and for the pool light did not trip when tested. This is a shock hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

## Safety Concern

### Deep End Drain Diverter

Beware this pool has only one deep end drain. One may get stuck to bottom of pool at the drain and drown when the pump is on. Recommend installing a different style of drain cover designed to prevent one from getting stuck to the drain and when resurfacing pool recommend installing an extra drain. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

### Automatic Safety Controls

No temperature pressure relief valve pipe found for the pool heater. Recommend all temperature pressure relief valve pipes be within 12 inches of the ground and pointed straight down. Recommend a qualified contractor evaluate and make all necessary repairs

### Time Clock

The pool motor time clock is missing a wire cover. This is a shock hazard. Recommend installing wire cover for the time clock to avoid shocks. See picture

### Safety Barrier

Window screen(s) missing on one or more windows from the house to the pool area. This may allow children direct access to the pool area. Recommend all windows that lead directly to the pool area have screens installed.

### Bar

### Outlets

Recommend installing GFCI outlets for all outlets within 6 feet of a source of water. In 1993 building standards started requiring GFCI protection for all receptacles within 6 feet of a bar sink.

## Service/Repair

### EXTERIOR

### Wall Covering \ Cladding

Some stucco cracks on both sides of the home. Recommend repair. Cracks in stucco are mostly cosmetic and rather common in the phoenix area but they should be monitored and patched when convenient or immediately when any sign of a leak develops. Recommend patching all stucco cracks and holes 1/16 of an inch or larger as soon as they are found.

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

Glass pane missing in the garage light fixture on the front of the garage. Recommend installing missing pane.

### Exterior Doors

Exterior entrance door tested and found to be in proper working order.  
The front door jamb has wood rot.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Patio Doors

Exterior patio and or back door(s) tested and the dead bolt lock is missing a latch.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation on the east side. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation. When water is allowed to accumulate or flow towards the house foundation due to improperly slopped soil foundation problems may develop.  
Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or swales to ensure drainage away from the foundation.

## Service/Repair

### 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

Broken sprinkler head or pipe in the back. Recommend repair.

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

There is a home in the fence block wall in the back and some loose or displaced upper bricks. Recommend a qualified contractor evaluate and make all necessary repairs.

## ROOF

### ROOF

Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak. See sample picture

### Roof Covering

W style concrete roof tiles installed.

Missing roof tiles on the front of the house and garage see row one. Loose and out of place roof tiles on the east side of the home.

Recommend a qualified contractor evaluate and make all necessary repairs.

Cement caps on the roof are cracked.

Recommend a qualified contractor evaluate and make all necessary repairs.

## GARAGE/CARPORT

### Garage Man Door Exterior

The garage door to the side yard is screwed shut and there is wood rot in the door jamb.

Recommend a qualified contractor evaluate and make all necessary repairs.

## W. HEATER

### Overflow Pan

No pan installed under the garage water heaters.

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

## LAUNDRY

### Walls & Ceiling

Water damage to the laundry wall below the valve box.

Recommend a qualified contractor evaluate and make all necessary repairs.

### Washer Faucets

The hot water valve for the washing machine is stuck.

Recommend a qualified contractor evaluate and make all necessary repairs.

## ATTIC

### Attic Vent Pipes

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside. See picture

## Service/Repair

### COOLING

#### Cooling System Electrical

Oversized breaker or fuse used on the Rheem 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 35 and the breaker/fuse used is 40. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

### KITCHEN

#### Kitchen Floors

Water damage to the kitchen flooring.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Water Supply

The cold water supply valve under the kitchen sink is stuck or not operating properly. Recommend replacing all stuck water supply valves.

### PLUMBING

#### Fuel Supply Tank Type

The west side propane tanks are not strapped. Recommend properly strapping both gas tanks to help keep them from falling over.

### MBATH

#### Switches and Fixtures

The master bath ceiling fixture cover on the shower ceiling is warped and does not seal properly.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### BATH2

#### Drain, Trap, Waste and Vent Piping

The drain stop has been disconnected or is missing for the sink in this bathroom. Recommend installing drain screen or other device to help keep stuff out of the drain.

#### Floor Covering

There is a gap in the wood flooring along the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Ventilation

Seal in the hall bathroom window is bad. Recommend replacing window. When one window seal goes bad others may also be bad but sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all windows and make all necessary repairs.

#### Tub/Shower Faucets

The diverter valve in shower is defective. Water does not shut off to tub when the shower is running. Recommend replacing shower diverter valve.

### BATH3

#### Sink Faucet

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.  
Corrosion on the hot water supply valve under this sink. Corrosion is a sign of past leaking.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Receptacles

The outlet in this bathroom is loose in the wall. Recommend properly installing all outlets.

#### Walls and Ceiling

Some minor water damage to the drywall between the toilet and the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### Toilet Bowl and Tank

The toilet water supply valve leaks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Tub/Shower Faucet

The shower valves are loose in the wall.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Tub/Shower Enclosure

There is a crack in the manufactured stone on the back wall of this shower enclosure.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## BATH4

### Sink Faucet

The hall bath sink angle stop or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

## BED2

### Closet

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

## BED3

### Floor

Wet spot on the carpet near the entrance door.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## OFFICE/DEN

### Door

The door to the balcony from the office has a dead bolt lock that does not latch.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Floor

Damage to the wood flooring in the office looks like termite damage.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## POOL

### 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.

### Water Pressure/ Gauges

The water pressure gauge on the top of the swimming pool filter reads 35 PSI when the pump is running.  
This water pressure is too high.  
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

### Valves

A pool valve with a red handle has a broken handle.  
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

### Heater

Debris inside the pool heater burner area. Recommend removing all debris inside this cover.

### Auto Sweep\Self Cleaning

No pool self cleaning device found. Recommend installing a pool self cleaning device.



## Service/Repair

### Aerator

The pool aerator did not work properly when tested. Recommend a qualified pool contractor evaluate and make all necessary repairs.

## SPA

### Surface

Chip is the spa surface plaster.

Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

## Bar

### Floor covering

Wood flooring in the upstairs kitchen area is bowed and has gaps between the planks.

Recommend a qualified contractor evaluate and make all necessary repairs.

