
Perfection Home Inspections
Mesa, AZ 85203
602-524-2916
perfectionhomeinspections.com

Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 7845

Masterson, Sandy
671 E. Vermont Drive
Gilbert, AZ 85296

Inspected 2/12/19 1:30 PM
Built 2000
3000 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

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Record 7845 - Masterson, Sandy 671 E. Vermont Drive, Gilbert, AZ 85296

Safety Concern

EXTERIOR

Outside Outlets

The polarity and the grounding of all accessible exterior outlets were tested. One GFCI outlet below the main electric panel did not trip when tested. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Garage Door To House

Garage doors to the home should be minimum of 1-3/8 inches thick solid wood or metal door with a self closing device. This is required for a 20 minutes fire rating normally required for opening between the garage and the home. Doors between a bedroom and the garage are not permitted.

No latch or door stopper of any type should be installed on the garage door to the house that keeps the door from automatically closing. This may allow carbon monoxide gas to enter the home. Recommend removing any type of such latch.

GFCI Outlets

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

Auto Garage Door Lift Controls

The automatic garage door opener did not stop and return the garage door when meeting obstacles. According to reports received by the U.S. Consumer Product Safety Commission (CPSC), approximately 60 children between the ages of 2 and 14 have been trapped and killed under automatic garage doors between March 1982 and 1997. I recommend all automatic garage doors openers stop and reverse when meeting obstacles to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. All garage door openers manufactured after January 1, 1993 are required to have this auto- reverse function. Recommend a qualified contractor evaluate and make all necessary repairs. A scale 1.5" high was placed on the garage floor under the door to test the automatic stop and reverse function of this garage door opener. The garage door opener is holding down with a force of 150 pounds and did not automatically reverse and go back up.

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.

Garage Electrical System

Exposed romex type wire found in the garage less than 7 feet above the floor. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See sample picture.

W. HEATER

Operating Controls

Water temperature of 144 degrees was tested at kitchen sink. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on the gas water heater.

Water Heater 2 Fuel

The electric cable to the electric water heater is not properly attached. Recommend a qualified plumbing contractor evaluate and make all needed repairs.

Safety Concern

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 8' by 7' by 10' which is 560 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.
The existing dryer is electric so gas is not being used and the gas line is capped off.

KITCHEN

Garbage Disposal

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

INTERIOR

Smoke Detectors

Smoke detectors did not activate when tested. Recommend Checking battery. Recommend keeping all smoke alarms in proper working order.
Recommend at least one working smoke alarm be installed in hall leading to all sleeping areas and at least one per floor.

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

Jacuzzi Bath or Tub

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

Wet spots under the master spa at the water supply pipes. This could be from oil on the supply pipes but it looks like a slow water leak.

No ground/bond wire found on the spa tub motor. This is a shock hazard.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH4

Receptacles

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

POOL

Automatic Safety Controls

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

Bonding 5 Feet From Pool

One pool motor is not properly bonded. Recommend properly bonding pool motor. See picture
This is a shock hazard.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Safety Concern

SPA

Air Pump

The conduit for the spa blower is not properly attached. The blower did not turn on when tested. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Service/Repair

EXTERIOR

Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation in the back. 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.

Sprinkler System

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. Water in both valve boxes on the side of the garage is a good indication of a leak in the system. One or more sprinkler valve solenoids have rusted and split open. One or more sprinkler line are leaking or have missing heads. Recommend a qualified contractor evaluate and make all necessary repairs.

Yard Fences

The pool equipment block fence wall is cracked with some movement. Recommend a qualified contractor evaluate and make all necessary repairs.

Door Bell

The door bell did not work when tested. Recommend a qualified contractor evaluate and make all necessary repairs.

GROUND

Stoops / Areaways

There is a crack in the slab outside the garage side yard door on the east side. Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Garage Interior Ceiling

Settling crack(s) found in garage ceiling drywall. This is cosmetic. Recommend patching and painting when convenient.

There is a patch on the ceiling at the east wall.

Recommend asking seller what caused the problem and if it has been properly repaired. See picture

Water stains on the ceiling and wall on the west side in a cabinet.

Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Water Heater 2 Location

This water heater is located the west side bedroom closet.

No pan installed under the water heater in this closet.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Leaks

Water stains on a truss member in the garage attic.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

KITCHEN

Exhaust Fan Hood

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

Kitchen Drain and Trap

No plumbing drain vent found for the kitchen sink drain. This is an island so it needs a under this sink vent.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Switches Fixtures

The ceiling fan light did not work when tested. The fan did work.
Recommend a qualified contractor evaluate and make all needed repairs.

Dishwasher

The dish rack in the dishwasher is rusted. Recommend replacing the rusted rack.

INTERIOR

Interior Floor Covering

Cracked floor tile, raised floor tile and missing floor tile grout near the patio sliding glass door.
Recommend a qualified contractor evaluate and make all necessary repairs.

Windows

The back facing living room window on the left side has a broken spring and it slams shut when opened.
Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Light Fixtures

The living room ceiling fan light did not work when tested. The fan does work.x

Signs of Water Penetration

Water stain on the ceiling in the living room. No stains found in the attic at this area but there is an air handler emergency overflow pan above this area.
Recommend a qualified contractor evaluate and make all necessary repairs.

Dining area wall has rippled paint at the ceiling. This is normally caused by water.
Recommend a qualified contractor evaluate and make all necessary repairs.
See garage for water leaks.

ELECTRIC

Compatibility Issues

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.

PLUMBING

Main Water Shutoff Test

The main water shutoff valve is stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Plumbing Pipe Support and Insulation

The hose bibb pipe in the back yard is not properly supported and may easily break creating a large water leak.
Recommend properly supporting pipe. See picture

MBATH

Drain, Trap, Waste and Vent Piping

The left side master bath sink drain leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Enclosure

The is a gap is the grout between sections of the shower wall enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

MBED

Light Fixture

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

The ceiling fan/light did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Drain, Trap, Waste and Vent Piping

Water leaks from the sink drain pipe when water is running in the sink.

