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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, December 13, 2017

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

Referral Information  
**John L. Payne**

Client Information: Record Number 7458

**Champ, Joe**  
**373 N. Arizona Ave.**  
**Chandler, AZ 85249**

Inspected 12/13/17 1:30 PM  
Built 1941  
1300 sf

FRONT VIEW OF HOME      *PHOTO*



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# Inspection Summary

Perfection Home Inspections  
1042 E. Fairbrook Circle  
Mesa, AZ 85203  
602-524-2916  
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Record 7458 - Champ, Joe 373 N. Arizona Ave., Chandler, AZ 85249

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## Major Defect

### ROOF

#### Garage / Carport Roof

The far back section of garage with the gable roof and wood shake shingles is in poor condition with holes in the roof.  
This is allowing water to leak into this section of the garage. This section of the garage may need to be demolished.  
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

#### Other Roof Penetrations

There is a hole in the house roof that will allow rain water to enter the attic if it rains. Recommend covering this hole before it rains!  
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

### BATH2

#### Tub/Shower Enclosure

Massive hole in the shower enclosure wall.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Safety Concern

### GENERAL INFORMATION

#### Year Built

Homes built in 1978 or before may contain lead based paint, asbestos, or other hazardous materials. These materials may be unhealthful and or unsafe. Recommend checking for such materials. Inspecting for these materials is NOT part of a home inspection.  
Recommend contacting Global Industrial Corp. in Mesa for asbestos testing call 480-497--0280. Recommend all homes built prior to 1985 have a video scan of the main drain pipe to the street. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems. I recommend Hydro Physics 480-391-9694. They specialize in video scanning of drain pipes. Homes built prior to 1970 have galvanized water supply pipes. Galvanized pipes cause water leaks and poor water flow so I recommend removing all galvanized water supply pipes.

### EXTERIOR

#### Outside Outlets

One or more exterior outlets found without GFCI protection.  
Recommend GFCI outlet protection and cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. 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.  
Exterior outlet at the laundry area with an indoor type junction box and no exterior cover plate.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

### GARAGE/CARPORT

#### GFCI Outlets

No electrical power to the garage. Garage outlets hanging off of the junction box and cover plate falling off.  
Recommend testing after power it turned on.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

#### Light Fixture

Exposed spliced wires to garage ceiling light fixtures  
This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

## Safety Concern

### W. HEATER

#### Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 12 inches to the ground and point straight down. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground. The water heater temperature pressure relief valve was not operated unless otherwise noted in this section of the report.

#### Vent Pipe

The water heater vent pipe is too close to combustibles. The roof section has collapsed onto the water heater vent pipe. This is a fire hazard. Recommend a minimum of 1 inch between a double vent pipe and all combustible material and 6 inch's between a single wall vent pipe and all combustible materials.

### ATTIC

#### Attic Wiring

Romex wire(s) passing too close to the access hole. Wires within two feet of the attic access hole need to be protected so they do not get damaged from workers entering the attic.

Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Exposed wires in attic need to be properly placed in a junction box or removed. This is a shock hazard and a possible fire hazard. Recommend a qualified electrical contractor make all necessary repairs. See Picture

### KITCHEN

#### Exhaust Fan Hood

The kitchen exhaust vent did not work when tested.

Recommend a qualified contractor evaluate and make all needed repairs.

The light bulb cover for the stove hood is missing. This may allow steam from the stove top to explode the light bulbs.

Recommend installing missing bulb cover. See picture

#### Kitchen Ceiling and Walls

Wires sticking out of the ceiling, patched on the ceiling and wall.

This is a shock hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

#### Kitchen Switches Fixtures

Kitchen light switch is hanging out of the wall.

One kitchen bulb did not work when tested. Recommend testing the bulb.

This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.

This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.

#### Kitchen Wall Receptacles

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

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

Switch or outlet cover plates are missing in the kitchen. This is a shock hazard. Recommend installing a cover plate for all outlets and switches as needed.

#### Garbage Disposal

Electrical cable not properly attached to disposal. Recommend properly attaching cord to disposal, speaker wire used to supply wire with splices in the supply wire.

This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.

#### Kitchen Windows

Broken window panes in the kitchen window to the side yard.

Recommend a qualified contractor evaluate and make all necessary repairs.

## Safety Concern

### 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 broil function did not light when tested and a lot of gas was released into the kitchen. This could cause an explosion!

Recommend a qualified contractor evaluate and make all necessary repairs.

## INTERIOR

### INTERIOR ROOMS

The carpet in the hall to the kitchen is rotted from water damage. Looks like a mold pit.

Recommend a qualified contractor evaluate and make all needed repairs.

### Interior Floor Covering

Ripped carpet in the living room is a trip hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

### Smoke Detectors

2006 standards recommend at least one working smoke alarm be installed in all bedrooms and outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story. All alarms should be hard wired with battery back up and when one alarm is activated all the alarms should be activated.

## ELECTRIC

### Main Electrical Service

The main electrical service entrance conductor conduit is rusted with a hole in it at the ground level.

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

### Main Electric Panel

No breaker cover plate installed on the main electric panel.

Recommend a qualified contractor evaluate and make all necessary repairs.

Garage panel breaker cover reads "Burnt" Recommend further investigation.

Knockouts are missing on two of the garage main electric panel cover plates. Recommend installing cover plugs to avoid electrical shocks. See picture

### 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

### Compatibility Issues

The electric panel calls for breakers made by the manufacturer of the panel and this panel has one or more breakers installed that are not made by the manufacturer. The wrong breakers can be a fire hazard and or a shock hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

### Grounding

The garage main electric panel ground wire has been cut.

This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See Picture

### \*Sub Panel Locations

Knock out missing on the sub electric panel breaker cover plate.

Recommend installing knockouts as needed.