## Recommend Further Investigation

## EXTERIOR

### Other

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment?

## 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.

## GARAGE/CARPORT

### GARAGE

Stuff in the garage blocks view of the interior of the garage. Recommend inspecting garage area after the stuff is removed.

## ATTIC

### Attic Access

No attic access found to the upstairs attic space. Only the garage attic was inspected.

### Attic Ventilation

No attic ventilation found. Lack of proper attic ventilation can cause excessive heat in the attic which can damage the roof felt paper and roof shingles if installed.

Recommend a qualified contractor evaluate and make all necessary repairs.

## INTERIOR

### Visible Flues and Dampers

Gas fireplace so the damper should not close completely. When converted to gas this damper should have been made so it would not close.

If natural gas leaks it needs to escape out the chimney and not go into the home.

Propane used in both fireplace so this may not apply.

Recommend further investigation.

## BED4

### Windows

No access to the windows in this so they were not inspected. Recommend inspecting after access is provided.



# Inspection Report Details

Record 7556 - Manley, Deborah 8707 E. San Felipe Drivw, Scottsdale, AZ 85258

## 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 - Occupied

Occupied homes cannot be inspected as well as vacant homes due to personal belongings unintentionally covering up or hiding existing problems. I recommend a through inspection after all personal belongings are removed.

**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**

### EXTERIOR - General Comment

There is a pool shower on the east side of the home in the back corner. Tested both hot and cold water it drains onto the ground.

**Satisfactory**

### Type of Wall Structure - Framed 2 Story

**Satisfactory**

### Wall Structure - Appears Level

**Satisfactory**

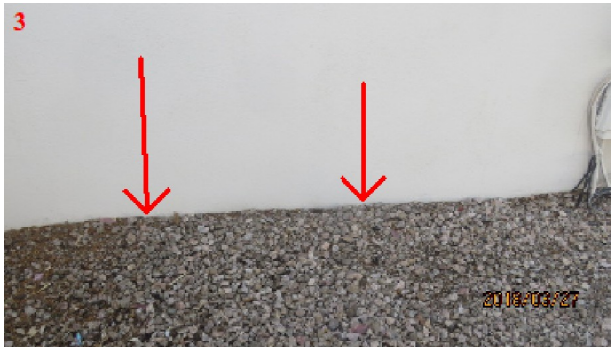
### Type of Columns - Wood, Stucco covered Wood

## EXTERIOR

### **Service/Repair** Wall Covering \ Cladding - Stucco\Synthetic Stucco, Stucco To Soil

Some stucco cracks on both sides of the home. Recommend repair. Cracks in stucco are mostly cosmetic and rather common in the phoenix area but they should be monitored and patched when convenient or immediately when any sign of a leak develops. Recommend patching all stucco cracks and holes 1/16 of an inch or larger as soon as they are found.

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.



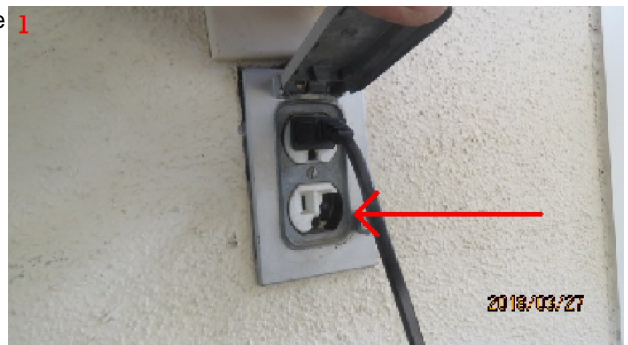
### **Service/Repair** Exterior Electrical Fixtures - Inspected

Glass pane missing in the garage light fixture on the front of the garage. Recommend installing missing pane.



### **Safety Concern** Outside Outlets - Tested

The polarity and the grounding of all accessible exterior outlets were tested. Balcony outlet is damaged and not GFCI protected. Recommend replacing all damaged outlets and recommend GFCI outlet protection and exterior cover plates for all exterior outlet.



### **Satisfactory** Soffit\Eaves\Fascia - Stucco

## EXTERIOR

**Satisfactory** Flashings and Trim - Stucco

**Satisfactory** Exposed Foundation - Poured Concrete

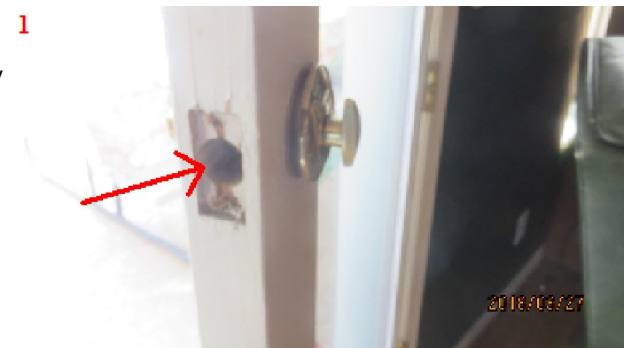
**Service/Repair** Exterior Doors - Tested

Exterior entrance door tested and found to be in proper working order.  
The front door jamb has wood rot.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Service/Repair** Patio Doors - Tested

Exterior patio and or back door(s) tested and the dead bolt lock is missing a latch.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Service/Repair** Grading\Surface Drainage - Inadequate

Soil or the concrete is not properly sloped away from the house foundation on the east side. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.  
When water is allowed to accumulate or flow towards the house foundation due to improperly slopped soil foundation problems may develop.  
Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or swales to ensure drainage away from the foundation.

## EXTERIOR

### **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.



### **Service/Repair** Sprinkler System - Vacuum Breaker

Broken sprinkler head or pipe in the back. Recommend repair. 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.





## EXTERIOR

### **Service/Repair** Yard Fences - Masonry

There is a hole in the fence block wall in the back and some loose or displaced upper bricks.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Window Character Material - Aluminum

**Satisfactory** Window Character Type - Slider and Fixed, Single Hung

**Satisfactory** Glass - Dual Pane

**Satisfactory** Door Bell - Tested OK

**Satisfactory** Basement - No Basement

**Satisfactory** Raised Foundation - None

## EXTERIOR

### Recommend Further Investigation

#### Other - Past Treatment

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment?