Recommend a qualified contractor evaluate and make all necessary repairs.

BATH4

Drain, Trap, Waste and Vent Piping

Flexible non smooth sink drain line. Recommend only smooth walled drain lines for all drain pipes to help avoid clogs.

Toilet Bowl and Tank

The toilet runs continuously. Recommend repairing the toilet so it does not run.

Water drips from the water supply pipe at the bottom of the toilet.

Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Faucet

The shower head sprays water everywhere except out the front where it should. This was turned off quickly without testing hot water.

Recommend a qualified contractor evaluate and make all necessary repairs.

BED4

Windows

Both windows have broken springs and the window facing the front slams shut when opened.

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

Closet

One closet clothes hanging pole missing. Recommend installing clothes hanging poles in closet.

OFFICE/DEN

Door

The entrance door is too low and this may cause a leak or water issue.

Some wood rot found on the inside at both sides of this door jamb and at the windows installed on both sides.

Recommend a qualified contractor evaluate and make all necessary repairs.

POOL

Decking

Cracks found in pool decking at the step up area. Recommend sealing cracks to help keep the cracks from spreading. See sample picture

Pump

The pool filter pump leaks at the pipe to pump connection.

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

Heater

The gas pool heater did not turn on when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Auto Sweep\Self Cleaning

The after market pool sweep works but this pool has built in pop-ups to clean the pool and the pop-ups did not work when tested. Air bubble leaked from a pop-up head and indication of a break in a line.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Automatic Chlorinator

Automatic chlorinator installed is not turned on and not plugged in.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

SPA

Heater

See pool heater.

Light

The spa light did not work when tested. Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

ROOF

Felt Paper

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper under roof tiles 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.

BATH4

Bath4

This bathroom is located in the converted single car garage now the office.
This room is located in the old single car garage.
Recommend checking for permits to convert this garage into a living space.

OFFICE/DEN

OFFICE/DEN

This room is located in the old single car garage.
Recommend checking for permits to convert this garage into a living space.

POOL

Safety Barrier

No automatic latch or self closure on the sliding glass door to the pool area.
If there will be children younger than six years of age occupying the premises - The Arizona State law regarding swimming pool barriers reads "A swimming pool, or other contained body of water that contains water eighteen inches or more in depth at any point and that is wider than eight feet at any point and is intended for swimming, shall be protected by an enclosure surrounding the pool area". Gate to the pool area shall be self-closing and self-latching with the latch located at least fifty-four inches above the underlying ground.
Every city has their own codes on swimming pool barriers and they should be checked by the buyer because this inspection is not a code compliance inspection.

SPA

Surface

Something on the spa surface. Recommend further investigation.

Monitor/Maintain

INTERIOR

Interior Walls and Ceiling

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

Inspection Report Details

Record 7845 - Masterson, Sandy 671 E. Vermont Drive, Gilbert, AZ 85296

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. We do not establish property lines, easements or, encroachments. The square footage and age of the home listed in this report have not been verified.

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 - Framed One Story

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - None

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.

EXTERIOR

Satisfactory Exterior Electrical Fixtures - Inspected

Safety Concern Outside Outlets - Tested

The polarity and the grounding of all accessible exterior outlets were tested.
One GFCI outlet below the main electric panel did not trip when tested. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

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

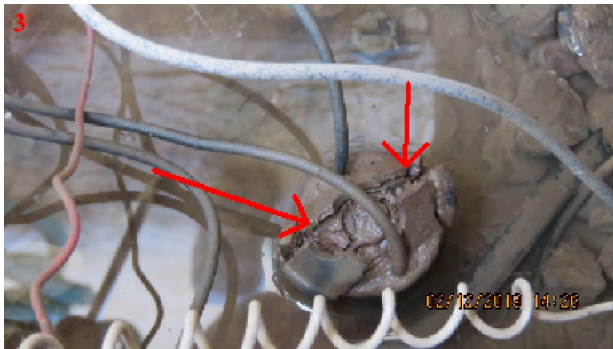
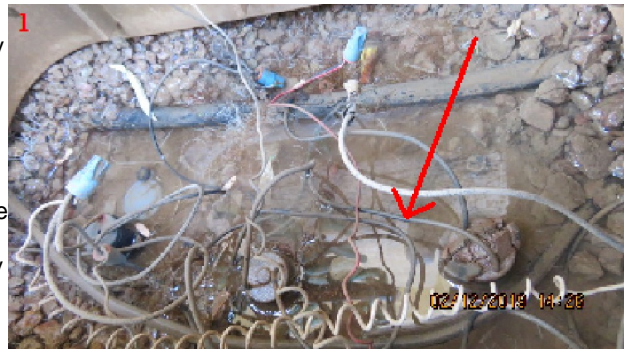
Soil or the concrete is not properly sloped away from the house foundation in the back. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.
When water is allowed to accumulate or flow towards the house foundation due to improperly 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.

Satisfactory Vegetation - Checked

EXTERIOR

Service/Repair 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. Water in both valve boxes on the side of the garage is a good indication of a leak in the system. One or more sprinkler valve solenoids have rusted and split open. One or more sprinkler line are leaking or have missing heads. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Yard Fences - Masonry

The pool equipment block fence wall is cracked with some movement. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Window Character Material - Aluminum

Satisfactory Window Character Type - Slider and Fixed, Single Hung

EXTERIOR

Satisfactory Glass - Multiple Pane Insulated

Service/Repair Door Bell - Does Not Work

The door bell did not work when tested. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

GROUND

Satisfactory Driveway - Concrete

Satisfactory Walkways - Concrete

Satisfactory Outside Steps - None

Satisfactory Hand Rail - No Exterior Hand Rails

Satisfactory Balconies - None

Satisfactory Patio - Concrete

Satisfactory Porches - Concrete

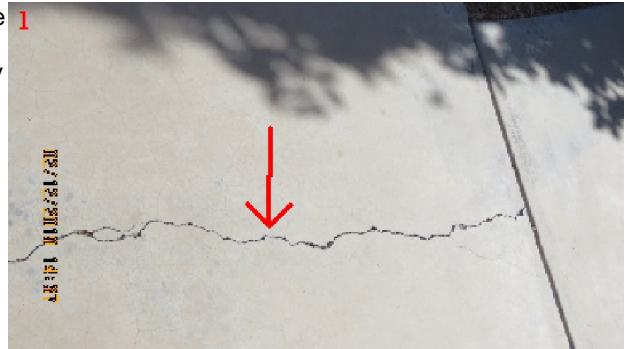
Satisfactory Wood Decks - None

Satisfactory Retaining Wall - None or No Effect Home

GROUNDS

Service/Repair **Stoops / Areaways - Inspected**

There is a crack in the slab outside the garage side yard door on the east side.
Recommend a qualified contractor evaluate and make all necessary repairs.