## Safety Concern

### PLUMBING

#### Cross Connections

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

### MBATH

#### Receptacles

The GFCI protected outlet in the master bathroom did not trip when tested. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

The master bathroom outlet is not grounded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. To prevent electrical shocks we recommend grounding all outlets and installing GFCI outlets on 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

#### MASTER BEDROOM

Electrical cord running through the master bedroom wall. This cord is not designed to be run through walls. Recommend a qualified contractor evaluate and make all necessary repairs.

#### Outlets

All outlets are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

#### Windows

Both windows missing window cranks and the side yard window does not lock or close so it hangs open but there are bars across it blocking egress. The front facing window has multiple cracked window panes. Recommend a qualified contractor evaluate and make all necessary repairs. Recommend keeping all bedroom windows in proper working order so they can be used as a fire escape if needed.

### BATH2

#### Switches and Fixtures

The bathroom light fixtures did not turn on when tested. Recommend checking bulbs. Bathroom wall switch missing and cover plate missing. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.

### OFFICE/DEN

#### Outlets

Three prong ungrounded outlets. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.

## Service/Repair

### EXTERIOR

#### Exterior Electrical Fixtures

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

#### Soffit/Eaves/Fascia

Loose paint and twisted roof sheathing along the back of the home. Recommend a qualified contractor evaluate and make all necessary repairs.

#### Exterior Doors

Exterior entrance door tested and the security screen door is falling apart. Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### Patio Doors

Exterior patio and or back door(s) tested and the screen door is in poor condition.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Grading\Surface Drainage

The back patio slab is sloped towards the home. This allows water to pool at the house.  
Recommend a qualified contractor evaluate and make all necessary repair

## GROUND

### Driveway

Cracks in driveway. Recommend sealing cracks to keep moisture out and help keep the cracks from spreading.

## ROOF

### Roof Covering

Missing roof shingles can cause a roof leak.  
Recommend a qualified roofing contractor evaluate the entire roof system 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.  
None of the garage overhead door can be tested due to stuff in the garage.

### Garage Exterior Walls

Wood siding for garage added bathroom making contact with the ground. This siding is warped at the bottom.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Garage Fascia\Soffit

Water stains in the garage roof soffit on the roof sheathing.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Garage Man Door Exterior

Garage door to the far back lot has been broken into and is now not lockable. This is a security issue.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Garage Windows

Multiple broken glass window panes in the garage.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Garage Roof Framing Type

Wood I-beam ceiling support.

## LAUNDRY

### Washer Faucets

The laundry washing machine water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

### Washer Drains

Water from the washer drains directly onto the ground. No drain provided.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## ATTIC

### Attic Insulation Thickness

The average attic floor insulation depth is 6 inches from the three measurements taken. In some spots there is no insulation.  
An R-30 value is recommend for the attics.  
Recommend an average attic insulation depth for blown in cellulose and mineral wool of 8.4 inches and 12 inches for blown in fiber glass.

## Service/Repair

### COOLING

#### COOLING SYSTEM

The AC did not cool when tested. The air handler fan motor did not move when 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.

Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

#### Low voltage thermostat wires

The low voltage wires from the thermostat to the AC coil on the exterior have been damaged. Damage to these wires can cause the AC unit to malfunction. Recommend a qualified contractor evaluate and make all necessary repairs.

#### Air Filters and Dampers

No AC filter installed. This allows dirt and other contaminants to flow freely into the heating and cooling system and helps to clog system coils. Recommend installing filter immediately. Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.

#### Duct Type

Section of HVAC ducting in the attic has been partly crushed.

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

### FURNACE

#### Thermostat

Thermostat is loose and not properly secured to the wall. This may cause a short in the thermostat wires.

Recommend properly attaching all thermostats.

### KITCHEN

#### Kitchen Cabinets

Kitchen drawer loose bottom the sink cabinet is bowed down from water damage and there is a hole in it.

Recommend a qualified contractor evaluate and make all necessary repairs.

#### Counter top

There is a gap between the kitchen counter top and the wall.

Recommend a qualified contractor evaluate and make all necessary repairs.

#### Kitchen Sink Faucet

Sink faucet aerator missing.

Recommend a qualified contractor evaluate and make all necessary repairs.

#### Water Supply

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

#### Kitchen Drain and Trap

The kitchen sink drain leaks at the sink to tail pipe connection.

Recommend a qualified contractor evaluate and make all necessary repairs.

### INTERIOR

#### Windows

Multiple cracked window panes in the living room windows, missing window cranks and window locks.

Recommend a qualified contractor evaluate and make all necessary repairs. see sample pictures

## Service/Repair

### Signs of Water Penetration

Water stain on the ceiling in the living room and in the hallway ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Environmental odors or smells

Musty odors from water leaks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## PLUMBING

### Hose Bibs Tested

Tested all accessible exterior hose bibbs for water flow and leaks.  
Hose bibb on the side of the house is dripping continuously.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Interior Visible Water Pipes

Galvanized and copper pipes installed. The galvanized pipes in the attic are starting to leak.  
Galvanized pipes should not be installed with copper pipes. The two metals together create electrolysis a condition in which the metals corrode each other over time. This is not normally an emergency situation but should be corrected soon to avoid leaks and poor water flow and to increase the life of the plumbing system.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## MBATH

### Master Bath or Bath 1

The medicine cabinet doors are not properly attached.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Door

The master bathroom door has holes in it. Recommend replacing this door.

### Sink Cabinet

The sink and sink cabinet are not properly attached. Loose sinks and or loose cabinets cause leaks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Sink Faucet

The hot water supply to the sink has extra poor water flow and has been shutoff due to a faucet leak. The sink faucet is corroded.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Walls and Ceiling

Holes in the walls and ceiling and missing wall tiles.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Floor Covering

Multiple cracked floor tiles in the bathroom and the floor is sunk down in front of the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Ventilation

The master bathroom window does not lock and is missing a window crank. Water damage to the window sill area.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Toilet Bowl and Tank

Toilet takes a long time to fill.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Tub/Shower Enclosure

The shower walls are rippled and loose on the walls with mold on the base of the shower walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### MBED

#### Closet

Closet doors missing for the master bedroom closet. Recommend installing closet doors.

