

INSPECTION REPORT
31546 W Grant St
Buckeye AZ 85326

INSPECTED BY
David Drown
Vannier Home
Inspections
73226

INSPECTION DATE
📅 11/9/2021
🕒 08:00 AM

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Vannier Home Inspections

Date: 11/9/2021	Time: 08:00 AM	Report ID: 4708
Property: 31546 W Grant St Buckeye AZ 85326	Customer: Andy & Pam Kasera	Real Estate Professional: Kasera "Mitt" Amitesh Realty USA Southwest

Age Of Home:

2003

Standards of Practice:

State of Arizona Standards of Professional
Practice

1. Important Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Items

1.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

(1) Items in the full report may have been inadvertently left off the summary report. Clients and agents should read the entire Inspection report to get a complete understanding about the condition of the home.

(2) **Scope:** This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the State of Arizona for Home Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector. In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** have to report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Home inspectors are **not** required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

Use of Reports: If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

1.1 ENVIRONMENTAL

Comments: Inspected

Mold may be present in visible or hidden areas of this structure. Molds have been present since the beginning of time. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a structure that may lead to human health problems. Determination of mold in or on any given product that may be present in this structure can only be made with a laboratory test of suspected material or by air sampling. Such tests will not indicate if any person may have an adverse reaction to any mold that may be present. Testing for mold is not within the scope of this inspection.

1.2 WALK THROUGH INFORMATION

Comments: Inspected

During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

1.3 PERMITS

Comments: Inspected

Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

1.4 PICTURES

Comments: Inspected

Any pictures included in this report are not meant to represent every defect that has been found. There may be

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action items that do not have a picture included. We suggest reading the summary report to find all of the defects that have been reported on. Pictures, if included, represent only the summary item associated with that picture.

2. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.

Styles & Materials

Roof Inspection Method:

Walked Roof

Primary Roof Covering:

Asphalt/Fiberglass Shingles

Flashing:

Metal

Valley Flashing Material:

Cut Shingles

Secondary Roof Covering:

Metal

Items

2.0 ROOF COVERINGS

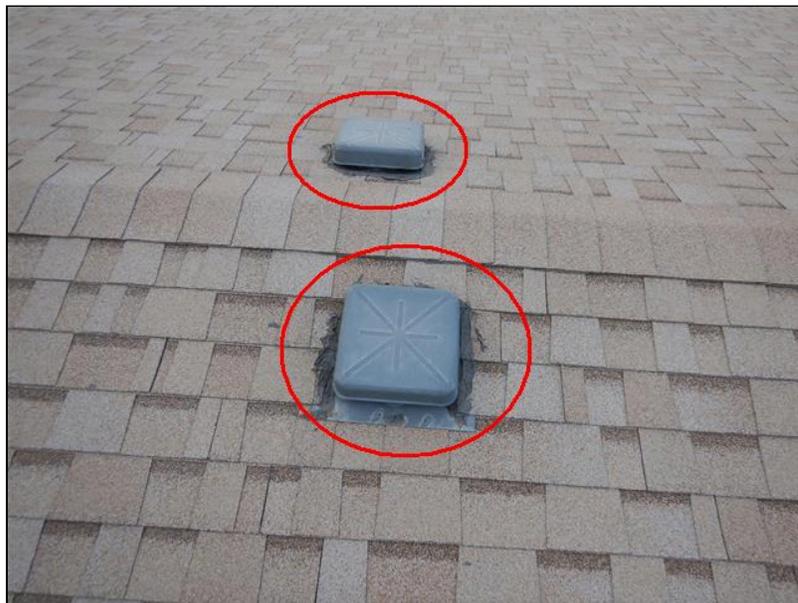
Comments: Inspected



Worn/missing mastic tar. The nail heads and flashing joints on the roof need to have mastic tar re-applied as it is worn/absent at multiple locations. This is a regular maintenance item. Recommend correction by a qualified contractor.









2.1 FLASHINGS and PENETRATIONS

Comments: Inspected

2.2 CHIMNEY

Comments: Inspected

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches including railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;

Styles & Materials

Cladding:

T-111 Plywood Siding

Items

3.0 WALL CLADDING and TRIM

Comments: Inspected



Wood siding in contact with ground. This can lead to water damage and offer a path for termites or other pests to enter the structure. Recommend correction by a qualified contractor.





3.1 DOORS (Exterior)

Comments: Inspected

3.2 WINDOWS (Exterior)

Comments: Inspected

3.3 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Comments: Inspected

3.4 EAVES, SOFFITS and FASCIAS

Comments: Inspected

3.5 DRIVEWAY(S), PATIO(S), and WALKWAY(S)

Comments: Inspected

3.6 GRADING, DRAINAGE, and RETAINING WALL(S)

Comments: Inspected

Faulty grade. It is important that all grading around the home is sloped to drain water away from the structure as water pooling against the structure or water running into the crawl space can cause damage. Recommend correction by a qualified contractor. Noted mainly at back and right walls of the home.







