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

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Printed Wednesday, February 3, 2021

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

Referral Information  
**John L. Payne**

Client Information: Record Number 8464

**Trust, M. T.**  
**2357 W. El Moro**  
**Mesa, AZ 85202**

Inspected 2/3/21 8:00 AM  
Built 1971  
? sf

FRONT VIEW OF HOME      *PHOTO*



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# Inspection Summary

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

Record 8464 - Trust, M. T. 2357 W. El Moro Circl, Mesa, AZ 85202

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## Safety Concern

### GENERAL INFORMATION

#### Year Built

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

### EXTERIOR

#### Storage Room

Exposed romex and spliced wires with wire nuts in the storage room. This is a shock hazard. Recommend all exposed romex be located a minimum of 7 feet above the finished floor. Recommend all spliced wire be enclosed in a junction box.  
Water damage to the shed ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.  
Lots of stuff stored in the shed area. Stored stuff blocks access and ability to view parts of the home;

### ATTIC

#### Attic Entry Access

Romex type wires installed too close to the attic hatch are not properly protected.  
Romex type wires should not be installed within 6 feet of an attic hatch without being properly protected.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### W. HEATER

#### Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve a maximum of 24 inches to a minimum of 6 inches above the floor, and point straight down it should not terminate in the pan under the water heater. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground. The water heater temperature pressure relief valve was not operated unless other wise noted in this section of the report.

### GARAGE/CARPORT

#### Garage Door To House

No automatic closure on the door from the garage to the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing auto door closures. This is an indication the garage is on an older home and or permits may not have been obtained to add this garage. Recommend a qualified contractor evaluate and make all necessary repairs.  
The plastic window above the door is not fire rated.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### GFCI Outlets

All garage outlets tested were found to have no GFCI protection. Recommend GFCI outlet protection for all non dedicated outlet in the garage. GFCI outlets were first required in garages in 1978. The polarity and the grounding of all accessible exterior outlets were tested.

#### 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.

## Safety Concern

### Garage to House Wall & Ceiling

The wall between the house and the garage is covered with a wood siding. This wall should be fire rated and this siding is not fire rated.

This is an indication permits may not have been obtained to convert the carport into an enclosed garage. This is a fire hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

### 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.

Plug attached to a romex wire in the garage. This type of wire is not designed to have plugs attached.

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

## LAUNDRY

### Laundry Energy Source

Exposed single insulated wires for the 220 volt dryer. Wires sticking into the garage area and below the shelf in the laundry.

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

### Other

Exposed romex type wires found in the laundry room less than 7 feet above the floor. This is considered a shock hazard. Recommend all exposed romex less than 7 feet above the floor be properly protected.

Exposed spliced wires with wire nuts.

Recommend a qualified contractor evaluate and make all necessary repairs.

## KITCHEN

### Kitchen Wall Receptacles

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

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

## PLUMBING

### Cross Connections

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

## MBATH

### Receptacles

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

## MBED

### Windows

Windows more than 44 inches above the finished floor restrict fire escape. These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

There is a window AC in one window blocking egress and it did not cool air when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

## BATH2

### Receptacles

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

## Safety Concern

### Tub/Shower Faucets

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

### BED2

#### Windows

Windows more than 44 inches above the finished floor restrict fire escape.  
These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

Bars installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect.  
How can a fireman enter if no one opens the bars??

### BED3

#### Windows

Windows more than 44 inches above the finished floor restrict fire escape.  
These windows do not meet current standards for ingress and egress.  
Consider adding a block, step, or stool under the window to aid in fire escape.  
Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars??

### BED4

#### Windows

Windows more than 44 inches above the finished floor restrict fire escape.  
These windows do not meet current standards for ingress and egress.  
Consider adding a block, step, or stool under the window to aid in fire escape.  
Bars installed on window without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room.

## Service/Repair

### EXTERIOR

#### Wall Covering \ Cladding

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.

Hole in the stucco siding by the electric panel and crack in the stucco in the back. Unusual patch on the stucco in the back.

Recommend a qualified contractor evaluate and make all necessary repairs.

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. Stucco should not go to the ground for framed wall construction.

#### Soffit\Eaves\Fascia

Water damage to the soffit in front of the shed addition on the east side.  
Recommend a qualified contractor evaluate and make all necessary repairs.

#### Flashings and Trim

Wood rot in a beam in the front of the home.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### Grading\Surface Drainage

Planters installed next to the house hold water against the house foundation and sometimes raise the soil level above the house slab level. Recommend finding a way to drain water from this area to help protect the house foundation. When soil is against the house and above the house slab water and pests like termites may enter the home undetected. Recommend keeping planters away from the house foundation.