#### Door

The master bedroom entrance door lock does not latch properly. Recommend adjusting door latch to latch properly.

#### Light Fixture

The light fixture in the master bedroom did not work when tested. Recommend checking the bulb.

#### Walls and Ceiling

Wall paper falling off the walls and holes in the walls. Patches on the ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Heating & Cooling Source

The wall unit did get cold when tested but it is in poor condition and needs cleaning.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### BATH2

#### BATH2

This bathroom looks like a home made room addition made without permits added to the garage.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Door

The bathroom door does not latch properly. Recommend making sure all doors latch properly.

#### Sink Cabinet

The sink cabinet is not level.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Sink Faucets

No water came out of the sink faucet when tested.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Receptacles

No power to this building so none of the electrical fixtures can be tested.

#### Walls and Ceiling

Holes in the ceiling and walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Floor Covering

Several cracked floor tiles and the floor is sloped towards the exterior.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Ventilation

Exhaust fan cover missing. Recommend installing a cover for the exhaust fan.

#### Heating and Cooling

No heating or cooling source in the bathroom.  
Recommend a heating and cooling source be installed in each livable room.

#### Tub/Shower Faucets

Water to the shower but the handle is not properly attached and the walls are open to the shower area.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## Service/Repair

### OFFICE/DEN

#### Door

Door jamb loose on the wall and parts missing.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Walls & Ceiling

Wall has large cracks from ceiling to the floor with loose plaster. This wall backs to the shower wall with the damaged wall enclosure.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Floor

The floor in this room is not level.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Window

The windows are mostly by furniture they have painted window panes and they are stuck closed.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Recommend Further Investigation

### EXTERIOR

#### Exposed Foundation

This home looks like it was set on a concrete slab. No visible foundation but the home walls do not extend over the slab they were built on. This may allow moisture to enter the walls or home from under the walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### GARAGE/CARPORT

#### Garage Doors

None of the overhead garage door were tested due to lack of access. Recommend inspecting after access is provided.

### INTERIOR

#### Floor Structure

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

### ELECTRIC

#### Bonding

No bonding wire found for the plumbing system.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### PLUMBING

#### Main Water Shut Off

The water main and main water shutoff valve were not located. Recommend locating the water main and main water shutoff valve.

#### Interior Waste/Vent Pipes

Recommend all homes built prior to 1985 have a video scan of the main drain pipe to the street. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems.

### BATH2

#### Tub/Shower Drain

Due to the damaged shower handle water was not run long enough to test the drain.

## Monitor/Maintain

### W. HEATER

#### Water Heater Exterior Jacket

Only the front of the water heater facing the exterior was inspected.

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# Inspection Report Details

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Record 7458 - Champ, Joe 373 N. Arizona Ave., Chandler, AZ 85249

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## GENERAL INFORMATION

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**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.

**Safety Concern**

### Year Built - 1978 or Older

Homes built in 1978 or before may contain lead based paint, asbestos, or other hazardous materials. These materials may be unhealthful and or unsafe. Recommend checking for such materials. Inspecting for these materials is NOT part of a home inspection.

Recommend contacting Global Industrial Corp. in Mesa for asbestos testing call 480-497--0280. Recommend all homes built prior to 1985 have a video scan of the main drain pipe to the street. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems. I recommend Hydro Physics 480-391-9694. They specialize in video scanning of drain pipes. Homes built prior to 1970 have galvanized water supply pipes. Galvanized pipes cause water leaks and poor water flow so I recommend removing all galvanized water supply pipes.

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## EXTERIOR

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**Satisfactory**

### Type of Wall Structure - Framed One Story

**Satisfactory**

### Wall Structure - Appears Level

## EXTERIOR

**Satisfactory**

### Type of Columns - Wood

**Satisfactory**

### Wall Covering \ Cladding - Stucco\Synthetic Stucco

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.

**Service/Repair**

### Exterior Electrical Fixtures - Not Working

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

**Safety Concern**

### Outside Outlets - Non-GFCI

One or more exterior outlets found without GFCI protection.  
Recommend GFCI outlet protection and cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. 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.  
Exterior outlet at the laundry area with an indoor type junction box and no exterior cover plate.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

**Service/Repair**

### Soffit\Eaves\Fascia - Wood

Loose paint and twisted roof sheathing along the back of the home.  
Recommend a qualified contractor evaluate and make all necessary repairs.

**Satisfactory**

### Flashings and Trim - Wood/Imitation Wood

**Recommend  
Further  
Investigation**

### Exposed Foundation - Other

This home looks like it was set on a concrete slab. No visible foundation but the home walls do not extend over the slab they were built on. This may allow moisture to enter the walls or home from under the walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## EXTERIOR

### **Service/Repair** Exterior Doors - Tested

Exterior entrance door tested and the security screen door is falling apart.  
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 screen door is in poor condition.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Grading\Surface Drainage - Other

The back patio slab is sloped towards the house. This allows water to pool at the house.  
Recommend a qualified contractor evaluate and make all necessary repair

### **Satisfactory** Vegetation - Checked

### **Satisfactory** Sprinkler System - None Found

### **Satisfactory** Window Character Material - Steel

### **Satisfactory** Window Character Type - Casement

### **Satisfactory** Glass - Single Pane

### **Satisfactory** Basement - No Basement

### **Satisfactory** Raised Foundation - None



## GROUNDS

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### **Service/Repair** Driveway - Cracks

Cracks in driveway. Recommend sealing cracks to keep moisture out and help keep the cracks from spreading.