ROOF

Satisfactory **ROOF - Sample**

See sample picture of the roof.



Satisfactory **How Inspected - Walked on Roof**

Satisfactory **Roof Covering - Flat Tile**

Flat style concrete roof tiles installed.

Satisfactory **Roof Style - Hip**

Satisfactory **Flashing - Aluminum**

ROOF

Satisfactory Valleys - Galvanized, Rolled Mineral

Satisfactory Plumbing Vents - ABS

Satisfactory Gutter/Drainage System - Gutters

Satisfactory Garage / Carport Roof - Same as House

Satisfactory Porch Roof - Same as House

Satisfactory Back Patio Roof - Same as House

Satisfactory Skylight - None

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 under roof tiles 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

Safety Concern

Garage Door To House - Auto Closure, Door Stopper

Garage doors to the home should be minimum of 1-3/8 inches thick solid wood or metal door with a self closing device. This is required for a 20 minutes fire rating normally required for opening between the garage and the home. Doors between a bedroom and the garage are not permitted.

No latch or door stopper of any type should be installed on the garage door to the house that keeps the door from automatically closing. This may allow carbon monoxide gas to enter the home. Recommend removing any type of such latch.



Safety Concern

GFCI Outlets - Some Non GFCI

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

GARAGE/CARPORT

Satisfactory**Light Fixture - Tested****Satisfactory****Garage Door Spring - Checked****Safety Concern****Auto Garage Door Lift Controls - Auto Stop\ Reverse Defective**

The automatic garage door opener did not stop and return the garage door when meeting obstacles. According to reports received by the U.S. Consumer Product Safety Commission (CPSC), approximately 60 children between the ages of 2 and 14 have been trapped and killed under automatic garage doors between March 1982 and 1997. I recommend all automatic garage doors openers stop and reverse when meeting obstacles to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. All garage door openers manufactured after January 1, 1993 are required to have this auto-reverse function. Recommend a qualified contractor evaluate and make all necessary repairs. A scale 1.5" high was placed on the garage floor under the door to test the automatic stop and reverse function of this garage door opener. The garage door opener is holding down with a force of 150 pounds and did not automatically reverse and go back up.

**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 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 approved for a fire separation. This drywall fire separation was visually inspected for defects and none were found.

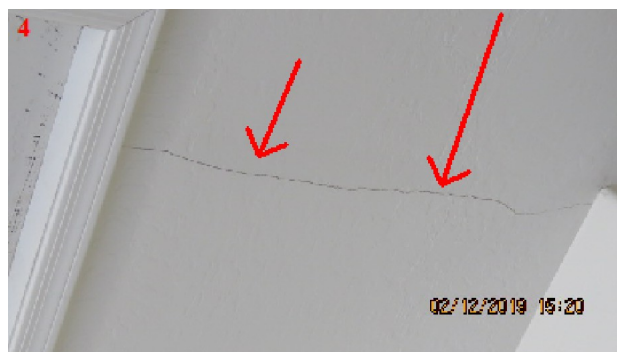
Satisfactory**Garage Fascia\Soffit - Stucco****Satisfactory****Garage Gutters - Installed****Satisfactory****Garage Interior Walls - Drywall\Plaster**

GARAGE/CARPORT

Service/Repair Garage Interior Ceiling - Drywall\Plaster, Settling Crack

Settling crack(s) found in garage ceiling drywall. This is cosmetic. Recommend patching and painting when convenient. There is a patch on the ceiling at the east wall. Recommend asking seller what caused the problem and if it has been properly repaired. See picture

Water stains on the ceiling and wall on the west side in a cabinet. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Doors - Overhead

Satisfactory Garage Man Door Exterior - Tested

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

Satisfactory Garage Windows - In Door Only

Windows are only in the overhead garage door.

Satisfactory Sink - None

Satisfactory Garage Roof Framing Style - Hip

GARAGE/CARPORT

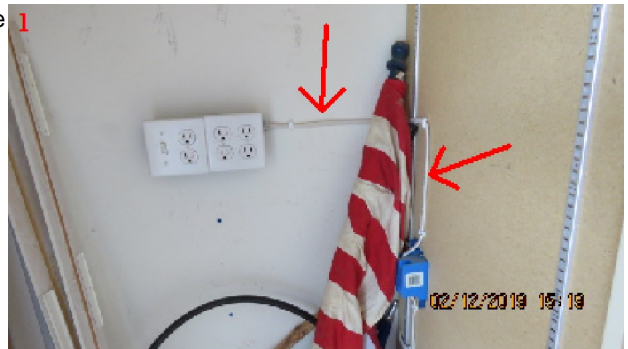
Satisfactory Garage Roof Framing Type - Truss

Satisfactory Ceiling Insulation - None

Satisfactory Insulation & Vapor Retarder - **None Located

Safety Concern Garage Electrical System - Exposed Romex

Exposed romex type wire found in the garage less than 7 feet above the floor. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See sample picture.