### Other

Termite tubes found in the closet in the shed. Recommend a qualified termite inspector evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection. For termite inspections I recommend Pest Control Solutions at phone number 480-963-2077.

An aircraft flew over the property during the home inspection. This property appears to be in a flight path. Recommend further investigation.

## GROUNDNS

### GROUNDNS

Water stains on the walls and ceiling in the attached shed area. The shed door to the exterior is damaged. Recommend a qualified contractor evaluate and make all necessary repairs.

### Porches

Damaged drywall on the front porch ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## ROOF

### Flashing

The visible roof flashings were inspected. Roof flashing next to the heat pump is damage and will cause a leak. Recommend a qualified contractor evaluate and make all necessary repairs.

### Other Roof Penetrations

There is a hole in the roof at the AC condensation drain line. This will allow water to enter the attic. Recommend a qualified contractor evaluate and make all necessary corrections.

## ATTIC

### Attic Leaks

Signs of prior roof leaks in attic. Sheathing has water stains in several areas. Recommend asking seller if this problem has been solved and if not recommend a qualified roofing contractor evaluate and make all necessary repairs. See picture

Signs of prior leaks found around waste vent pipes in the attic. Recommend sealing around all vent pipes on the roof and monitoring for leaks. See picture

## W. HEATER

### WATER HEATER

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

## GARAGE/CARPORT

### Garage Interior Ceiling

Water stains, water damage and loose drywall tape on the garage ceiling. See picture Recommend a qualified contractor evaluate and make all necessary repairs.

## LAUNDRY

### Door

The laundry room door does not latch.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### Walls & Ceiling

Water stains on the walls in the laundry.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Ventilation

Recommend installing an exhaust fan in the laundry room to help keep moisture out of the laundry area.

## KITCHEN

### Exhaust Fan Hood

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

### Kitchen Cabinets

The base of the kitchen sink cabinet is missing. Recommend installing base of cabinet.

### Kitchen Switches Fixtures

The light fixture on the ceiling in the kitchen did not work when tested. Recommend checking bulbs.

### Dishwasher

The dish rack in the dishwasher is rusted. Recommend replacing the rusted rack. Water does not drain all the way out of the bottom of the dishwasher making a blob of stuff at the bottom.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## PLUMBING

### Water Pressure

The water pressure recorded at the inspection 90 PSI.

A water pressure regulator is recommended for homes with water pressure in excess of 80 psi.

## MBATH

### Sink Faucet

Poor water flow from the sink faucet. The aerator may be partly clogged.  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Tub/Shower Faucet

Poor water flow to the master bathroom shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## MBED

### Walls and Ceiling

There is a crack in the master bedroom ceiling and on the wall by the closet.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## BATH2

### Sink

Sink rusted at overflow. See picture  
Recommend a qualified contractor evaluate and make all necessary repairs.

### Walls and Ceiling

The hall bathroom ceiling is bowed down with a crack running down the center.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## BED2

### Walls & Ceiling

Water stain on the ceiling in front of the closet.  
Recommend a qualified contractor evaluate and make all necessary repairs.

## Service/Repair

### BED3

#### Closet

One closet door is not properly attached at the bottom.

Recommend a qualified contractor evaluate and make all necessary repairs.

### BED4

#### Walls & Ceiling

Water damage and a black colored substance on the wall in the closet. Recommend checking for mold.

Recommend a qualified contractor evaluate and make all necessary repairs.

### OTHER ROOM

#### Walls & Ceiling

Drop ceiling in the addition area. Some ceiling panels missing and or out of place.

Recommend a qualified contractor evaluate and make all necessary repairs.

#### Light fixture

Water stains in a light fixture in the addition area.

Recommend a qualified contractor evaluate and make all necessary repairs.

## Recommend Further Investigation

### GENERAL INFORMATION

#### Occupancy

Occupied homes cannot be inspected as well as vacant homes due to personal belongings unintentionally covering up or hiding existing problems. I recommend a thorough inspection after all personal belongings are removed. See sample pictures of stuff in this home.

### EXTERIOR

#### EXTERIOR

This house is approximately 39' by 34.4" and the rest appears to be added on. Addition starts at the kitchen and beyond. This area is not what I would consider livable space.

Addition(s) have been added to the original house. Recommend asking the seller for a signed final inspection permit. A permit by itself is of no value if it has not been signed off with the final inspection. Permits go with the house. If the seller does not have the permits recommend checking with the local building department for proper permits. Non permitted additions can be build and or zoning violations. Also recommend checking with your home owners insurance agent regarding none permitted additions. Some non-permitted additions can be a safety hazard.

