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

Printed Tuesday, February 13, 2018

Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 7507

Genova, John
7800 E. Boulders Parkway #4
Scottsdale, AZ 85266

Inspected 2/12/18 9:00 AM
Built 1992
2262 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

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

Record 7507 - Genova, John 7800 E. Boulders Parkway #4, Scottsdale, AZ 85266

Safety Concern

GARAGE/CARPORT

Garage Electronic Eye

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.

W. HEATER

Temp. Pres Relief Valve and Pipe

Temperature and pressure relief valve extension pipe has too many bends. Too many bends in a pipe restricts water flow. Recommend a qualified plumbing contractor evaluate and make all necessary repairs.

LAUNDRY

Combustion Air Vents

A gas line has been installed in the laundry room but no combustion air vents have been installed to supply combustion air for a gas dryer. Combustion air vents may not have been required when the home was built but for your safety, I recommend adding upper and lower combustion air supply vents in laundry area or only using an electric dryer. Improper combustion air supply can create carbon monoxide and improper venting of exhaust gasses. This room is 7' by 7.5' by 8' which is 420 cubic feet of space. Gas appliances on average require 50 cubic feet of space for every 1,000 BTU of combustion. Most gas dryers use 22,000 BTU which normally requires 1100 cubic feet of space if no vents are used. Leaving the laundry room door open is not a proper ventilation option. This door may shut and cause a carbon monoxide problem in the home. Recommend a qualified contractor evaluate and make all necessary repairs.

CHIMNEY

Fire Proofing

No screen or door installed on front of the fireplace opening. Recommend installing a screen or door to keep sparks in the fireplace.

ELECTRIC

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.

Service/Repair

EXTERIOR

Wall Covering \ Cladding

The stucco is too close to the ground in some areas. Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained. Running stucco to the ground is a common practice for masonry homes in this area.

Grading\Surface Drainage

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

Service/Repair

Vegetation

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

GARAGE/CARPORT

Garage Interior Walls

Water stains in the garage at the water heater area and air handler area. Water stains on the window seal in the garage and water damage to the drywall by the water heater. Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Windows

Lower garage window has a defective its seal.

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

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

W. HEATER

Water shutoff Valve

Corrosion on the water heater water shutoff valve is an indication of a small leak. Recommend a qualified contractor evaluate and make all necessary repairs.

Overflow Pan

No pan installed under the water heater.

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

COOLING

Refrigerant Type

This AC system uses an R-22 Refrigerant. This type of refrigerant is being phased out and after 2020 only recycled, reclaimed or previously produced R-22 refrigerant will be legal to use. The cost of this type of refrigerant is high and will continue to climb.

KITCHEN

Kitchen Cabinets

The upper kitchen cabinet above the desk on the right has a loose hinge.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Sink Faucet

Corrosion on the left side hot water supply valve under the master bathroom sink. This is an indication of a slow leak. Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Fixtures

Water stains on the lower skylight panel in the master bathroom.

Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Sink Faucets

The hall bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate.

Recommend a qualified contractor evaluate and make all necessary repairs.

Toilet Bowl and Tank

The toilet angle stop valve is stuck or it is difficult to operate.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

BATH3

Sink Faucet

The sink faucet cold water valve handle leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.

Toilet Bowl and Tank

The toilet angle stop valve is stuck.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Faucet

Shower diverter valve is defective. It does not completely shut off the water to the tub when the shower is on.
Recommend replacing defective diverter valve.

BED2

Walls & Ceiling

Water damage to the west wall in this room.
Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

EXTERIOR

Other

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

GROUNDNS

GROUNDNS

This home appears top be in a flight patch of a local airport. An aircraft flew by during the home inspection.
Recommend further investigation.

ROOF

How Inspected

Walked on the flat roof only.
Golf ball on the roof. Golf balls can and do crack roof tiles and damage stucco. Recommend watching for golf balls and damage caused by golf balls.