**Satisfactory** Walkways - Concrete, Asphalt

**Satisfactory** Outside Steps - None

**Satisfactory** Hand Rail - No Exterior Hand Rails

**Satisfactory** Balconies - None

**Satisfactory** Patio - Concrete

**Satisfactory** Porches - Concrete

**Satisfactory** Wood Decks - None

**Satisfactory** Retaining Wall - None or No Effect Home

**Satisfactory** Stoops / Areaways - No Problems Found

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## ROOF

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**Satisfactory** How Inspected - Walked on Roof

## ROOF

### **Service/Repair** Roof Covering - Asphalt Shingles

Missing roof shingles can cause a roof leak.  
Recommend a qualified roofing contractor evaluate the entire roof system and make all necessary repairs.



### **Satisfactory** Roof Style - Gable

### **Satisfactory** Flashing - Inspected

The visible roof flashings were inspected.

### **Satisfactory** Valleys - Closed Valley Shingle

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

### **Satisfactory** Gutter/Drainage System - None

## ROOF

### **Major Defect** Garage / Carport Roof - Shed, Gable

The far back section of garage with the gable roof and wood shake shingles is in poor condition with holes in the roof. This is allowing water to leak into this section of the garage. This section of the garage may need to be demolished. Recommend a qualified roofing contractor evaluate and make all necessary repairs.



**Satisfactory** Porch Roof - Same as House

**Satisfactory** Skylight - None

### **Major Defect** Other Roof Penetrations - Other

There is a hole in the house roof that will allow rain water to enter the attic if it rains. Recommend covering this hole before it rains! Recommend a qualified roofing contractor evaluate and make all necessary repairs.





## GARAGE/CARPORT

### Service/Repair GARAGE - Garage Stuff

Stuff in the garage blocks view of the interior of the garage.  
Recommend inspecting garage area after the stuff is removed.  
None of the garage overhead door can be tested due to stuff in the garage.



## GARAGE/CARPORT

**Satisfactory**

**Garage Type - Multi Car Detached**



**Service/Repair**

**Garage Exterior Walls - Framed, Fiber Board**

Wood siding for garage added bathroom making contact with the ground. This siding is warped at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory**

**Garage Floor - Concrete**

**Safety Concern**

**GFCI Outlets - Other**

No electrical power to the garage. Garage outlets hanging off of the junction box and cover plate falling off. Recommend testing after power it turned on. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture





## GARAGE/CARPORT

### **Safety Concern** Light Fixture - Other

Exposed spliced wires to garage ceiling light fixtures  
This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Garage Roof Framing Style - Gable, Flat

### **Service/Repair** Garage Fascia/Soffit - Wood

Water stains in the garage roof soffit on the roof sheathing.  
Recommend a qualified contractor evaluate and make all necessary repairs.



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

## GARAGE/CARPORT

Satisfactory

**Garage Interior Walls - Unfinished**

Satisfactory

**Garage Interior Ceiling - Unfinished**

Recommend  
Further  
Investigation

**Garage Doors - Overhead**

None of the overhead garage door were tested due to lack of access. Recommend inspecting after access is provided.

Service/Repair

**Garage Man Door Exterior - Tested**

Garage door to the far back lot has been broken into and is now not lockable. This is a security issue.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

**Garage Windows - Stationary**

Multiple broken glass window panes in the garage.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

**Sink - Other**

See bathroom 2.

Service/Repair

**Garage Roof Framing Type - Other**

Wood I-beam ceiling support.

Satisfactory

**Ceiling Insulation - None**

## GARAGE/CARPORT

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

## W. HEATER

**Satisfactory** WATER HEATER - Tested

**Satisfactory** Water Heater 1 Rated BTU/Watts - 40,000 +

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

**Satisfactory** Water Heater 1 Location - Exterior

The water heater is located outside on the back patio in a home made water damaged wood structure.

**Satisfactory** Water Heater Fuel - Gas

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

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 12 inches to the ground and point straight down. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground. The water heater temperature pressure relief valve was not operated unless other wise noted in this section of the report.



**Satisfactory** Water Heater Nipples - Inspected

**Satisfactory** Water shutoff Valve - Other

No access to the water heater shutoff valve.

**Monitor/Maintain** Water Heater Exterior Jacket - Inspected

Only the front of the water heater facing the exterior was inspected.

## W. HEATER

### **Safety Concern** Vent Pipe - To Combustibles

The water heater vent pipe is too close to combustibles. The roof section has collapsed onto the water heater vent pipe. This is a fire hazard. Recommend a minimum of 1 inch between a double vent pipe and all combustible material and 6 inch's between a single wall vent pipe and all combustible materials.



### **Satisfactory** Water Heater Gas Piping - On Off Valve Installed

## LAUNDRY

### **Satisfactory** LAUNDRY - General Comment

The laundry area is on the back patio.

### **Service/Repair** Washer Faucets - Water Valves Stuck

The laundry washing machine water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

## LAUNDRY

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### **Service/Repair** Washer Drains - Other

Water from the washer drains directly onto the ground. No drain provided.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Appliances - Not Tested

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

### **Satisfactory** Floor - Concrete

### **Satisfactory** Outlets - Tested

All accessible outlets were tested in the laundry.

### **Satisfactory** Laundry Sink - None

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## ATTIC

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### **Satisfactory** Attic Access - Limited Access

Parts of the attic were inaccessible for inspection.

### **Satisfactory** Method of Inspection - Crawled

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

### **Satisfactory** Attic Floor Insulation - Blown in Fiberglass



## ATTIC

### **Service/Repair** Attic Insulation Thickness - Average Depth

The average attic floor insulation depth is 6 inches from the three measurements taken. In some spots there is no insulation. An R-30 value is recommend for the attics. Recommend an average attic insulation depth for blown in cellulose and mineral wool of 8.4 inches and 12 inches for blown in fiber glass.



### **Satisfactory** Vapor retarder - None Found

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

### **Satisfactory** Attic Structural Framing Type - Conventional

### **Satisfactory** Structural House Ceiling - Not Visible

The ceiling structure is under the attic insulation and not visible so it was not be inspected. No sign of defects found in the ceiling structure.