W. HEATER

Satisfactory WATER HEATER - Tested

Satisfactory Water Heater 1 Mfg. - Ruud

Satisfactory Water Heater 1 Rated BTU/Watts - 30,000 +

Satisfactory Water Heater 1 Size in Gallons - 50

Satisfactory Water Heater 1 Location - Garage

Satisfactory Water Heater Fuel - Gas

Satisfactory Temp. Pres Relief Valve and Pipe - Present

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

Satisfactory Automatic Safety Controls - No Problems Found

W. HEATER

Satisfactory Water Heater Nipples - Inspected

Satisfactory Water shutoff Valve - Present

Satisfactory Water Heater Jacket - Inspected

The visible sections of the water heater jacket were inspected.

Satisfactory Overflow Pan - Installed

Safety Concern Operating Controls - Temperature Set Too High

Water temperature of 144 degrees was tested at kitchen sink. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on the gas water heater.



Satisfactory Vent Pipe - Inspected

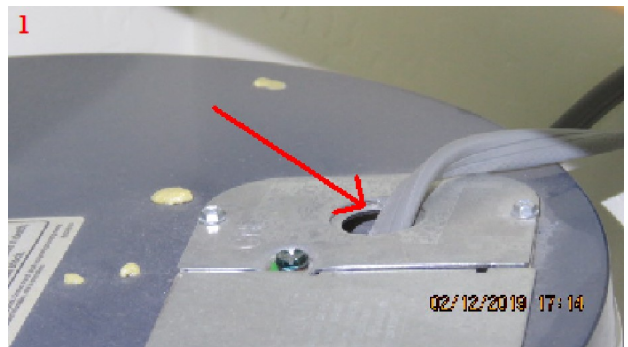
Satisfactory Water Heater Gas Piping - On Off Valve Installed

Satisfactory Combustion Air Supply /Vents - Not Needed

This garage is big enough to support this size of gas water heater without combustion air vents.

Safety Concern Water Heater 2 Fuel - Electric

The electric cable to the electric water heater is not properly attached. Recommend a qualified plumbing contractor evaluate and make all needed repairs.



Satisfactory Water Heater 2 Size - Water Heater Capacity

Water heater two capacity 19 gallons.

W. HEATER

Service/Repair Water Heater 2 Location - Other

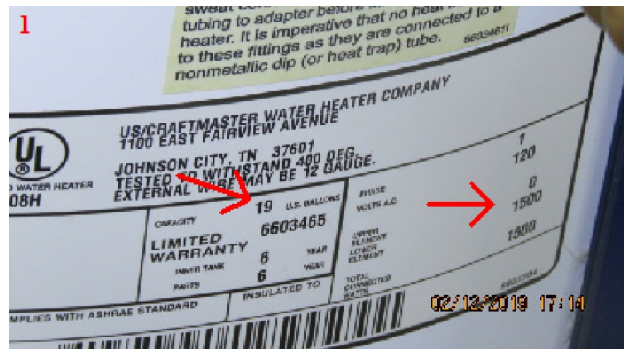
This water heater is located the west side bedroom closet.
No pan installed under the water heater in this closet.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory #2Temp. Pres Relief Valve and Pipe - Present

Satisfactory Water Heater 2 Rated BTU/Watts - Other

This water heater is rated at 1500 watts



LAUNDRY

Satisfactory Door - Tested

Satisfactory Walls & Ceiling - Inspected

Satisfactory Ventilation - Power attic vent

Satisfactory Dryer Vented - Wall

Satisfactory Washer Faucets - Gate Type

Satisfactory Washer Drains - Trapped Line

LAUNDRY

Satisfactory **Laundry Energy Source - Both Gas & Electric**

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

Satisfactory **Appliances - Dryer Tested, Washing Machine Tested**

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

The washing machine was tested by turning it on with no cloths inside. This test is only to find out if water enters and leaves the washer with out any signs of leaks.s

Satisfactory **Floor - Tile**

Satisfactory **Light Fixture - Tested**

Satisfactory **Outlets - Tested**

All accessible outlets were tested in the laundry.

Satisfactory **Heating and Cooling Source - Central**

Satisfactory **Laundry Sink - Hookups Only**

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

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 8' by 7' by 10' which is 560 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.

The existing dryer is electric so gas is not being used and the gas line is capped off.

ATTIC

Satisfactory **ATTIC - Sample picture**

Sample attic picture.



Satisfactory **Attic Access - Air Handler Platform**

The attic was viewed from the air-handler platform area(s).

Satisfactory **Attic Floor Insulation - Fiberglass Batt**

Satisfactory **Vapor retarder - None Found**

Vapor retarders in non conditioned spaces for residential construction are not considered necessary in the Metropolitan Phoenix area.

Satisfactory **Attic Structural Framing Type - Trusses**

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 - Inspected**

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

Satisfactory **Attic Ventilation - Roof Vents**

Satisfactory **Attic Vent Pipes - Vented Outside**

ATTIC

Satisfactory Attic Entry Access - Hatch

Satisfactory Attic Access Location - Garage, Laundry Room

Satisfactory Attic Wiring - Covered with Insulation

Service/Repair Attic Leaks - Other

Water stains on a truss member in the garage attic.
Recommend a qualified contractor evaluate and make all necessary repairs.