The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

4. Attic / Crawl Space

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Under Floor Insulation:

Fiberglass Batt With Vapor Barrier

Items

4.0 ATTIC MOISTURE and VENTILATION

Comments: Not Inspected

4.1 ATTIC INSULATION

Comments: Not Inspected

4.2 ATTIC INSPECTION LIMITATIONS

Comments: Not Inspected

The roof structure is inaccessible, and not available to view anywhere in the structure. Thus, the structural components of the roof, and the insulation if any, could not be identified.

4.3 CRAWL SPACE

Comments: Inspected



Some of the insulation under the home is hanging down. Vapor barrier is not secured and is not protecting insulation. Recommend correction.



The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

5. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Foundation Type and Material:

Post and Pier

Floor Structure:

Metal beams under manufactured home

Wall Structure:

Wood

Columns or Piers:

Steel Lally Columns

Ceiling Structure:

Not Visible

Roof Structure:

Not Visible

Unable to Determine

Items

5.0 FOUNDATION / CONCRETE SLAB

Comments: Inspected

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS

Comments: Inspected

5.3 ROOF STRUCTURE

Comments: Inspected

6. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Exterior Water Supply Pipes:

Copper
Where Visible
Galvanized (old)

Interior Water Supply:

Copper
Where Visible

Waste/Drain/Vent Pipe Material:

ABS
Where Visible

Items

6.0 IMPORTANT CLIENT INFORMATION

Comments: Not Inspected



Water off to home during inspection. The water for the home is supplied by a well. The water shut-offs at the well and the side of the appear to be in the on position but no water was being supplied to the home. This may be due to a faulty well pump or operator error. Inspecting wells is beyond the scope of a home inspection. The lack of water severely limited the inspection. Inspector could not test plumbing, fixtures, or appliances that use water (water heater, dishwasher, etc.). Recommend complete review and correction as needed of well and all plumbing, fixtures, and related appliances by a qualified contractor.



6.1 FIXTURES, FAUCETS, BASINS, SHOWERS, BATHS & TOILETS

Comments: Not Inspected

6.2 WATER SUPPLY PIPING and FLOW/PRESSURE

Comments: Not Inspected

6.3 MAIN WATER SHUT-OFF DEVICE

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Comments: Not Inspected

6.4 DRAIN, WASTE and VENTS PIPING

Comments: Not Inspected

6.5 WATER HEATING SYSTEM

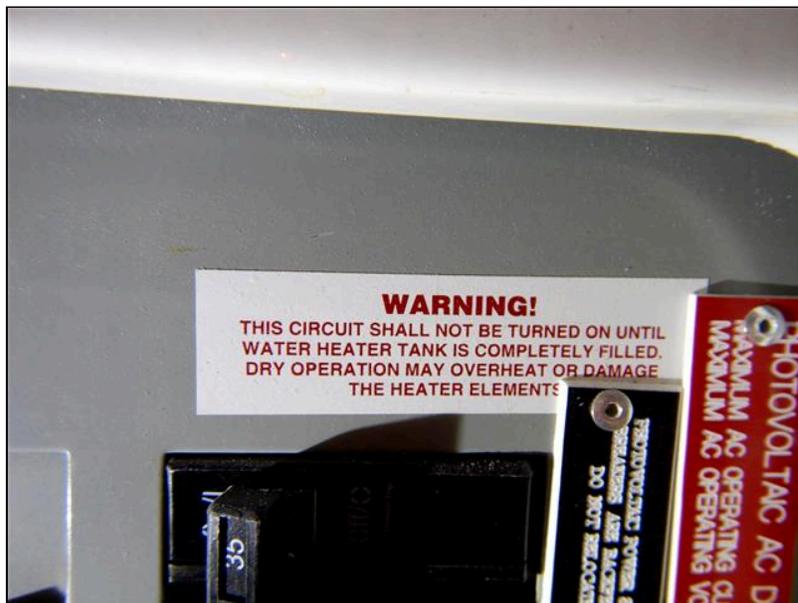
Comments: Not Inspected



(1) No access to water heater. Access panel is screwed shut. Inspector did not inspect water heater. Recommend review and correction as needed by a qualified plumber.



(2) Power on to empty water heater. No water was supplied to the home at time of inspection but the breaker for the water heater was in the on position. This can damage the water heater. Recommend review and correction as needed by a qualified plumber.



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The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage;

7. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Service Ampacity and voltage:

120 / 240 volts

175 AMP

Capacity by Main Shutoff

Electrical Service Conductors:

Below Ground Service

Extra Info : Entrance conductors not visible

Main Panel Location:

Exterior

Items

7.0 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

Comments: Inspected



Inspection of solar equipment is not within the scope of a home inspection. Recommend review and correction as needed by a qualified contractor.



7.1 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Comments: Inspected



Insufficient clearance in front of main electrical panel/meter. Meter is overgrown by plant/bush. Recommend to trim plant back 36 inches for ease of access.



7.2 WIRING

Comments: Inspected

7.3 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected

7.4 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected



(1) Missing covers/globes. Recommend correction. Noted in multiple locations including second, third, and fourth bedrooms and attached closets.







(2) Lights not operating. Possible failed/missing bulbs. Recommend correction. Noted at master bedroom.