### **Satisfactory** Roof Sheathing - OSB Sheathing

### **Satisfactory** Attic Ventilation - Gable End, Soffit

### **Satisfactory** Attic Vent Pipes - Vented Outside

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

### **Satisfactory** Attic Access Location - Closet

## ATTIC

### Safety Concern

#### Attic Wiring - Hatch Wire

Romex wire(s) passing too close to the access hole. Wires within two feet of the attic access hole need to be protected so they do not get damaged from workers entering the attic.

Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Exposed wires in attic need to be properly placed in a junction box or removed. This is a shock hazard and a possible fire hazard.

Recommend a qualified electrical contractor make all necessary repairs. See Picture



### Satisfactory

#### Attic Leaks - No attic leaks found

## COOLING

### Service/Repair COOLING SYSTEM - Tested

The AC did not cool when tested. The air handler fan motor did not move when 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.

Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

### Satisfactory Estimated AC Size - 2.5-Ton

Model Number: 30

Compressor RLA: 11.1

Estimated Size: 2.5 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.

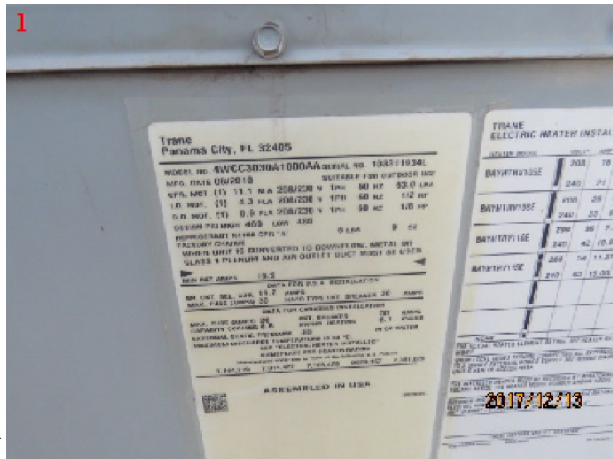
### Satisfactory Cooling System(s) - Trane

Cooling coil(s) made by Trane.

### Satisfactory Energy Source - Electric

### Service/Repair Low voltage thermostat wires - Cracked insulation

The low voltage wires from the thermostat to the AC coil on the exterior have been damaged. Damage to these wires can cause the AC unit to malfunction. Recommend a qualified contractor evaluate and make all necessary repairs.



### Satisfactory Quick Disconnect - Installed

## COOLING

Satisfactory

Registers - Adjustable

Service/Repair

Air Filters and Dampers - Missing

No AC filter installed. This allows dirt and other contaminants to flow freely into the heating and cooling system and helps to clog system coils. Recommend installing filter immediately. Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.



Service/Repair

Duct Type - Rigid and Flexible

Section of HVAC ducting in the attic has been partly crushed. Recommend a qualified AC contractor evaluate and make all necessary repairs. See picture



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 - On Roof

The heating and AC coils are located in on the roof.

Satisfactory

Air Handler(s) - On Roof

Satisfactory

Condensate Drain - Installed

Satisfactory

Evaporative Cooler - None



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## 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.

**Service/Repair**

### Thermostat - Single and Multi, Loose

Thermostat is loose and not properly secured to the wall. This may cause a short in the thermostat wires.  
Recommend properly attaching all thermostats.



**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 - Rigid and Flexible

**Satisfactory**

### Forced Air System Mfg(s). - Trane

Heater made by Trane.

**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 - None

## KITCHEN

### **Safety Concern** Exhaust Fan Hood - Hood Exhaust, Bulb No Cover

The kitchen exhaust vent did not work when tested.  
Recommend a qualified contractor evaluate and make all needed repairs.

The light bulb cover for the stove hood is missing. This may allow steam from the stove top to explode the light bulbs.  
Recommend installing missing bulb cover. See picture



### **Safety Concern** Kitchen Ceiling and Walls - Inspected

Wires sticking out of the ceiling, patched on the ceiling and wall.  
This is a shock hazard.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Kitchen Floors - Tile

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

## KITCHEN

### **Service/Repair** Kitchen Cabinets - Inspected

Kitchen drawer loose bottom the sink cabinet is bowed down from water damage and there is a hole in it.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Service/Repair** Counter top - Laminate

There is a gap between the kitchen counter top and the wall.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Kitchen Sink - Stainless

### **Service/Repair** Kitchen Sink Faucet - Tested

Sink faucet aerator missing.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## KITCHEN

### **Service/Repair** Water Supply - Angel Stops

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

### **Service/Repair** Kitchen Drain and Trap - Tested

The kitchen sink drain leaks at the sink to tail pipe connection. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Safety Concern** Kitchen Switches Fixtures - Hanging

Kitchen light switch is hanging out of the wall.  
One kitchen bulb did not work when tested. Recommend testing the bulb.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.



### **Safety Concern** Kitchen Wall Receptacles - Grounded, Cover Plate

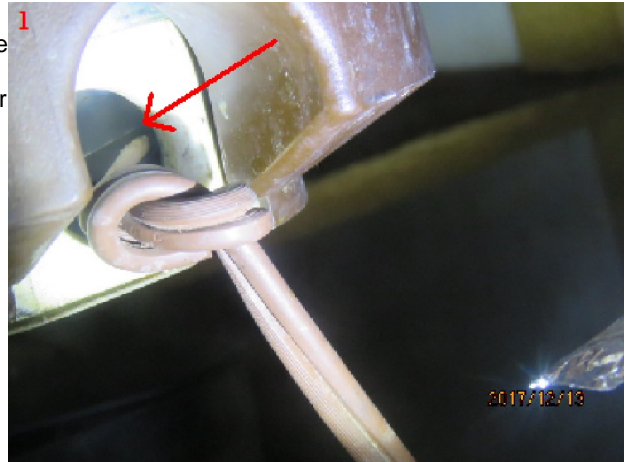
Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.  
Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may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

Switch or outlet cover plates are missing in the kitchen. This is a shock hazard. Recommend installing a cover plate for all outlets and switches as needed.