## GROUND

### Satisfactory

#### Driveway - Concrete

### Safety Concern

#### Walkways - Concrete, Trip Hazard

Trip hazard due to uneven areas in the sidewalk. Recommend finding out what has caused this problem and solving it to avoid the problem getting worse. Recommend a qualified contractor evaluate and make all necessary repairs. See sample picture



### Satisfactory

#### Outside Steps - Inspected

### Satisfactory

#### Hand Rail - Inspected

### Satisfactory

#### Balconies - Guard Rails 36 inches or Higher

## GROUND S

Satisfactory	Patio - Concrete
Satisfactory	Porches - Concrete
Satisfactory	Wood Decks - None
Satisfactory	Retaining Wall - None or No Effect Home
Satisfactory	Stoops / Areaways - Inspected

## ROOF

Service/Repair	ROOF - Debris
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Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak. See sample picture



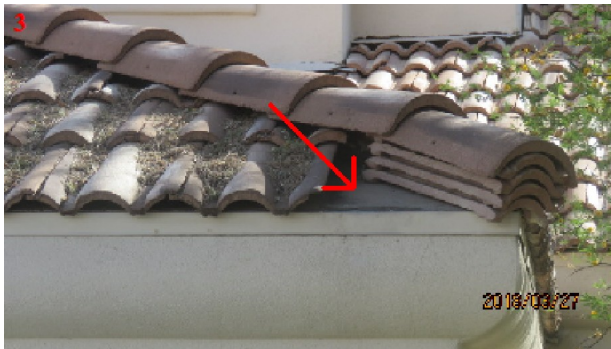
Satisfactory	How Inspected - From Ground
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## ROOF

### **Service/Repair**    **Roof Covering - W-Tile**

W style concrete roof tiles installed.  
Missing roof tiles on the front of the house and garage see row one.  
Loose and out of place roof tiles on the east side of the home.  
Recommend a qualified contractor evaluate and make all necessary repairs.  
Cement caps on the roof are cracked.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory**    **Roof Style - Hip**

**Satisfactory**    **Flashing - Lead**

**Satisfactory**    **Valleys - Galvanized**

**Satisfactory**    **Plumbing Vents - Inspected**

**Satisfactory**    **Gutter/Drainage System - Gutters**

**Satisfactory**    **Garage / Carport Roof - Same as House**

**Satisfactory**    **Porch Roof - Same as House**

**Satisfactory**    **Back Patio Roof - Same as House**

**Satisfactory**    **Skylight - None**

## ROOF

### 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.

### Satisfactory

#### Number of Layers - 1

This roof appears to have only one layer of roofing material on it. Roofs can have up to three layers but one layer is best.

## GARAGE/CARPORT

### Recommend Further Investigation

#### GARAGE - Garage Stuff

Stuff in the garage blocks view of the interior of the garage. Recommend inspecting garage area after the stuff is removed.



### Satisfactory

#### Garage Type - 2 Car Attached

### Satisfactory

#### Garage Exterior Walls - Inspected

### Satisfactory

#### Garage Floor - Concrete

### Safety Concern

#### Garage Door To House - Def Auto Closure

Automatic closure on the door to the garage does not close the door all the way and needs to be adjusted. This door acts as a fire stop and helps keep carbon monoxide out of the house.

### Safety Concern

#### GFCI Outlets - Some Non GFCI

Non dedicated outlets found in the garage that are not GFCI protected. 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.

### Satisfactory

#### Light Fixture - Tested

## **GARAGE/CARPORT**

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**Safety Concern**      **Garage Overhead Door Spring - Improper Adjustment**

The garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem.

Recommend a qualified contractor evaluate and make all necessary repair

**Satisfactory**      **Auto Garage Door Lift Controls - Auto Stop\ Reverse**

The automatic garage door operator stopped and automatically reversed when tested.

**Satisfactory**      **Garage Electronic Eye - 4 to 6 Inches Above Floor**

**Satisfactory**      **Garage Roof Framing Style - Hip**

**Satisfactory**      **Garage to House Wall & Ceiling - Drywall Covered**

If walls and or ceiling between the garage and house are drywall covered it is assumed that this drywall is fire rated. This drywall fire barrier was visually inspected for defects.

**Satisfactory**      **Garage Fascia\Soffit - Wood**

**Satisfactory**      **Garage Gutters - None**

**Satisfactory**      **Garage Interior Walls - Drywall\Plaster**

**Satisfactory**      **Garage Interior Ceiling - Drywall\Plaster**

**Satisfactory**      **Garage Doors - Overhead**

## GARAGE/CARPORT

### **Service/Repair** Garage Man Door Exterior - Other

The garage door to the side yard is screwed shut and there is wood rot in the door jamb.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Garage Windows - None

**Satisfactory** Sink - None

**Satisfactory** Garage Roof Framing Type - Truss

**Satisfactory** Ceiling Insulation - None

**Satisfactory** Insulation & Vapor Retarder - \*\*None Located

## W. HEATER

**Satisfactory** **WATER HEATER - Tested**

Two water heaters in this home one in the upstairs closet and the other in the garage.



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

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

4500 Watts for both water heaters.

**Satisfactory** **Water Heater 1 Size in Gallons - 40, 50**

**Satisfactory** **Water Heater 1 Location - Closet in Garage, Hall Closet**

**Satisfactory** **Water Heater Fuel - Electric**

**Satisfactory** **Temp. Pres Relief Valve and Pipe - Present**

The water heater temperature pressure relief valve was not operated unless other wise noted in this section of the report.

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

**Satisfactory** **Water Heater Nipples - Inspected**

**Satisfactory** **Water shutoff Valve - Present**

**Satisfactory** **Water Heater Exterior Jacket - Inspected**

**Service/Repair** **Overflow Pan - None**

No pan installed under the garage water heaters.  
Recommend installing an overflow pan under all water heaters and installing a drain line from this pan if possible to the exterior.