Gutter/Drainage System

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed.
Recommend a qualified contractor evaluate and make all necessary repairs.

Felt Paper

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

LAUNDRY

Dryer Vented

This dryer vents into the garage. Recommend venting to the exterior.

Recommend Further Investigation

COOLING

COOLING SYSTEM

Both AC units are over 25 years old. The average life of an AC system in the Phoenix area is 12 to 15 years. This unit may be near the end of its useful life. Typical AC has only 50% of its initial efficiency after 20 years. So a 12 SEER would have a 6 SEER rating.

When the outside temperature falls below 65 degrees within 24 hours of the inspection the AC systems is not tested to avoid damage to the compressor.

Dust and other contaminants usually find their way into all heating and cooling 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.

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.

INTERIOR

Interior Walls and Ceiling

Some drywall/plaster cracks from normal settling found. Recommend patching and painting when convenient.

BED2

Closet

There is a drywall patch on the ceiling on the closet. Recommend asking the seller what caused this issue.

Inspection Report Details

Record 7507 - Genova, John 7800 E. Boulders Parkway #4, Scottsdale, AZ 85266

GENERAL INFORMATION

Satisfactory

GENERAL INFORMATION - Buyer

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

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

Satisfactory

Occupancy - Occupied

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

Satisfactory

Inspection Type - Single Family Home

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

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

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

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

EXTERIOR

Satisfactory

Type of Wall Structure - Masonry 2 Story

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Masonry covered with stucco

EXTERIOR

Service/Repair Wall Covering \ Cladding - Stucco To Soil

The stucco is too close to the ground in some areas. Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained. Running stucco to the ground is a common practice for masonry homes in this area.



Satisfactory Exterior Electrical Fixtures - Inspected

Satisfactory Outside Outlets - GFCI

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

Satisfactory Soffit\Eaves\Fascia - Stucco

Satisfactory Flashings and Trim - Stucco

Satisfactory Exposed Foundation - Poured Concrete

Satisfactory Exterior Doors - Tested

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

Satisfactory Patio Doors - Sliding

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

Service/Repair Grading\Surface Drainage - Inadequate

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

EXTERIOR

Service/Repair **Vegetation - Checked, Trees On Roof**

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



Satisfactory **Sprinkler System - Vacuum Breaker**

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

Satisfactory **Yard Fences - Masonry**

Satisfactory **Window Character Material - Aluminum**

Satisfactory **Window Character Type - Slider and Fixed**

Satisfactory **Glass - Dual Pane**

Satisfactory **Door Bell - Tested OK**

EXTERIOR

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

Recommend Further Investigation Other - Past Treatment

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



GROUND

Recommend Further Investigation GROUNDS - Aircraft

This home appears top be in a flight patch of a local airport. An aircraft flew by during the home inspection. Recommend further investigation.



Satisfactory Driveway - Concrete

Satisfactory Walkways - Concrete

GROUNDS

Satisfactory

Outside Steps - None

Satisfactory

Hand Rail - No Exterior Hand Rails

Satisfactory

Balconies - Guard Rails 36 inches or Higher

Satisfactory

Patio - Concrete

Satisfactory

Porches - Concrete

Satisfactory

Wood Decks - None

Satisfactory

Retaining Wall - None or No Effect Home

Satisfactory

Stoops / Areaways - No Problems Found

ROOF

Satisfactory ROOF - Sample

See sample picture of the roof.



ROOF

Recommend Further Investigation

How Inspected - Walked on Roof

Walked on the flat roof only.
Golf ball on the roof. Golf balls can and do crack roof tiles and damage stucco. Recommend watching for golf balls and damage caused by golf balls.



Satisfactory

Roof Covering - Clay Tile, Rolled Mineral

Clay roof tiles on the sloped sections of roofing and rolled roofing coated with a gray sealer onto for the flat roofing.