## KITCHEN

### **Safety Concern** Garbage Disposal - Power Cord

Electrical cable not properly attached to disposal. Recommend properly attaching cord to disposal, speaker wire used to supply wire with splices in the supply wire. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.



### **Satisfactory** Dishwasher - None

### **Safety Concern** Kitchen Windows - Fixed

Broken window panes in the kitchen window to the side yard. Recommend a qualified contractor evaluate and make all necessary repairs.

### **Safety Concern** Range Oven - Free Standing, Gas, Other

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 broil function did not light when tested and a lot of gas was released into the kitchen. This could cause an explosion!

Recommend a qualified contractor evaluate and make all necessary repairs.

### **Satisfactory** Surface Cook top - Gas

### **Satisfactory** Reverse Osmosis/Water Filter - None

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

## INTERIOR

### **Safety Concern** INTERIOR ROOMS - General Comment

The carpet in the hall to the kitchen is rotted from water damage. Looks like a mold pit. Recommend a qualified contractor evaluate and make all needed repairs.



### **Recommend Further Investigation** Floor Structure - Concrete Slab

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. The living room floor is lumpy.

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

### **Safety Concern** Interior Floor Covering - Inspected

Ripped carpet in the living room is a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



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

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

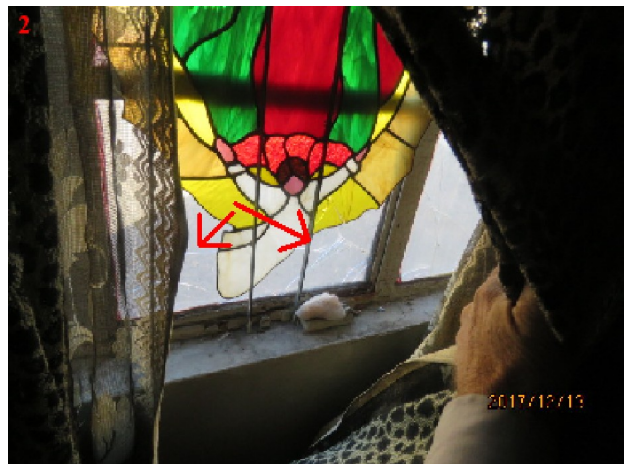
### **Safety Concern** Smoke Detectors - None Found

2006 standards recommend at least one working smoke alarm be installed in all bedrooms and outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story. All alarms should be hard wired with battery back up and when one alarm is activated all the alarms should be activated.

## INTERIOR

### Service/Repair Windows - Tested

Multiple cracked window panes in the living room windows, missing window cranks and window locks. Recommend a qualified contractor evaluate and make all necessary repairs. see sample pictures



### Satisfactory Switches and Light Fixtures - Sample Number Test



## INTERIOR

### **Service/Repair** Signs of Water Penetration - Ceiling Leak

Water stain on the ceiling in the living room and in the hallway ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Insulation Walls - None Visible

**Satisfactory** Interior Rooms - Living Room

**Satisfactory** Skylight - None

**Satisfactory** Visible Flues and Dampers - None

**Satisfactory** Stairways and Steps - None

**Satisfactory** Balconies and Railings - None



## INTERIOR

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### **Service/Repair** Environmental odors or smells - Musty Odor

Musty odors from water leaks.  
Recommend a qualified contractor evaluate and make all necessary repairs.

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## ELECTRIC

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### **Safety Concern** Main Electrical Service - Underground Service

The main electrical service entrance conductor conduit is rusted with a hole in it at the ground level.  
Recommend a qualified contractor evaluate and make all necessary repairs. See picture



### **Satisfactory** Main Elect. Panel Location - Back of House

### **Satisfactory** Main Electrical Disconnect - Breakers In Back

The breakers to turn off power to the house are located outside on the back of the house. There is no single main breaker to turn off all electric to house but this was acceptable when the house was built.

## ELECTRIC

### **Safety Concern** Main Electric Panel - Inspected, Missing Knockouts

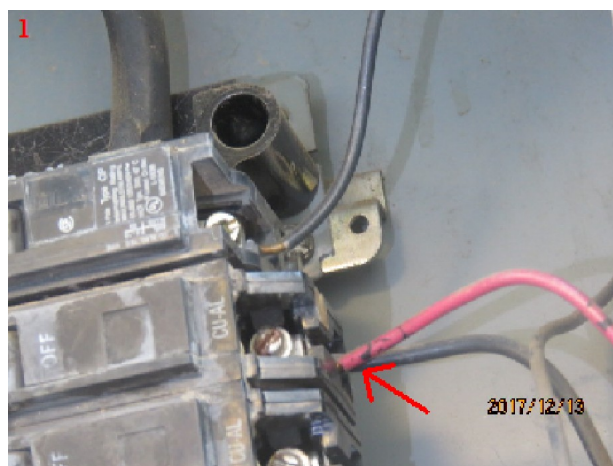
No breaker cover plate installed on the main electric panel.  
Recommend a qualified contractor evaluate and make all necessary repairs.  
Garage panel breaker cover reads "Burnt" Recommend further investigation.  
Knockouts are missing on two of the garage main electric panel cover plates. Recommend installing cover plugs to avoid electrical shocks. See picture