CHIMNEY

Satisfactory CHIMNEY - Not Tested

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

Satisfactory Chimney Fuel Type - Natural Gas

Satisfactory Fireplace1 - Metal Box

Satisfactory Fireplace Locations - Family Room

Satisfactory Chimney 1 Type - Wood Wrapped With Stucco

Satisfactory Flue Lining - Metal

CHIMNEY

Satisfactory

Spark Arrestor - Installed



Satisfactory

Chimney Top - Metal

Satisfactory

Fire Proofing - Fireplace Screen/Door

COOLING

Satisfactory

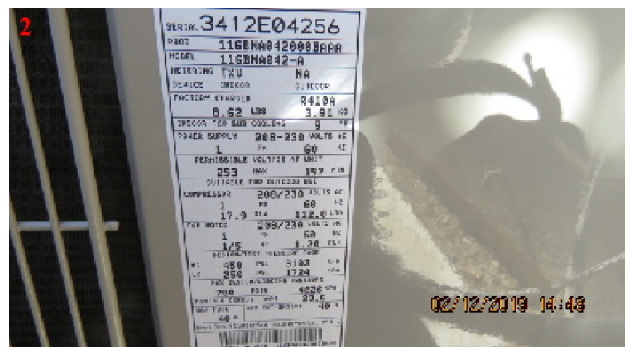
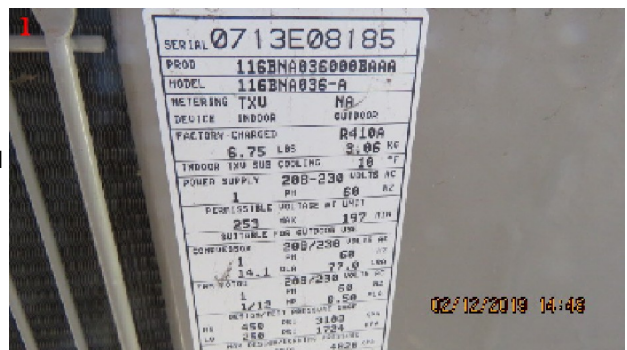
COOLING SYSTEM - Tested

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

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

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

AC units have an average life of 12 to 15 years in the Phoenix area.



Satisfactory

Refrigerant Type - R-410A

COOLING

Satisfactory Estimated AC Size - 3-Ton, 3.5-Ton

Model Number: 36

Compressor RLA: 14.1

Estimated Size: 3 Ton

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

Model Number: 42

Compressor RLA: 17.9

Estimated Size: 3.5 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) - Bryant

Cooling coils made by Bryant.

Satisfactory Energy Source - Electric

Satisfactory Cooling System Electrical - Checked Breaker

Breaker Used 30 & 40

Maximum Breaker Size 30 & 40

Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Satisfactory Air Filters and Dampers - Clean

Satisfactory Duct Type - Flexible

Satisfactory Cooling System Coils - Exterior

The AC cooling coils are located outside on the west side of the home.

Satisfactory Air Handler(s) - In Attic

Looks like both air air handlers and pans have been replaced.



COOLING

Satisfactory

Condensate Drain - Installed

Satisfactory

Differential Temperature(s) - Details

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

Unit one has a 20 degree split.

Unit two has a 20 degree split.

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

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 - Insul. Flex Duct

Satisfactory

Forced Air System Mfg(s). - Bryant

Satisfactory

Forced Air Sys. Energy Source - Gas

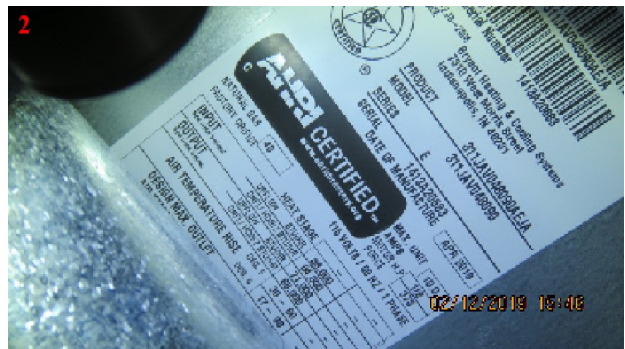
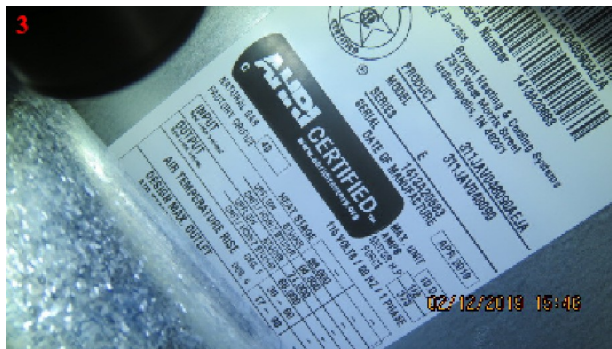
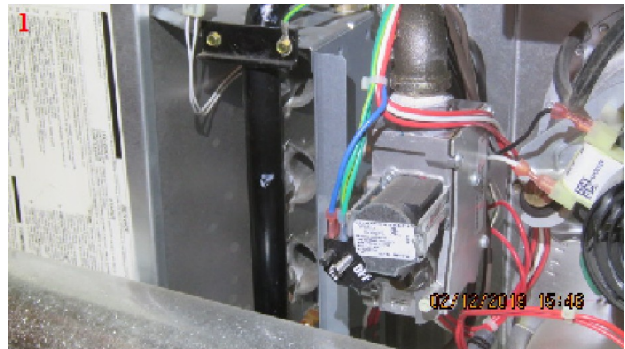
Satisfactory

Automatic Safety Controls - Inspected

FURNACE

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, Attic, System 2, Attic

KITCHEN

Satisfactory

KITCHEN - Refrigerator Tested

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

Satisfactory

Microwave - Tested

KITCHEN

Service/Repair Exhaust Fan Hood - Hood Exhaust

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

Satisfactory Kitchen Ceiling and Walls - Inspected

Satisfactory Kitchen Floors - Tile

Satisfactory Heating and Cooling Source - Central

Satisfactory Kitchen Cabinets - Inspected

Satisfactory Counter top - Stone

Satisfactory Kitchen Sink - Inspected

Satisfactory Kitchen Sink Faucet - Tested

Service/Repair Kitchen Drain and Trap - Tested

No plumbing drain vent found for the kitchen sink drain. This is an island so it needs a under this sink vent.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Kitchen Switches Fixtures - Inspected

The ceiling fan light did not work when tested. The fan did work.
Recommend a qualified contractor evaluate and make all needed repairs.