## W. HEATER

Satisfactory

Ground Wire - Inspected

## LAUNDRY

Satisfactory

Door - Tested

Service/Repair

Walls & Ceiling - Inspected

Water damage to the laundry wall below the valve box.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Ventilation - Window

Safety Concern

Dryer Vented - Wall

Lots of lent in the dryer vent on the side of the home. Lent blocks airflow an can cause fires. Recommend cleaning the dryer vent.



Service/Repair

Washer Faucets - Gate Type

The hot water valve for the washing machine is stuck.  
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory

Washer Drains - Trapped Line

Satisfactory

Laundry Energy Source - 220 Electric

Satisfactory

Appliances - Not Tested

The washer and dryer were not tested but no visual defects were found.



---

## LAUNDRY

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**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 - Hookups Only

Hookups for the laundry sink have been provided but no sink has been installed.

---

## ATTIC

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**Satisfactory** ATTIC - Sample picture

Sample attic picture.



**Recommend Further Investigation** Attic Access - Other

No attic access found to the upstairs attic space. Only the garage attic was inspected.

**Satisfactory** Method of Inspection - Viewed From Access Hole

The attic area was viewed from the attic access hole.

**Satisfactory** Attic Floor Insulation - None

**Satisfactory** Vapor retarder - None Found

Vapor barriers in insulation for residential construction are not considered necessary in the Metropolitan Phoenix area.

**Satisfactory** Attic Structural Framing Type - Trusses

**Satisfactory** Structural House Ceiling - Inspected

Inspected around the area of attic access only.



## ATTIC

### **Satisfactory** Roof Sheathing - Inspected

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

### **Recommend Further Investigation** Attic Ventilation - None Found

No attic ventilation found. Lack of proper attic ventilation can cause excessive heat in the attic which can damage the roof felt paper and roof shingles if installed.

Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Attic Vent Pipes - Terminates in Attic

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside. See picture



### **Satisfactory** Attic Entry Access - Hatch

### **Satisfactory** Attic Access Location - Garage

### **Satisfactory** Attic Wiring - Exposed on Top of Joists

### **Satisfactory** Attic Leaks - No attic leaks found

## CHIMNEY

### **Satisfactory** CHIMNEY - Not Tested

The gas fireplaces were not tested.

### **Satisfactory** Chimney Fuel Type - Propane

Propane is heavier than air so when it leaks it can pool in lower areas. Propane needs 2.3 times as much combustion air as natural gas.

### **Satisfactory** Fireplace1 - Metal Box

### **Satisfactory** Fireplace Locations - Living Room, Other

Propane gas fire place installed in the living room and the upstairs family room.

# CHIMNEY

**Satisfactory** Chimney 1 Type - Wood Wrapped With Stucco

**Satisfactory** Flue Lining - Metal

**Satisfactory** Spark Arrestor - Installled



**Satisfactory** Chimney Top - Metal

**Satisfactory** Fire Proofing - Fireplace Screen/Door

# COOLING

Satisfactory

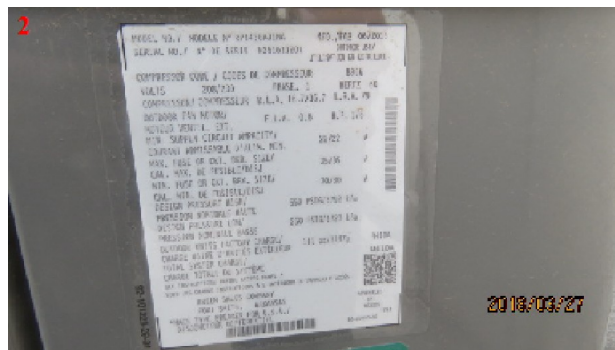
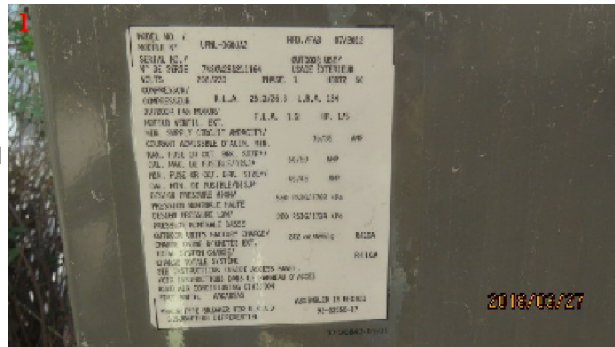
## COOLING SYSTEM - Tested

Central cooling system(s) tested using normal operating controls. Dust and other contaminants usually find there 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.



Satisfactory

## Refrigerant Type - R-410A

Satisfactory

## Estimated AC Size - 3-Ton, 5-Ton

Serial Number: 36

Compressor RLA: 16.7

Estimated Size: 3 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: 60

Compressor RLA: 26.3

Estimated Size: 5 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) - Rheem, Ruud

Cooling coil made by Rheem.

Cooling coil made by Ruud which is made by Rheem.

Satisfactory

## Energy Source - Electric

Service/Repair

## Cooling System Electrical - Oversized Breaker/fuse

Oversized breaker or fuse used on the Rheem 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 35 and the breaker/fuse used is 40.

Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

## COOLING

---

**Satisfactory** Quick Disconnect - Installed

**Satisfactory** Registers - Adjustable

**Satisfactory** Air Filters and Dampers - Clean

**Satisfactory** Duct Type - Flexible

**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.

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

Air handler located in a closet in the garage and one in the upstairs family room closet.

**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 on upstairs has a 20 degree split.

Unit two first floor has a 25 degree split.

**Satisfactory** Evaporative Cooler - None

---

## FURNACE

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**Satisfactory** FURNACE - Tested

Central heating system(s) tested using normal operating controls. Visually observed automatic safety controls were inspected and found to be in proper working order.