(3) Missing cover plate. Recommend correction. Noted in master bedroom.



7.5 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

8. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

Styles & Materials

Heat Energy Source:

Electric

Heat Type:

Heat Pump (air to air)

Cooling Energy Source:

Electric

Cooling Type:

Split System

Duct system:

Insulated Flex Ducting

Heat Pump (air to air)

Items

8.0 HEATING and COOLING INSPECTION LIMITATIONS

Comments: Inspected

8.1 HEATING SYSTEM(S)

Comments: Inspected

8.2 COOLING SYSTEM(S)

Comments: Inspected



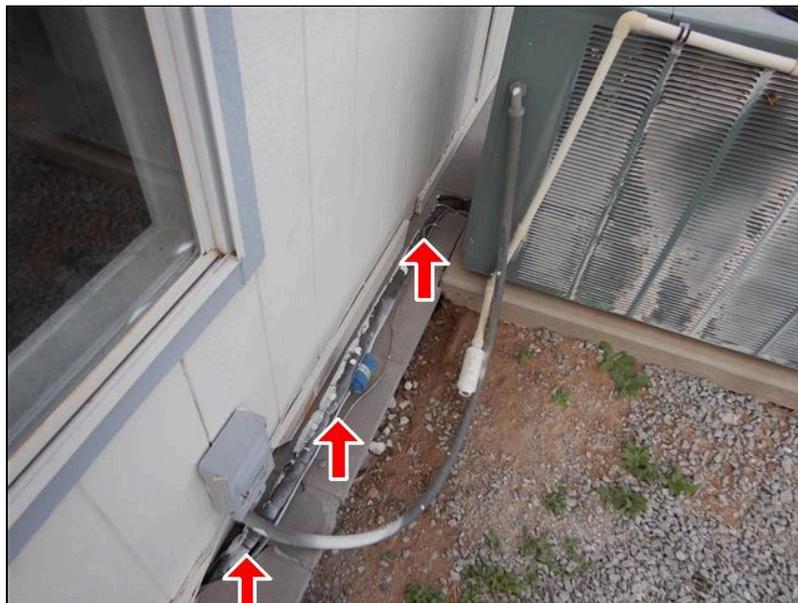
(1) The HVAC condenser fan does not turn on. The HVAC system does turn on and heats/cools the air but due motor for the condenser fan does not operate. This will severely reduce the performance of the HVAC system. Recommend review and correction by a qualified HVAC contractor.





(2) Damaged insulation on refrigerant lines. This can reduce the efficiency of the HVAC system. Recommend correction.





(3) The HVAC system is a 5 ton split (condenser on ground, air handler in closet) heat pump manufactured in 2010.



(4) The HVAC air filter does not have a slot or secured location to be installed. Air filter is sitting on top of air handler. This could allow dust to bypass the filter and contaminate the coils. Recommend correction by a qualified contractor.



8.3 A/C SPLITS (cooling)

Comments: Inspected



When measuring and comparing the air temperatures at the supply and return side of the HVAC system, the difference or "split" should be between 17 and 23 degrees. The split for this unit was 7 degrees. This is an indication the system is not operating efficiently and is in need of service/repair. Recommend review and correction by a qualified HVAC contractor.

8.4 CEILING FANS

Comments: Inspected

8.5 DISTRIBUTION SYSTEM(S)

Comments: Inspected

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

9. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Items

9.0 CEILINGS & WALLS

Comments: Inspected



(1) Missing vent grill. Recommend correction as needed. Noted in bedroom closest to laundry room.



(2) The home has new paint throughout. This can hide various defects (water staining, etc.) from view. Recommend correction as needed.

9.1 FLOORS

Comments: Inspected

9.2 WINDOWS

Comments: Inspected



Windows throughout home are difficult to operate and noisy when opening/closing. Recommend having windows cleaned and lubricated by a qualified contactor. Noted at all windows.

9.3 DOORS

Comments: Inspected



Striker/striker plates misaligned. Doors do not latch. Recommend adjustments. Noted at multiple

locations including laundry room, closet in bedroom closest to laundry room, bedroom closest to kitchen, and air handler closet.







9.4 COUNTERS & CABINETS

Comments: Inspected

9.5 SMOKE & CO DETECTORS

Comments: Inspected

9.6 FIREPLACE & CHIMNEY

Comments: Inspected



Fireplace chimney dirty. Recommend cleaning before use.





The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

10. Kitchen

Items

10.0 DISHWASHER

Comments: Inspected

10.1 DISPOSAL

Comments: Inspected



Garbage disposal is very loud during operation. Recommend correction.



10.2 RANGE OVEN & COOKTOP

Comments: Inspected

10.3 RANGE HOOD/EXHAUST

Comments: Inspected

10.4 REFRIGERATOR

Comments: Inspected

11. Laundry

Items

11.0 WASHING MACHINE HOOKUPS

Comments: Inspected

11.1 DRYER VENT

Comments: Inspected

11.2 WASHING MACHINE

Comments: Not Present

11.3 DRYER

Comments: Not Present



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David Drown

18234 W Port Royale Ln, Surprise, AZ 85388