Satisfactory

Roof Style - Hip, Flat

Satisfactory

Flashing - Inspected

The visible roof flashings were inspected.

Satisfactory

Valleys - None

Satisfactory

Plumbing Vents - Inspected

Recommend Further Investigation

Gutter/Drainage System - Scuppers

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory

Garage / Carport Roof - Flat

Satisfactory

Porch Roof - Flat

Satisfactory

Back Patio Roof - Flat

Satisfactory

Skylight - Installed

ROOF

Satisfactory Other Roof Penetrations - Roof Vents

Recommend Further Investigation Felt Paper - General

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

GARAGE/CARPORT

Satisfactory GARAGE - Garage Stuff

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



Satisfactory Garage Type - 2 Car Attached

Satisfactory Garage Exterior Walls - Inspected

Satisfactory Garage Floor - Concrete

GARAGE/CARPORT

Satisfactory Garage Door To House - Auto Closure

Satisfactory GFCI Outlets - Tested

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

Satisfactory Light Fixture - Tested

Satisfactory Garage Overhead Door Spring - Checked

Satisfactory Auto Garage Door Lift Controls - Auto Stop\ Reverse

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

Safety Concern Garage Electronic Eye - More Than 6 Inches

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.



Satisfactory Garage Roof Framing Style - Flat

Satisfactory Garage to House Wall & Ceiling - Drywall Covered

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

Satisfactory Garage Fascia\Soffit - None

Satisfactory Garage Gutters - Scuppers

GARAGE/CARPORT

Service/Repair Garage Interior Walls - Drywall\Plaster, Water Heater Leak

Water stains in the garage at the water heater area and air handler area. Water stains on the window seal in the garage and water damage to the drywall by the water heater. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Interior Ceiling - Drywall\Plaster

Satisfactory Garage Doors - Overhead

Satisfactory Garage Man Door Exterior - Tested

Garage door to side yard tested and found to be in proper working order.

GARAGE/CARPORT

Service/Repair **Garage Windows - Stationary**

Lower garage window has a defective its seal.
When a window seal between the window panes is found to leak all the windows should be suspect of having a seal problem. Since all windows are normally purchased at the same time from the same batch when one goes the others may be soon to follow. Sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all sealed windows and make all necessary repairs.
Most window manufacturers warranty sealed windows for a minimum of 10 years and some for life.



Satisfactory **Sink - None**

Satisfactory **Garage Roof Framing Type - No Access**

No access to the garage ceiling framing but no obvious signs of problems found.

Satisfactory **Ceiling Insulation - No Access**

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

W. HEATER

Satisfactory **WATER HEATER - Tested**

Satisfactory **Water Heater 1 Mfg. - Kenmore**

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

This water heater is rated at 55,000 BTU.

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

The water heater has a BTU/hour rating of 75 gallons.

Satisfactory **Water Heater 1 Location - Garage**

Satisfactory **Water Heater Fuel - Gas**

W. HEATER

Safety Concern **Temp. Pres Relief Valve and Pipe - 5 + bends**

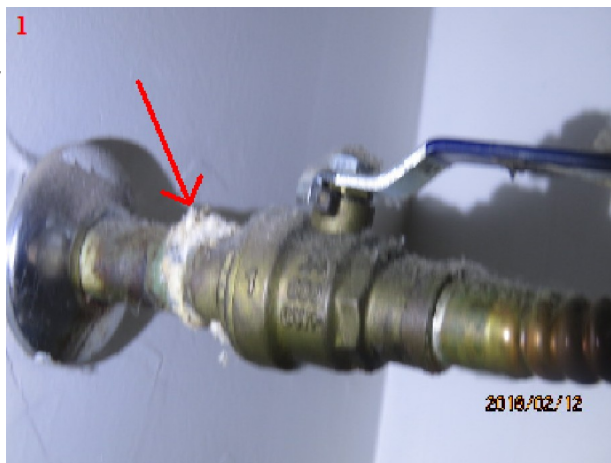
Temperature and pressure relief valve extension pipe has too many bends. Too many bends in a pipe restricts water flow. Recommend a qualified plumbing contractor evaluate and make all necessary repairs.