**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.

**Satisfactory** Thermostat - Single and Multi

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## FURNACE

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**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 - Insul. Flex Duct**

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

**Satisfactory** **Automatic Safety Controls - Inspected**

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## KITCHEN

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**Satisfactory** **KITCHEN - Refrigerator Tested**

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

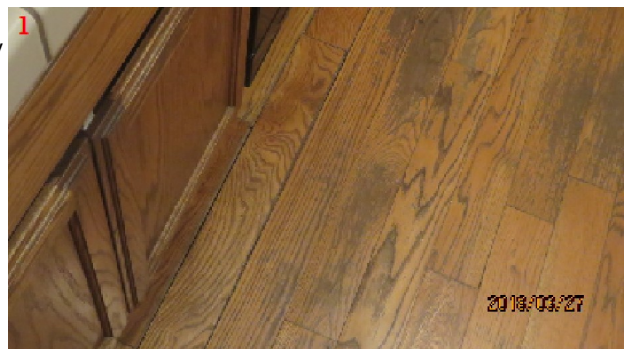
**Satisfactory** **Microwave - Tested**

**Satisfactory** **Exhaust Fan Hood - Hood Exhaust**

**Satisfactory** **Kitchen Ceiling and Walls - Inspected**

**Service/Repair** **Kitchen Floors - Wood/Imitation Wood**

Water damage to the kitchen flooring.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** **Heating and Cooling Source - Central**

**Satisfactory** **Kitchen Cabinets - Inspected**

**Satisfactory** **Counter top - Tile**

## KITCHEN

**Satisfactory** Kitchen Sink - Inspected

**Satisfactory** Kitchen Sink Faucet - Tested

**Service/Repair** Water Supply - Inspected

The cold water supply valve under the kitchen sink is stuck or not operating properly. Recommend replacing all stuck water supply valves.

**Satisfactory** Kitchen Drain and Trap - Tested

**Satisfactory** Kitchen Switches Fixtures - Inspected

**Satisfactory** Kitchen Wall Receptacles - GFCI Protected

Kitchen counter receptacles within 6 feet of a water source are GFCI protected. Starting in 1996 some building departments started requiring all receptacles serving kitchen counter tops to have GFCI protection.

**Satisfactory** Garbage Disposal - Tested

**Safety Concern** Dishwasher - Drain Hose

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent disposal water from flowing into the dishwasher. See picture



**Satisfactory** Kitchen Windows - Tested

**Safety Concern** Range Oven - Free Standing, Electric

The kitchen stove anti-tip device is defective or missing. Free standing stoves need an anti tip device installed to keep the stove from tipping when the oven door is opened. Oven tipping can cause hot cooking food to spill on someone and the oven may crush small children. See the warning label inside on the oven door. Recommend properly installing anti tip device for the free standing stove.

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

**Satisfactory** Surface Cook top - Electric

## KITCHEN

---

**Satisfactory**      **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.

**Satisfactory**      **Trash Compactor - None**

## INTERIOR

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**Satisfactory**      **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. No defects in the slab were found at the time of the home inspection.

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**

**Satisfactory**      **Rooms With Heat Source - All Habitable Rooms**

**Satisfactory**      **Rooms With Cooling Source - All Habitable Rooms**

**Safety Concern**      **Smoke Detectors - One or More Tested**

The upstairs smoke alarm did not work when tested.

Recommend keeping all smoke alarms in proper working order.

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.



## INTERIOR

### **Safety Concern** Windows - Damaged Seal

Multiple window screens missing on windows that lead to the pool area. Recommend installing screens on all windows that lead to the pool area to protect small children from the pool.

Multiple window screen missing on the second story. This may allow small children to fall out the window. Recommend screen be properly installed on all windows above the first floor.

Upstairs window has lost its seal.

When a window seal between the window panes is found to leak all the windows should be suspect of having a seal problem. Since all windows are normally purchased at the same time from the same batch when one goes the others may be soon to follow. Sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all sealed windows and make all necessary repairs.

Most window manufacturers warranty sealed windows for a minimum of 10 years and some for life.



### **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** Signs of Water Penetration - None observed

No water penetration found inside house.

### **Satisfactory** Insulation Walls - None Visible

### **Satisfactory** Interior Rooms - Living Room, Family Room, Dining Room

### **Satisfactory** Skylight - None

## INTERIOR

### Recommend Further Investigation

#### Visible Flues and Dampers - Observed, Operated

Gas fireplace so the damper should not close completely. When converted to gas this damper should have been made so it would not close.  
If natural gas leaks it needs to escape out the chimney and not go into the home.  
Propane used in both fireplace so this may not apply.  
Recommend further investigation.



### Satisfactory

#### Stairways and Steps - Inspected

### Satisfactory

#### Balconies and Railings - Spacing 4" or Less

### Satisfactory

#### Firewall separation Walls & Ceiling - Inspected

## 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 Garage

The main electric panel is located on the side of the garage.

### 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.



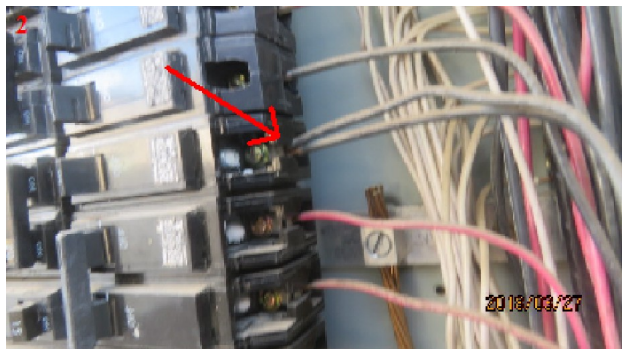
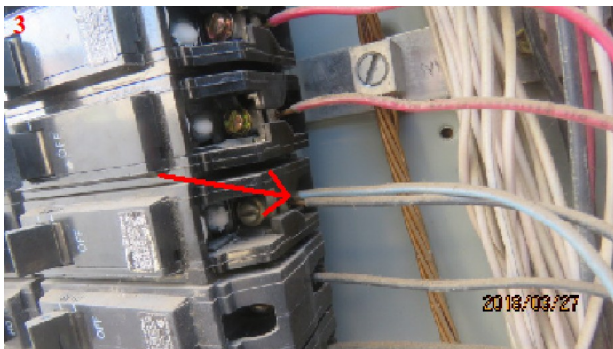
## ELECTRIC

### Safety Concern

#### Breakers & Wire Sizes - 15 and 20 amp, 25 amp, 30 amp, 50 amp, Breakers Not Labeled, 2 Tap

The electric panel breakers are not properly labeled in the main electric panel. Recommend properly labeling all breakers in the electric panel.