### **Safety Concern** Breakers & Wire Sizes - 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.

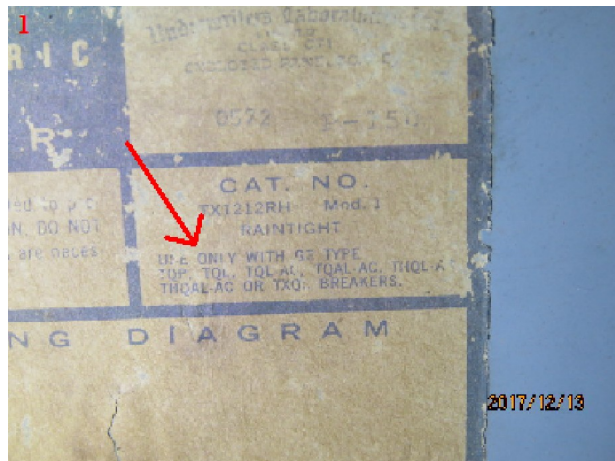
One breaker is double tapped this may create a loose connection and loose connections can cause electrical fires. Recommend only one wire per breaker. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture



## ELECTRIC

### **Safety Concern** Compatibility Issues - Wrong Breaker(s)

The electric panel calls for breakers made by the manufacturer of the panel and this panel has one or more breakers installed that are not made by the manufacturer. The wrong breakers can be a fire hazard and or a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Main electric Wire Type - Not Visible

**Satisfactory** Main Service Wire Size - Not Visible

**Satisfactory** Main Panel Amp. Rating - 125

**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.

## ELECTRIC

### Safety Concern

#### Grounding - Driven Rod

The garage main electric panel ground wire has been cut. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See Picture



### Recommend Further Investigation

#### Bonding - None Found

No bonding wire found for the plumbing system. Recommend a qualified contractor evaluate and make all necessary repairs.

### 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



## ELECTRIC

### **Safety Concern** \*Sub Panel Locations - Garage

Knock out missing on the sub electric panel breaker cover plate.  
Recommend installing knockouts as needed.



## PLUMBING

### **Recommend Further Investigation** Main Water Shut Off - None Found

The water main and main water shutoff valve were not located. Recommend locating the water main and main water shutoff valve.

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

Water pressure recorded today was 68 psi.  
Recommended water pressure between 40 to 80 PSI.

### **Satisfactory** Functional Water Flow - Average

### **Satisfactory** Functional Drainage - Average

### **Service/Repair** Hose Bibs Tested - Tested

Tested all accessible exterior hose bibbs for water flow and leaks.  
Hose bibb on the side of the house is dripping continuously.  
Recommend a qualified contractor evaluate and make all necessary repairs.





## PLUMBING

**Satisfactory**

### Main Gas Valve Shut Off - Other

Gas meter installed on the back of the garage.

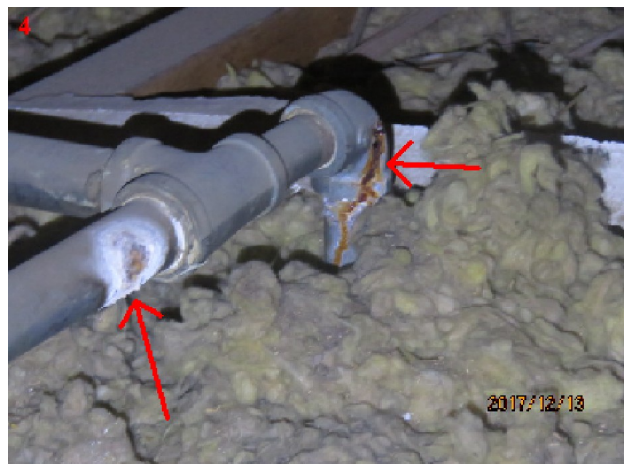
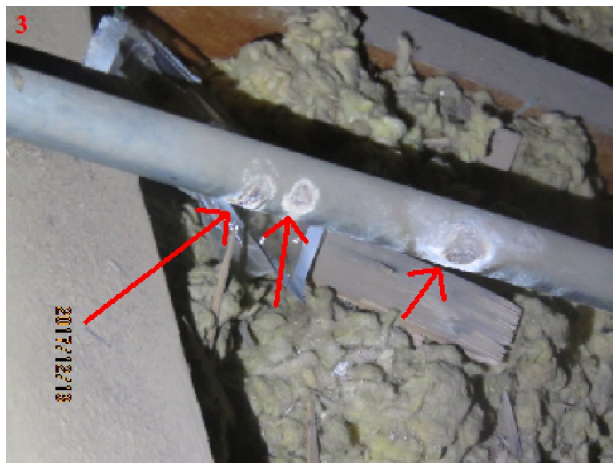
**Service/Repair**

### Interior Visible Water Pipes - Other

Galvanized and copper pipes installed. The galvanized pipes in the attic are starting to leak.

Galvanized pipes should not be installed with copper pipes. The two metals together create electrolysis a condition in which the metals corrode each other over time. This is not normally an emergency situation but should be corrected soon to avoid leaks and poor water flow and to increase the life of the plumbing system.

Recommend a qualified contractor evaluate and make all necessary repairs.



**Recommend  
Further  
Investigation**

### Interior Waste/Vent Pipes - ABS, Cast Iron, Galvanized

Recommend all homes built prior to 1985 have a video scan of the main drain pipe to the street. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems.

## PLUMBING

### **Safety Concern** Cross Connections - Hose Bibb

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

### **Satisfactory** Ejector Pump Location - None Found

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

### **Satisfactory** Fuel Supply Tank Type - None Found

### **Satisfactory** Fuel Supply Piping & Supports - Inspected

### **Satisfactory** Well Pump Type - None Found

### **Satisfactory** Plumbing Pipe Support and Insulation - No Visible Problems

### **Satisfactory** Water Softener - None Found

## MBATH

### **Service/Repair** Master Bath or Bath 1 - General Comment

The medicine cabinet doors are not properly attached.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Door - Hole

The master bathroom door has holes in it. Recommend replacing this door.



### **Satisfactory** Sink - Single

## MBATH

---

### **Service/Repair** Sink Cabinet - Inspected

The sink and sink cabinet are not properly attached. Loose sinks and or loose cabinets cause leaks. Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Sink Faucet - Tested

The hot water supply to the sink has extra poor water flow and has been shutoff due to a faucet leak. The sink faucet is corroded. Recommend a qualified contractor evaluate and make all necessary repairs.