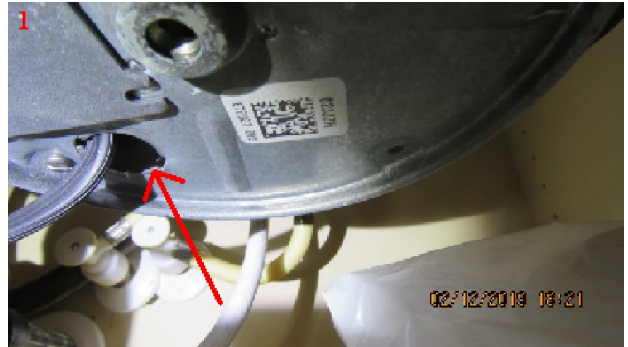
Satisfactory Kitchen Wall Receptacles - GFCI Protected

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.

KITCHEN

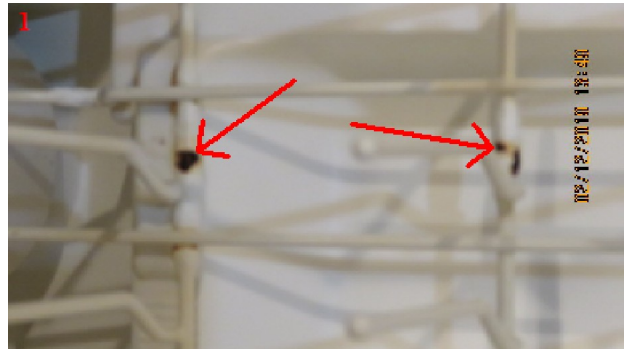
Safety Concern **Garbage Disposal - Tested, Power Cord**

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



Service/Repair **Dishwasher - Tested, Rusted Rack**

The dish rack in the dishwasher is rusted. Recommend replacing the rusted rack.



Satisfactory **Range Oven - Electric**

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

Satisfactory **Surface Cook top - Electric**

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

Satisfactory **Trash Compactor - None**

INTERIOR

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

INTERIOR

Monitor/Maintain Interior Walls and Ceiling - Inspected, Settling Cracks

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



Service/Repair Interior Floor Covering - Inspected

Cracked floor tile, raised floor tile and missing floor tile grout near the patio sliding glass door.
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 - Not Working

Smoke detectors did not activate when tested. Recommend Checking battery. Recommend keeping all smoke alarms in proper working order.
Recommend at least one working smoke alarm be installed in hall leading to all sleeping areas and at least one per floor.

Service/Repair Windows - Tested

The back facing living room window on the left side has a broken spring and it slams shut when opened.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Service/Repair Switches and Light Fixtures - Tested

The living room ceiling fan light did not work when tested. The fan does work.x

Satisfactory Interior Outlets - Three Prong Grounded

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

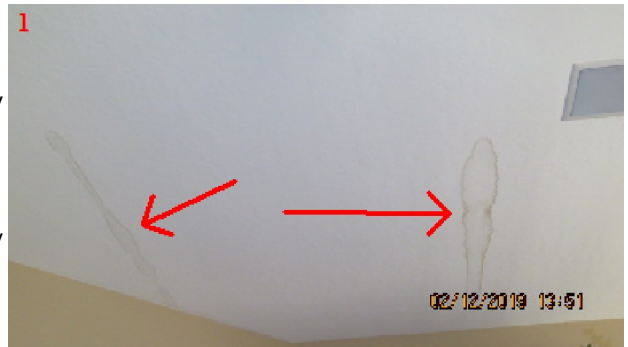
Satisfactory GFCI - Tested, Reset

All accessible GFCI outlets were tested and reset.

Service/Repair Signs of Water Penetration - Ceiling Leak, See Garage

Water stain on the ceiling in the living room. No stains found in the attic at this area but there is an air handler emergency overflow pan above this area. Recommend a qualified contractor evaluate and make all necessary repairs.

Dining area wall has rippled paint at the ceiling. This is normally caused by water. Recommend a qualified contractor evaluate and make all necessary repairs. See garage for water leaks.



Satisfactory Insulation Walls - None Visible

Satisfactory Interior Rooms - Living Room, Family Room

Satisfactory Skylight - None

Satisfactory Visible Flues and Dampers - Observed

Satisfactory Stairways and Steps - None

Satisfactory Balconies and Railings - None

INTERIOR

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 signs of defects were found regarding these conductors.

Satisfactory Main Elect. Panel Location - Side of Garage

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

Satisfactory Main Electrical Disconnect - Side of Garage

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

Satisfactory Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.

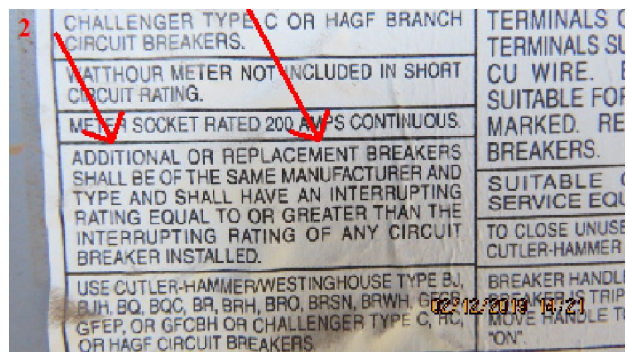


Satisfactory Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 40 amp

ELECTRIC

Service/Repair Compatibility Issues - Wrong Breaker(s)

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

The main electric service wires are not visible but no signs of problem found.

Satisfactory Main Panel Amp. Rating - 200

Satisfactory Voltage Available - 110 / 220

Satisfactory GFCI Outlets Tested - Recommend GFCI

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

Satisfactory Grounding - Water Pipe

Satisfactory Bonding - 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 - Side of Garage**

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

Service/Repair **Main Water Shutoff Test - Gate Valve Test**

The main water shutoff valve is stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Main Supply Type - Copper**

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

Satisfactory **Main Supply Size - 1.25 inches**

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

Water pressure recorded today was 70 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

Some defective ABS pipe was manufactured between 1984 to 1990 by different manufactures throughout the US. If your home was built during this time period I recommend further investigation of your ABS drain pipes.