Satisfactory **Water Heater Nipples - Inspected**

Service/Repair **Water shutoff Valve - Present, Corrosion**

Corrosion on the water heater water shutoff valve is an indication of a small leak. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Water Heater Exterior Jacket - Inspected**

W. HEATER

Service/Repair **Overflow Pan - None**

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



Satisfactory **Operating Controls - Visually OK**

Satisfactory **Vent Pipe - Inspected**

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

Satisfactory **Combustion Air Supply /Vents - Wall**

LAUNDRY

Satisfactory **Door - Tested**

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

Satisfactory **Ventilation - Power attic vent**

LAUNDRY

**Recommend
Further
Investigation**

Dryer Vented - Wall

This dryer vents into the garage. Recommend venting to the exterior.



Satisfactory

Washer Faucets - Gate Type

Satisfactory

Washer Drains - Trapped Line

Satisfactory

Laundry Energy Source - Both Gas & Electric

Both gas and 220 volt outlet installed in the laundry room for dryer energy source.

Satisfactory

Appliances - Not Tested

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

Satisfactory

Floor - Tile

Satisfactory

Light Fixture - Tested

Satisfactory

Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory

Heating and Cooling Source - Central

Satisfactory

Laundry Sink - None

LAUNDRY

Safety Concern **Combustion Air Vents - None**

A gas line has been installed in the laundry room but no combustion air vents have been installed to supply combustion air for a gas dryer. Combustion air vents may not have been required when the home was built but for your safety, I recommend adding upper and lower combustion air supply vents in laundry area or only using an electric dryer. Improper combustion air supply can create carbon monoxide and improper venting of exhaust gasses. This room is 7' by 7.5' by 8' which is 420 cubic feet of space. Gas appliances on average require 50 cubic feet of space for every 1,000 BTU of combustion. Most gas dryers use 22,000 BTU which normally requires 1100 cubic feet of space if no vents are used. Leaving the laundry room door open is not a proper ventilation option. This door may shut and cause a carbon monoxide problem in the home.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Satisfactory **Attic Access - No Access**

No access to the attic. Mostly a flat roof.

CHIMNEY

Satisfactory **CHIMNEY - Not Tested**

Gas turned off to the fireplace so it was not tested.

Satisfactory **Chimney Fuel Type - Natural Gas**

Satisfactory **Fireplace1 - Masonry**

Satisfactory **Fireplace Locations - Living Room**

Satisfactory **Chimney 1 Type - Masonry**

Satisfactory **Flue Lining - Masonry**

CHIMNEY

Satisfactory Spark Arrestor - Installed

A metal screen has been installed near the top of the chimney to keep sparks and debris from flying out of the chimney.



Satisfactory Chimney Top - Cement

Safety Concern Fire Proofing - No Screen/Doors

No screen or door installed on front of the fireplace opening. Recommend installing a screen or door to keep sparks in the fireplace.

COOLING

Recommend Further Investigation

COOLING SYSTEM - Old Unit, Not Tested

Both AC units are over 25 years old. The average life of an AC system in the Phoenix area is 12 to 15 years. This unit may be near the end of its useful life. Typical AC has only 50% of its initial efficiency after 20 years. So a 12 SEER would have a 6 SEER rating.

When the outside temperature falls below 65 degrees within 24 hours of the inspection the AC system is not tested to avoid damage to the compressor.

Dust and other contaminants usually find their way into all heating and cooling 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.

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.



Service/Repair

Refrigerant Type - R-22

This AC system uses an R-22 Refrigerant. This type of refrigerant is being phased out and after 2020 only recycled, reclaimed or previously produced R-22 refrigerant will be legal to use. The cost of this type of refrigerant is high and will continue to climb.