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

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

### **Safety Concern** Receptacles - No Trip, No Ground

The GFCI protected outlet in the master bathroom did not trip when tested. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

The master bathroom outlet is not grounded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. To prevent electrical shocks we recommend grounding all outlets and installing GFCI outlets on 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.

## MBATH

### Service/Repair Walls and Ceiling - Inspected

Holes in the walls and ceiling and missing wall tiles.  
Recommend a qualified contractor evaluate and make all necessary repairs.





## MBATH

### **Service/Repair** Floor Covering - Tile

Multiple cracked floor tiles in the bathroom and the floor is sunk down in front of the shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Service/Repair** Ventilation - Window

The master bathroom window does not lock and is missing a window crank. Water damage to the window sill area.  
Recommend a qualified contractor evaluate and make all necessary repairs.



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

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

Toilet takes a long time to fill.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## MBATH

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

**Satisfactory** Tub/Shower Drain - Tested

**Service/Repair** Tub/Shower Enclosure - Other

The shower walls are rippled and loose on the walls with mold on the base of the shower walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## MBED

**Safety Concern** MASTER BEDROOM - General Comment

Electrical cord running through the master bedroom wall. This cord is not designed to be run through walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Service/Repair** Closet - No Doors

Closet doors missing for the master bedroom closet. Recommend installing closet doors.

**Service/Repair** Door - Defective Latch

The master bedroom entrance door lock does not latch properly. Recommend adjusting door latch to latch properly.

**Service/Repair** Light Fixture - Ceiling Fan Tested, Not Working

The light fixture in the master bedroom did not work when tested. Recommend checking the bulb.

## MBED

### **Safety Concern** Outlets - 3 Prong Ungrounded

All outlets are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

### **Service/Repair** Walls and Ceiling - Inspected

Wall paper falling off the walls and holes in the walls. Patches on the ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Floor - Carpet

### **Service/Repair** Heating & Cooling Source - Central Heating and Cooling, Window or Wall AC

The wall unit did get cold when tested but it is in poor condition and needs cleaning.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## MBED

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

Both windows missing window cranks and the side yard window does not lock or close so it hangs open but there are bars across it blocking egress. The front facing window has multiple cracked window panes.

Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend keeping all bedroom windows in proper working order so they can be used as a fire escape if needed.



## BATH2

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### **Service/Repair** BATH2 - General Comment

This bathroom looks like a home made room addition made without permits added to the garage. Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Door - Door Lock and Hardware, Defective Latch

The bathroom door does not latch properly. Recommend making sure all doors latch properly.

### **Satisfactory** Sink - Single

### **Service/Repair** Sink Cabinet - Inspected

The sink cabinet is not level.

Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Sink Faucets - Tested

No water came out of the sink faucet when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

## BATH2

### **Safety Concern** Switches and Fixtures - Not Working

The bathroom light fixtures did not turn on when tested.  
Recommend checking bulbs.  
Bathroom wall switch missing and cover plate missing.  
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.



### **Service/Repair** Receptacles - Other

No power to this building so none of the electrical fixtures can be tested.

### **Service/Repair** Walls and Ceiling - Inspected

Holes in the ceiling and walls.  
Recommend a qualified contractor evaluate and make all necessary repairs.





## BATH2

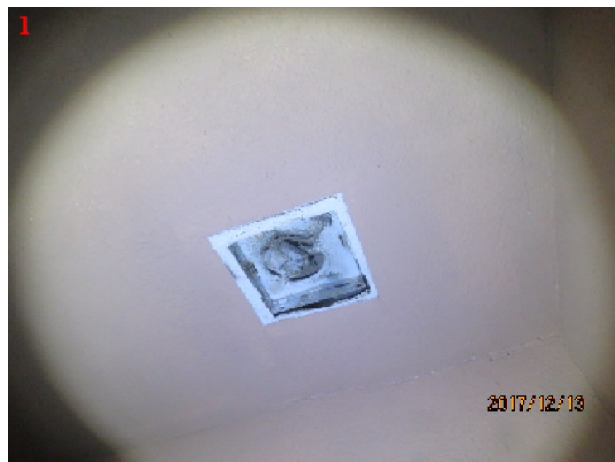
### **Service/Repair** Floor Covering - Tile

Several cracked floor tiles and the floor is sloped towards the exterior.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Service/Repair** Ventilation - Fan Cover Missing

Exhaust fan cover missing. Recommend installing a cover for the exhaust fan.



### **Service/Repair** Heating and Cooling - None

No heating or cooling source in the bathroom.  
Recommend a heating and cooling source be installed in each livable room.

### **Satisfactory** Toilet Bowl and Tank - Other

No water in the toilet and it did not flush when tested.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### **Service/Repair** Tub/Shower Faucets - Other

Water to the shower but the handle is not properly attached and the walls are open to the shower area.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### **Recommend Further Investigation** Tub/Shower Drain - Other

Due to the damaged shower handle water was not run long enough to test the drain.

## BATH2

### Major Defect Tub/Shower Enclosure - Tile

Massive hole in the shower enclosure wall.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## OFFICE/DEN

### Service/Repair Door - Checked hardware

Door jamb loose on the wall and parts missing.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### Service/Repair Walls & Ceiling - Inspected

Wall has large cracks from ceiling to the floor with loose plaster.  
This wall backs to the shower wall with the damaged wall enclosure.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### Satisfactory Light Fixture - Installed

## OFFICE/DEN

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

The floor in this room is not level.

Recommend a qualified contractor evaluate and make all necessary repairs.

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

### **Service/Repair** Window - Other

The windows are mostly by furniture they have painted window panes and they are stuck closed.

Recommend a qualified contractor evaluate and make all necessary repairs.

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

Three prong ungrounded outlets.

This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.