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

Service/Repair Plumbing Pipe Support and Insulation - Supports Needed

The hose bibb pipe in the back yard is not properly supported and may easily break creating a large water leak. Recommend properly supporting pipe. See picture



Satisfactory Water Softener - Installed

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

Satisfactory Cleanouts - Front Yard

Sewer cleanout located in the front yard.

MBATH

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Double

MBATH

Satisfactory Sink Cabinet - Inspected

Satisfactory Sink Faucet - Tested

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

The left side master bath sink drain leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.



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

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

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

MBATH

Service/Repair Tub/Shower Enclosure - Manufactured Stone

There is a gap in the grout between sections of the shower wall enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.

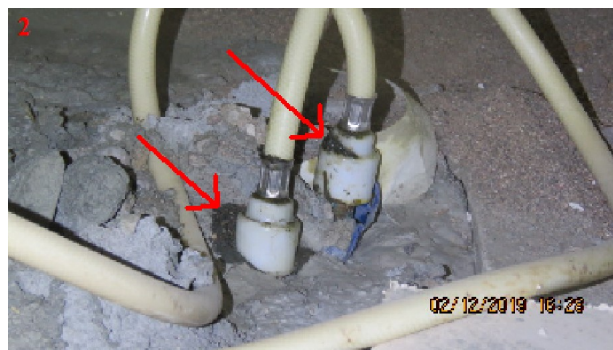


Safety Concern Jacuzzi Bath or Tub - GFCI Outlet Tested, Tub Faucet & Drain Tested

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

Wet spots under the master spa at the water supply pipes. This could be from oil on the supply pipes but it looks like a slow water leak.

No ground/bond wire found on the spa tub motor. This is a shock hazard.
Recommend a qualified contractor evaluate and make all necessary repairs.



MBED

Satisfactory Closet - Door(s), Light, Pole

Satisfactory Door - Hardware Checked

Service/Repair Light Fixture - Installed, Switched, Fan

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

The ceiling fan/light did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

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, Door

BATH2

Satisfactory BATH2 - Located

This bathroom is located by the front door.

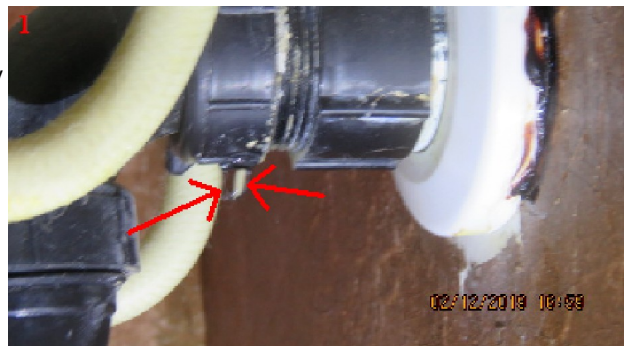
Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Faucets - Tested

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

Water leaks from the sink drain pipe when water is running in the sink.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall

Satisfactory Receptacles - GFCI

BATH2

Satisfactory	Walls and Ceiling - Inspected
Satisfactory	Floor Covering - Tile
Satisfactory	Ventilation - Electric Fan
Satisfactory	Heating and Cooling - Central Heating & Cooling
Satisfactory	Toilet Bowl and Tank - Flushes, Drains, and Refills

BATH3

Satisfactory	Bath3 - Located
This bathroom is located by the bedrooms on the west side.	
Satisfactory	Doors - Door Lock and Hardware
Satisfactory	Sink - Single
Satisfactory	Sink Cabinet - Inspected
Satisfactory	Sink Faucet - Tested
Satisfactory	Drain, Trap, Waste and Vent Piping - Tested
Satisfactory	Switches and Fixtures - Wall
Satisfactory	Receptacles - GFCI
Satisfactory	Walls and Ceiling - Drywall/Plaster
Satisfactory	Floor Covering - Tile

BATH3

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, Refills

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

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

Satisfactory Tub/Shower Enclosure - Tile

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

BATH4

**Recommend
Further
Investigation** Bath4 - Located

This bathroom is located in the converted single car garage now the office.
This room is located in the old single car garage.
Recommend checking for permits to convert this garage into a living space.

Satisfactory Doors - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Faucet - Tested

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

Flexible non smooth sink drain line. Recommend only smooth walled drain lines for all drain pipes to help avoid clogs.



BATH4

Satisfactory

Switches and Fixtures - Inspected

Safety Concern

Receptacles - Grounded, Other

One outlet on the east wall not GFCI protected.

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

Satisfactory

Walls and Ceiling - Inspected

Satisfactory

Floor Covering - Tile

Satisfactory

Ventilation - Electric Fan

Satisfactory

Heating and Cooling - Central Heating & Cooling

Service/Repair

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

The toilet runs continuously. Recommend repairing the toilet so it does not run.

Water drips from the water supply pipe at the bottom of the toilet. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

Tub/Shower Faucet - Other

The shower head sprays water everywhere except out the front where it should. This was turned off quickly without testing hot water.

Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory

Tub/Shower Drain - Tested

Satisfactory

Tub/Shower Enclosure - Fiberglass

BED2

Satisfactory

BEDROOM 2 - Room Location

This room is located by the kitchen.

BED2

Satisfactory	Door - Hardware Checked
Satisfactory	Light Fixtures - Installed, Ceiling Fan tested
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) & Pole

BED3

Satisfactory	BEDROOM 3 - Room Location
This room is located on the west side.	
Satisfactory	Door - Hardware Tested
Satisfactory	Light Fixture - Installed,Switched,Fan
This bedroom has an installed ceiling light and fan and a switched wall outlet for room lighting. The switched outlet switches only half of the outlet and the other half stays hot all the time and this is normal.	
Satisfactory	Outlets - 3 Prong Grounded
Satisfactory	Walls & Ceiling - Inspected
Satisfactory	Floor - Carpet
Satisfactory	Heating & Cooling Source - Central Heating & Cooling

BED3

Satisfactory Windows - Approx. 44" or Less to Sill

Satisfactory Closet - Door(s) & Pole

BED4

Satisfactory BEDROOM 4 - Room Location

This room is located in the front attached to the office.