Satisfactory

Estimated AC Size - 1.5- Ton, 5-Ton

Model Number: 18

Compressor RLA: 8

Estimated Size: 1.5 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.

Model Number: 60

Compressor RLA: 29.1

Estimated Size: 5 Ton

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

COOLING

Satisfactory **Cooling System(s) - Trane**

Cooling coil(s) made by Trane.

Satisfactory **Energy Source - Electric**

Satisfactory **Cooling System Electrical - Checked Breaker**

Breaker Used 15 & 60
Maximum Breaker Size 15 & 60

Satisfactory **Quick Disconnect - Installed**

Satisfactory **Registers - Adjustable**

Satisfactory **Air Filters and Dampers - Clean**

Satisfactory **Duct Type - Not Visible**

Satisfactory **Heat Pump - Air to Air**

The upstairs heating and cooling system is a 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 - Exterior**

The AC cooling coil is located outside on the side of the home.

Satisfactory **Air Handler(s) - In Garage, Other**

One air handler is installed in the upstairs bedroom closet and one in the garage.

Satisfactory **Condensate Drain - Installed**

Satisfactory **Evaporative Cooler - None**

FURNACE

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 - Gas Forced Air**

FURNACE

Satisfactory Thermostat - Single and Multi

Satisfactory Filter System For Central AC & Heat - Central Filter

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

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

Satisfactory Forced Air System Mfg(s). - American Standard

Satisfactory Forced Air Sys. Energy Source - Gas

Satisfactory Automatic Safety Controls - Inspected

Satisfactory Furnace Vent Pipe - Inspected

Satisfactory Heat Exchanger Visual - Pass

Even when great care is taken to inspect the heat exchanger visually most of it is not accessible and some problems may not be visible. Home inspectors do not have the tool necessary to properly check for a cracked heat exchanger. Cracked heat exchangers can cause carbon monoxide to enter the home. Recommend all homes with gas appliances have a carbon monoxide tester installed and have the heat exchanger evaluated by a qualified heating contractor.



Satisfactory Air Supply System 1 & 2 - System 1

Satisfactory Forced Air System 1 BTU/Hr Input - BTU Rating

This heater has an input rating of 100,000 BTU.

KITCHEN

Satisfactory KITCHEN - Refrigerator Tested

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

KITCHEN

Satisfactory Exhaust Fan Hood - Hood Exhaust

Satisfactory Kitchen Ceiling and Walls - Inspected

Satisfactory Kitchen Floors - Tile

Satisfactory Heating and Cooling Source - Central

Service/Repair Kitchen Cabinets - Inspected

The upper kitchen cabinet above the desk on the right has a loose hinge.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Counter top - Stone

Satisfactory Kitchen Sink - Stainless

Satisfactory Kitchen Sink Faucet - Tested

Satisfactory Water Supply - Inspected

Satisfactory Kitchen Drain and Trap - Tested

Satisfactory Kitchen Switches Fixtures - Recessed Can

Recessed light fixtures require special light bulbs designed to reflect the heat away from the fixture. Using improper bulbs may damage the fixtures and start fires. Recommend checking all light bulbs in recessed fixtures to make sure they are acceptable for the fixture.