One breaker is double tapped this may create a loose connection and loose connections can cause electrical fires. Recommend only one wire per breaker. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture



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

Satisfactory

Bonding - Plumbing System

## ELECTRIC

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**Satisfactory**    **Aluminum Branch Circuits - None**

No solid strand aluminum wiring to branch circuits found.

**Satisfactory**    **Type of House Wire - Romex**

Non-metallic shielded wire.

**Satisfactory**    **Interior House Wiring - Copper**

**Satisfactory**    **Electrical Outlets - 3 Slotted**

**Satisfactory**    **\*Sub Panel Locations - No Sub Panels**

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## PLUMBING

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**Satisfactory**    **Main Water Shut Off - Side of Garage**

The main water shut off valve is located on the side of the garage.

**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 - 1.25 inches**

**Satisfactory**    **Water Pressure - 40 to 80 PSI**

Water pressure recorded today was 56 psi.  
Recommended water pressure between 40 to 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**    **Main Gas Valve Shut Off - Back Yard**

The gas meter and main gas shut off valve are located in the back yard. The gas valve was not operated but no visual problems were found.  
Recommend all homes with gas appliances have one or more working carbon monoxide detectors.

## PLUMBING

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**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

**Satisfactory** Ejector Pump Location - None Found

No sump pump or sewage ejector pump found. These devices are sometimes installed in basements.

**Service/Repair** Fuel Supply Tank Type - Strap Missing

The west side propane tanks 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

**Satisfactory** 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.

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## MBATH

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**Satisfactory** Master Bath or Bath 1 - General Comment

This bathroom is located upstairs in the master bedroom.

**Satisfactory** Door - Door Lock and Hardware

**Satisfactory** Sink - Single

## MBATH

**Satisfactory** Sink Cabinet - Inspected

**Satisfactory** Sink Faucet - Tested

**Satisfactory** Drain, Trap, Waste and Vent Piping - Tested

**Service/Repair** Switches and Fixtures - Wall, Ceiling

The master bath ceiling fixture cover on the shower ceiling is warped and does not seal properly. Recommend a qualified contractor evaluate and make all necessary repairs.



**Safety Concern** Receptacles - Grounded

No GFCI protected outlets found in bathroom. GFCI protected outlets were first required in bathrooms in 1975. To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

**Satisfactory** Walls and Ceiling - Inspected

**Satisfactory** Floor Covering - Wood / Imitation wood

**Satisfactory** Ventilation - Electric Fan

**Satisfactory** Heating and Cooling - Central Heating & Cooling

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

**Satisfactory** Tub/Shower Faucet - Adequate Flow

**Satisfactory** Tub/Shower Drain - Tested



## MBATH

**Satisfactory** Tub/Shower Enclosure - Manufactured Stone

**Satisfactory** Jacuzzi Bath or Tub - Tub Faucet & 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.

## MBED

**Satisfactory** MASTER BEDROOM - Located

The room is located upstairs.

**Satisfactory** Closet - Door(s), Light, Pole

**Satisfactory** Door - Hardware Checked

**Satisfactory** Light Fixture - Installed, Ceiling Fan Tested

**Satisfactory** Outlets - 3 Prong Grounded

**Satisfactory** Walls and Ceiling - Inspected

**Satisfactory** Floor - Wood/Imitation Wood

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

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

Screen missing on master bedroom window(s). Recommend installing screen to help avoid having small children fall out of 2nd story window.





## BATH2

**Satisfactory** **BATH2 - Upstairs Hall**

This bathroom is located upstairs in the hall.

**Satisfactory** **Door - Door Lock and Hardware**

**Satisfactory** **Sink - Single**

**Satisfactory** **Sink Cabinet - Inspected**

**Satisfactory** **Sink Faucets - Tested**

**Service/Repair** **Drain, Trap, Waste and Vent Piping - Tested, No Drain Stopper**

The drain stop has been disconnected or is missing for the sink in this bathroom. Recommend installing drain screen or other device to help keep stuff out of the drain.

**Satisfactory** **Switches and Fixtures - Wall**

**Safety Concern** **Receptacles - Grounded**

To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

**Satisfactory** **Walls and Ceiling - Inspected**

**Service/Repair** **Floor Covering - Wood/Imitation Wood**

There is a gap in the wood flooring along the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## BATH2

### **Service/Repair** Ventilation - Electric Fan, Window

Seal in the hall bathroom window is bad. Recommend replacing window. When one window seal goes bad others may also be bad but sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all windows and make all necessary repairs.



### **Satisfactory** Heating and Cooling - Central Heating & Cooling

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

### **Service/Repair** Tub/Shower Faucets - Adequate Flow, Diverter Valve Leaks

The diverter valve in shower is defective. Water does not shut off to tub when the shower is running. Recommend replacing shower diverter valve.



### **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 - Manufactured Stone

## BATH3

### **Satisfactory** Bath3 - 1st Floor

This bathroom is located on the first floor in the hall.

### **Satisfactory** Doors - Door Lock and Hardware

### **Satisfactory** Sink - Single

## BATH3

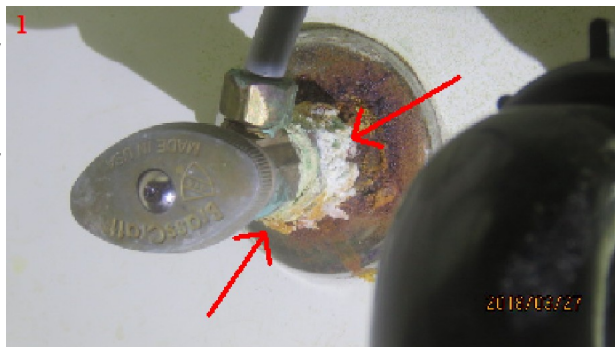
Satisfactory

**Sink Cabinet - Inspected**

Service/Repair

**Sink Faucet - Tested, Angle Stops**

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.  
Corrosion on the hot water supply valve under this sink. Corrosion is a sign of past leaking.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

**Drain, Trap, Waste and Vent Piping - Tested**

Satisfactory

**Switches and Fixtures - Wall, Ceiling**

Service/Repair

**Receptacles - GFCI**

The outlet in this bathroom is loose in the wall. Recommend properly installing all outlets.