Satisfactory Door - Hardware Tested

Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Service/Repair Windows - Approx. 44" or Less to Sill

Both windows have broken springs and the window facing the front slams shut when opened.
Recommend keeping all bedroom windows in proper working order so they can be used as a fire escape if needed.

Service/Repair Closet - Door(s) & Pole

One closet clothes hanging pole missing. Recommend installing clothes hanging poles in closet.

OFFICE/DEN

**Recommend
Further
Investigation** OFFICE/DEN - General

This room is located in the old single car garage.
Recommend checking for permits to convert this garage into a living space.

OFFICE/DEN

Service/Repair Door - Checked hardware

The entrance door is too low and this may cause a leak or water issue.

Some wood rot found on the inside at both sides of this door jamb and at the windows installed on both sides.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Walls & Ceiling - Inspected

Satisfactory Light Fixture - Installed, Ceiling Fan

Satisfactory Floor - Carpet, Tile

Satisfactory Heating & Cooling - Central

Satisfactory Window - Other

Stationary windows.

Satisfactory Outlets - 3 prong grounded

POOL

Satisfactory Type of Pool /Spa - In ground



Satisfactory Water - Clear

Satisfactory Pool Surface - Pebble Tec or Similar

Satisfactory Steps - Inspected

Satisfactory Algae - None Found

Satisfactory Deck To Pool Seal/Coping - Checked

Satisfactory Skimmer Basket - Other

No basket the skimmer is plugged into the pool basket area.

Satisfactory Tiles - Checked

Satisfactory Pool Light - Tested

Satisfactory GFCI Protection - Tested

POOL

Service/Repair Decking - Cracks

Cracks found in pool decking at the step up area. Recommend sealing cracks to help keep the cracks from spreading. See sample picture



Satisfactory Auto Fill Device - Installed

Satisfactory Deep End Drain Diverter - Checked

Service/Repair Pump - Tested

The pool filter pump leaks at the pipe to pump connection. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Satisfactory Filter - Tested

Satisfactory Filter Type - Diatomaceous Earth

Satisfactory Water Pressure/ Gauges - Water Perssure

The water pressure gauge on the top of the swimming pool filter reads 15 PSI when the pump is running.

POOL

Safety Concern Automatic Safety Controls - No TPRV

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



Satisfactory Pipes - Painted

Satisfactory Valves - Tested

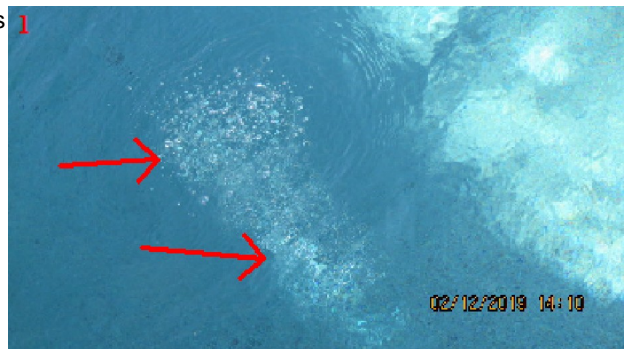
Service/Repair Heater - Gas

The gas pool heater did not turn on when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Time Clock - Working

Service/Repair Auto Sweep\Self Cleaning - Tested

The after market pool sweep works but this pool has built in pop-ups to clean the pool and the pop-ups did not work when tested. Air bubble leaked from a pop-up head and indication of a break in a line.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Safety Concern Bonding 5 Feet From Pool - Missing

One pool motor is not properly bonded. Recommend properly bonding pool motor. See picture
This is a shock hazard.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



POOL

Satisfactory

Over 5 Feet Deep - Shelf
**Recommend
Further
Investigation**
Safety Barrier - Wall/Fence Height 5 Feet or More

No automatic latch or self closure on the sliding glass door to the pool area.

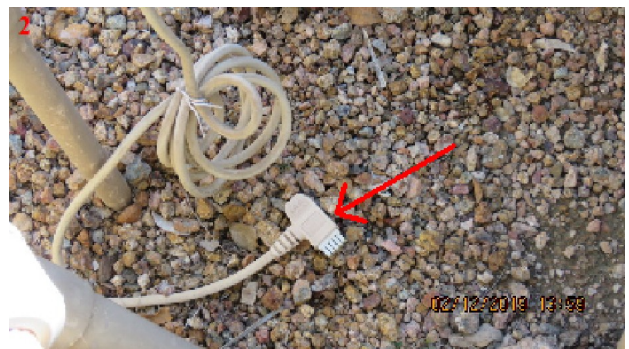
If there will be children younger than six years of age occupying the premises - The Arizona State law regarding swimming pool barriers reads "A swimming pool, or other contained body of water that contains water eighteen inches or more in depth at any point and that is wider than eight feet at any point and is intended for swimming, shall be protected by an enclosure surrounding the pool area". Gate to the pool area shall be self-closing and self-latching with the latch located at least fifty-four inches above the underlying ground.

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

Satisfactory

Grading Near Pool - Checked
Service/Repair
Automatic Chlorinator - Installed

Automatic chlorinator installed is not turned on and not plugged in. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Satisfactory

Back Flow Pipe - Inspected

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

Satisfactory

Aerator - Tested

Satisfactory

Diving Board - None

SPA

Satisfactory Pump - Tested

Service/Repair Heater - Gas

See pool heater.

Satisfactory Bonding - Pump

Satisfactory Time Clock - Tested

Service/Repair Light - Tested

The spa light did not work when tested. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Circulation - Flow From Spa to Pool

**Recommend
Further
Investigation** Surface - Other

Something on the spa surface. Recommend further investigation.



Satisfactory Tiles - No Defects Found

Safety Concern Air Pump - Tested

The conduit for the spa blower is not properly attached. The blower did not turn on when tested. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Satisfactory Jets - Tested

SPA

Satisfactory

 Drain - Inspected