Satisfactory Kitchen Wall Receptacles - GFCI Protected

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

Satisfactory Garbage Disposal - Tested

Satisfactory Dishwasher - Drain Hose

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

Satisfactory Kitchen Windows - Tested

KITCHEN

Satisfactory **Range Oven - Electric**

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

Satisfactory **Surface Cook top - Gas**

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

Satisfactory **Trash Compactor - None**

INTERIOR

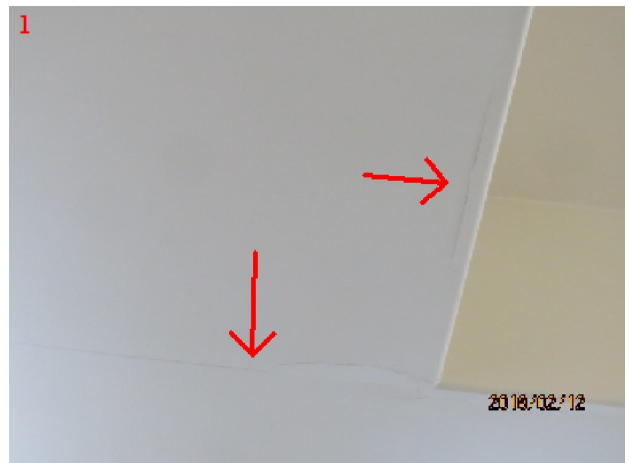
Satisfactory **Floor Structure - Concrete Slab, Not Visible**

The slab inspection is visual only and carpets are not lifted to inspect slabs. Slabs may have cracks and other problem not detectable by a visual home inspection. No defects in the slab were found at the time of the home inspection.

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

Recommend Further Investigation **Interior Walls and Ceiling - Inspected, Settling Cracks**

Some drywall/plaster cracks from normal settling found. Recommend patching and painting when convenient.



Satisfactory **Interior Floor Covering - Inspected**

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

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

Satisfactory **Smoke Detectors - One or More Tested**

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

INTERIOR

Satisfactory **Windows - Tested**

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

Satisfactory **Interior Outlets - Three Prong Grounded**

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

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

Satisfactory **Insulation Walls - None Visible**

Satisfactory **Interior Rooms - Living Room**

Satisfactory **Visible Flues and Dampers - Observed, Operated**

Satisfactory **Stairways and Steps - Inspected**

Satisfactory **Balconies and Railings - Spacing 4" or Less**

Satisfactory **Firewall separation Walls & Ceiling - Inspected**

Satisfactory **Environmental odors or smells - None**

ELECTRIC

Satisfactory **Main Electrical Service - Underground Service**

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

Satisfactory **Main Elect. Panel Location - Garage**

Satisfactory **Main Electrical Disconnect - Side of Garage**

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

ELECTRIC

Satisfactory

Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.



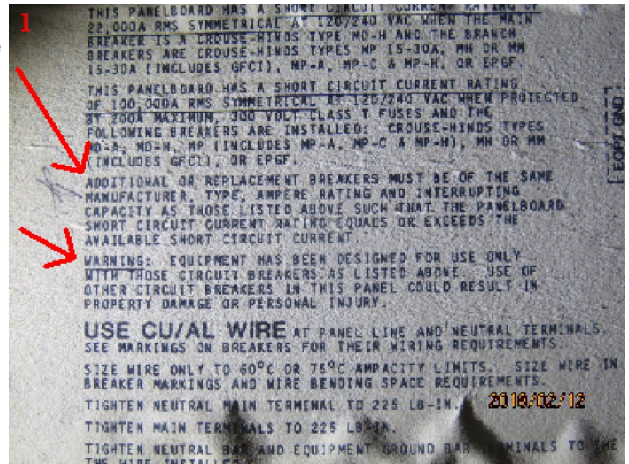
Satisfactory

Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 50 amp, 60 amp

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 - 200

Satisfactory Voltage Available - 110 / 220

Satisfactory Grounding - Water Pipe

Satisfactory Bonding - Water Main

Satisfactory Aluminum Branch Circuits - None

No solid strand aluminum wiring to branch circuits found.

ELECTRIC

Satisfactory **Type of House Wire - Romex**

Non-metallic shielded wire.

Satisfactory **Interior House Wiring - Combination**

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

Satisfactory **Electrical Outlets - 3 Slotted**

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

PLUMBING

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

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

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

Satisfactory **Main Supply Type - Copper**

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

Satisfactory **Main Supply Size - 1 inch**

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

Water pressure recorded today was 52 psi.
Recommended water pressure between 40 to 80 PSI.