Service/Repair

**Walls and Ceiling - Drywall/Plaster**

Some minor water damage to the drywall between the toilet and the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

**Floor Covering - Tile**

Satisfactory

**Ventilation - Electric Fan, Window**

Satisfactory

**Heating and Cooling - Central Heating & Cooling**

Service/Repair

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

The toilet water supply valve leaks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## BATH3

### **Service/Repair** Tub/Shower Faucet - Adequate Flow

The shower valves are loose in the wall.

Recommend a qualified contractor evaluate and make all necessary repairs.

### **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.

### **Service/Repair** Tub/Shower Enclosure - Manufactured Stone

There is a crack in the manufactured stone on the back wall of this shower enclosure.

Recommend a qualified contractor evaluate and make all necessary repairs.



## BATH4

### **Satisfactory** Bath4 - First floor

This bathroom is located in the master bathroom on the first floor.

### **Satisfactory** Doors - Door Lock and Hardware

### **Satisfactory** Sink - Single

### **Service/Repair** Sink Faucet - Tested, Angle Stops

The hall bath sink angle stop or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

### **Satisfactory** Drain, Trap, Waste and Vent Piping - Tested

### **Satisfactory** Switches and Fixtures - Inspected, Wall, Ceiling

### **Satisfactory** Receptacles - GFCI

### **Satisfactory** Walls and Ceiling - Inspected

### **Satisfactory** Floor Covering - Tile

## BATH4

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- |                     |  |
|---------------------|--|
| <b>Satisfactory</b> | <b>Ventilation - Electric Fan, Window</b>                  |
| <b>Satisfactory</b> | <b>Heating and Cooling - Central Heating &amp; Cooling</b> |
| <b>Satisfactory</b> | <b>Toilet Bowl and Tank - Flushes, Drains, Refills</b>     |
| <b>Satisfactory</b> | <b>Tub/Shower Faucet - Adequate Flow</b>                   |
| <b>Satisfactory</b> | <b>Tub/Shower Drain - Tested</b>                           |
| <b>Satisfactory</b> | <b>Tub/Shower Enclosure - Manufactured Stone</b>           |

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## BED2

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- |   |   |
|---|---|
| <b>Satisfactory</b>                                       | <b>BEDROOM 2 - Room Location</b>                                    |
| This room is located upstairs next to the master bedroom. |   |
| <b>Satisfactory</b>                                       | <b>Door - Hardware Checked</b>                                      |
| <b>Satisfactory</b>                                       | <b>Light Fixtures - Installed, Ceiling Fan tested</b>               |
| <b>Satisfactory</b>                                       | <b>Outlets - 3 Prong Grounded</b>                                   |
| <b>Satisfactory</b>                                       | <b>Walls &amp; Ceiling - Inspected</b>                              |
| <b>Satisfactory</b>                                       | <b>Floor - Wood/Imitation Wood</b>                                  |
| <b>Satisfactory</b>                                       | <b>Heating &amp; Cooling Source - Central Heating &amp; Cooling</b> |

## BED2

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### **Safety Concern** Windows - Screen Missing Upstairs

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



### **Service/Repair** Closet - Door(s) & Pole, Missing Door Bracket

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

## BED3

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### **Satisfactory** BEDROOM 3 - Room Location

This room is the master bedroom on the first floor.

### **Satisfactory** Door - Hardware Tested

### **Satisfactory** Light Fixture - Installed, Ceiling Fan Tested

### **Satisfactory** Outlets - 3 Prong Grounded

### **Satisfactory** Walls & Ceiling - Inspected

### **Service/Repair** Floor - Carpet

Wet spot on the carpet near the entrance door.  
Recommend a qualified contractor evaluate and make all necessary repairs.

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

### **Satisfactory** Windows - Approx. 44" or Less to Sill

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



## BED4

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**Satisfactory** **BEDROOM 4 - Across hall bath**

This bedroom is located across from the hall bathroom. Two bedrooms were combined to make one big bedroom.

**Satisfactory** **Door - Hardware Tested**

There are two entrance door to this bedroom.

**Satisfactory** **Light Fixture - Installed, Ceiling Fan Tested**

**Satisfactory** **Outlets - 3 Prong Grounded**

**Satisfactory** **Walls & Ceiling - Inspected**

**Satisfactory** **Floor - Carpet**

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

**Recommend Further Investigation** **Windows - Approx. 44" or Less to Sill**

No access to the windows in this so they were not inspected. Recommend inspecting after access is provided.

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

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## OFFICE/DEN

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**Satisfactory** **OFFICE/DEN - General**

The office is upstairs in the back.

**Service/Repair** **Door - Checked hardware**

The door to the balcony from the office has a dead bolt lock that does not latch.  
Recommend a qualified contractor evaluate and make all necessary repairs.

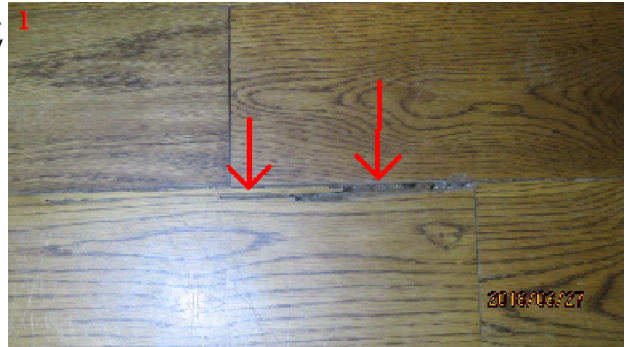
**Satisfactory** **Walls & Ceiling - Inspected**

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

## OFFICE/DEN

### **Service/Repair** Floor - Wood/Imitation Wood

Damage to the wood flooring in the office looks like termite damage. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Heating & Cooling - Central

### **Satisfactory** Window - Tested

### **Satisfactory** Outlets - 3 prong grounded

## POOL

### **Satisfactory** Type of Pool /Spa - In ground



### **Satisfactory** Water - Clear

### **Satisfactory** Pool Surface - Plaster

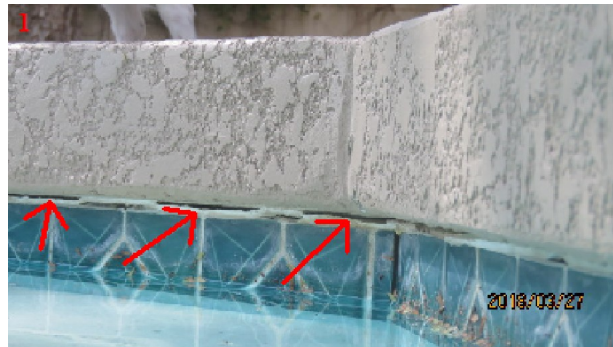
### **Satisfactory** Steps - Inspected

### **Satisfactory** Algae - None Found

## POOL

### **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.



**Satisfactory** Skimmer Basket - Checked

**Satisfactory** Tiles - Checked

**Satisfactory** Pool Light - Tested

### **Safety Concern** GFCI Outlet - No Trip

The GFCI outlet for the pool equipment and for the pool light did not trip when tested. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

**Satisfactory** Decking - General

**Satisfactory** Auto Fill Device - Installed

### **Safety Concern** Deep End Drain Diverter - Only One Drain

Beware this pool has only one deep end drain. One may get stuck to bottom of pool at the drain and drown when the pump is on. Recommend installing a different style of drain cover designed to prevent one from getting stuck to the drain and when resurfacing pool recommend installing an extra drain. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

**Satisfactory** Pump - Tested

**Satisfactory** Filter - Tested

**Satisfactory** Filter Type - Diatomaceous Earth

### **Service/Repair** Water Pressure/ Gauges - Water Perssure

The water pressure gauge on the top of the swimming pool filter reads 35 PSI when the pump is running. This water pressure is too high. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

## POOL

### **Safety Concern** Automatic Safety Controls - No TPRV

No temperature pressure relief valve pipe found for the pool heater. Recommend all temperature pressure relief valve pipes be within 12 inches of the ground and pointed straight down. Recommend a qualified contractor evaluate and make all necessary repairs



### **Satisfactory** Pipes - Covered

### **Service/Repair** Valves - Tested

A pool valve with a red handle has a broken handle. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



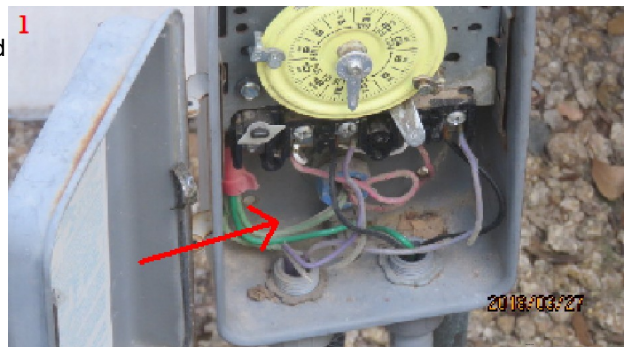
### **Service/Repair** Heater - Gas

Debris inside the pool heater burner area. Recommend removing all debris inside this cover.



### **Safety Concern** Time Clock - Wire Cover

The pool motor time clock is missing a wire cover. This is a shock hazard. Recommend installing wire cover for the time clock to avoid shocks. See picture



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## POOL

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**Service/Repair**    **Auto Sweep\Self Cleaning - None**

No pool self cleaning device found. Recommend installing a pool self cleaning device.

**Satisfactory**    **Bonding 5 Feet From Pool - Pump/motor**

**Satisfactory**    **Over 5 Feet Deep - Shelf**

**Safety Concern**    **Safety Barrier - Window Screen**

Window screen(s) missing on one or more windows from the house to the pool area. This may allow children direct access to the pool area. Recommend all windows that lead directly to the pool area have screens installed.

**Satisfactory**    **Grading Near Pool - Checked**

**Satisfactory**    **Automatic Chlorinator - None**

**Satisfactory**    **Back Flow Pipe - Inspected**

The back flow pipe was inspected for leaks while the pump is running. It is not back washed by the inspector.

**Service/Repair**    **Aerator - Not Working**

The pool aerator did not work properly when tested. Recommend a qualified pool contractor evaluate and make all necessary repairs.



**Satisfactory**    **Diving Board - None**

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## SPA

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**Satisfactory**    **Spa - In Ground**

**Satisfactory**    **Pump - Tested**

**Satisfactory**    **Heater - Gas**

## SPA

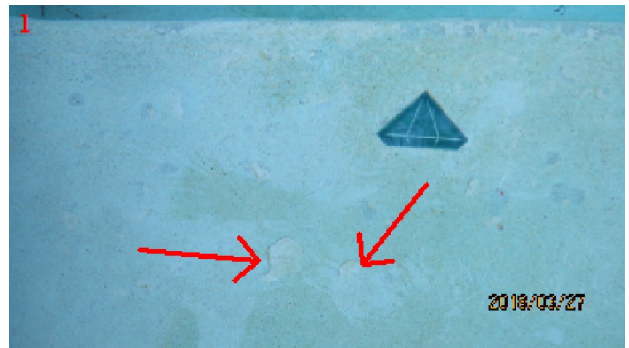
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**Satisfactory**   **Bonding - Pump**

**Satisfactory**   **Circulation - Flow From Spa to Pool**

**Service/Repair**   **Surface - Other**

Chip is the spa surface plaster.  
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



## Bar

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**Satisfactory**   **BAR - General**

This is the kitchen area upstairs.

**Satisfactory**   **Sink - Tested**

**Satisfactory**   **Faucet - Tested**

**Satisfactory**   **Counter Top - Tile**

**Safety Concern**   **Outlets - Non-GFCI**

Recommend installing GFCI outlets for all outlets within 6 feet of a source of water. In 1993 building standards started requiring GFCI protection for all receptacles within 6 feet of a bar sink.

**Satisfactory**   **Light Fixture - Ceiling**

**Satisfactory**   **Drain - Tested**



## Bar

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### **Service/Repair** Floor covering - Wood/imitation wood

Wood flooring in the upstairs kitchen area is bowed and has gaps between the planks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