Satisfactory **Functional Water Flow - Average**

Satisfactory **Functional Drainage - Average**

Satisfactory **Hose Bibs Tested - Tested**

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

Satisfactory **Main Gas Valve Shut Off - Side of Garage**

The gas meter and gas shut off are located on the side of the garage and the gas meter vent is more than 3 feet from the center of the main electric panel. The gas valve was not operated but no visual problems were found. Recommend all homes with gas appliances have one or more working carbon monoxide detectors.

Satisfactory **Interior Visible Water Pipes - Copper**

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

PLUMBING

Satisfactory Interior Waste/Vent Pipes - ABS

Satisfactory Cross Connections - None Found

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

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Double

Satisfactory Sink Cabinet - Inspected

MBATH

Service/Repair Sink Faucet - Tested, Corrosion

Corrosion on the left side hot water supply valve under the master bathroom sink. This is an indication of a slow leak. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Drain, Trap, Waste and Vent Piping - Tested

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

Water stains on the lower skylight panel in the master bathroom. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan, Window

Satisfactory Heating and Cooling - Central Heating & Cooling

MBATH

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

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Satisfactory Tub/Shower Enclosure - Tile

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

Satisfactory Jacuzzi Bath or Tub - Tub Faucet & Drain Tested

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

MBED

Satisfactory Closet - Door(s) & Pole

Satisfactory Door - Hardware Checked

Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating and Cooling

Satisfactory Windows - Approx. 44" or Less to Sill, Sliding Glass Door

BATH2

Satisfactory BATH2 - Located

This bathroom is located by the front door.

BATH2

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucets - Tested, Angle Stops

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

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

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

The toilet angle stop valve is stuck or it is difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

BATH3

Satisfactory Bath3 - Upstairs

This bathroom is located upstairs in the bedroom.

Satisfactory Doors - Door Lock and Hardware

BATH3

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucet - Tested

The sink faucet cold water valve handle leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Drywall/Plaster

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan, Window

Satisfactory Heating and Cooling - Central Heating & Cooling

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

The toilet angle stop valve is stuck.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH3

Service/Repair Tub/Shower Faucet - Adequate Flow, Divert Valve Leaks

Shower diverter valve is defective. It does not completely shut off the water to the tub when the shower is on. Recommend replacing defective diverter valve.



Satisfactory Tub/Shower Drain - Tested

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

Satisfactory Tub/Shower Enclosure - Manufactured Stone

BED2

Satisfactory BEDROOM 2 - Room Location

This room is located in the front.

Satisfactory Door - Hardware Checked

Satisfactory Light Fixtures - Switched Outlet, Ceiling Fan tested

The switched outlet has half the outlet switch on or off with the wall switch and the other half stays hot all the time. This is normal. Most switched outlets are installed upside down so they can be quickly identified.

Satisfactory Outlets - 3 Prong Grounded

BED2

Service/Repair Walls & Ceiling - Inspected

Water damage to the west wall in this room.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to sill

Recommend Further Investigation Closet - Door(s) & Pole

There is a drywall patch on the ceiling on the closet. Recommend asking the seller what caused this issue.



BED3

Satisfactory BEDROOM 3 - Room Location

This room is located upstairs.

Satisfactory Door - Hardware Tested

BED3

Satisfactory Light Fixture - Switched Outlet, Ceiling Fan Tested

Most switched outlets are installed upside down so they can be quickly identified.

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to Sill

Satisfactory Closet - Door(s) Light & Pole

OTHER ROOM

Satisfactory Other Room - Loft

Other room is the loft area.

Satisfactory Door - Hardware Checked

Satisfactory Walls & Ceiling - Inspected

Satisfactory Light fixture - Installed

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling - Central Heating & Cooling

Satisfactory Window - Stationary

Satisfactory Outlets - 3 prong grounded