### ROOF

#### How Inspected

Shed roof and shed addition may be too close to the property line for zoning but this is not a zoning inspection.

### GARAGE/CARPORT

#### GARAGE

Garage appears to be a converted carport. Recommend checking local building department for proper permits and requirements needed to convert a carport in to a garage and asking seller for the approved final building permits. Garages require fire rated ceilings and walls and have other requirements carports do not have.

Carports not open on three sides are considered a garage.

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

#### Garage Windows

No access to the garage window.

### LAUNDRY

#### Dryer Vent

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



## Recommend Further Investigation

### ELECTRIC

#### ELECTRICAL SYSTEM

Electrical Mechanical Force or Waves are created by high voltage lines. I recommend a meter reading inside the home or 2.5 milli-gauss or lower. The reading I found today in this home is 1.36 milli-gauss at the back of the home and a high of 6.04 under the power lines. If this concerns you I recommend you do more research on EMF waves or high voltage lines. This may be a health hazard. Some think high levels of electrical Mechanical waves could cause childhood leukemia.

#### Aluminum Branch Circuits

Between 1964 and 1974 many homes were built using single strand aluminum wire alloy that caused problems. This type of wire tends to oxidize and then overheat and it is incompatible with many electrical fittings. A new type of AL ware was introduced between 1972 and 1974 to solve overheating problems. Homes with the older type single stranded aluminum wires are up to 55 times more likely to have a electrical fire. Recommend an electrician check all connections to ensure proper outlets, switches, and connectors have been used. See

[www.cpsc.gov/cpscpub/pubs/516.pdf](http://www.cpsc.gov/cpscpub/pubs/516.pdf)

Arc-Fault breakers may help reduce the fire issue.

### PLUMBING

#### Interior Waste/Vent Pipes

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.

Recommend all homes over 30 years old have a video scan of the drainage system pipes. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems.

#### Cleanouts

No main sewer cleanout found. The main sewer cleanout should be located within 5 feet of the home. Recommend locating the main sewer cleanout.

### OTHER ROOM

#### Other Room

This room is the addition room. Looks like this room was a patio and is now converted to possible living space but there the fire barrier between this room and the garage does not meet current standards and the ceiling looks like it was attached to the laundry room fascia and or rafters. The Main house stops at the kitchen. Looks like a sliding glass door was removed from the kitchen to incorporate the patio as part of the home. Recommend verifying proper permits were obtained and signed off for this addition. A roof has been installed over part of the laundry room roof and extended to the back of the home. This make an odd looking double roof in the back.

#### Floor

The floor in the addition drops down. This floor may only be a slab on grade with no foundation.

#### Window

Window access blocked in the addition so they were not inspected.

## Monitor/Maintain

None noted



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# Inspection Report Details

Record 8464 - Trust, M. T. 2357 W. El Moro Circel, Mesa, AZ 85202

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## GENERAL INFORMATION

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Satisfactory

### GENERAL INFORMATION - Buyer

You have the right to ask for repairs and to have other problems addressed even if they are not included in this inspection report. Paint defects, drywall cracks and stained carpet are considered cosmetic items and are generally not included in this report. The washing machine, dryer and refrigerator are checked to make sure they turn on and this is we check on these appliances. 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. This report uses word outlet to also mean receptacle and romex to mean non-metallic sheathed cable. PEX is used to stand for Cross Linked Polyethylene pipe aka Aqua Pex.

## GENERAL INFORMATION

**Recommend  
Further  
Investigation**

**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 thorough inspection after all personal belongings are removed. See sample pictures of stuff in this home.



**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.

## GENERAL INFORMATION

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**Safety Concern**    **Year Built - 1978 or Older**

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

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

## EXTERIOR

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**Recommend Further Investigation**    **EXTERIOR - Addition Permits**

This house is approximately 39' by 34.4" and the rest appears to be added on. Addition starts at the kitchen and beyond. This area is not what I would consider livable space.

Addition(s) have been added to the original house. Recommend asking the seller for a signed final inspection permit. A permit by itself is of no value if it has not been signed off with the final inspection. Permits go with the house. If the seller does not have the permits recommend checking with the local building department for proper permits. Non permitted additions can be build and or zoning violations. Also recommend checking with your home owners insurance agent regarding none permitted additions. Some non-permitted additions can be a safety hazard.

**Satisfactory**    **Type of Wall Structure - Masonry**

**Satisfactory**    **Wall Structure - Appears Level**

**Satisfactory**    **Type of Columns - Wood, Masonry**

## EXTERIOR

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

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.

Hole in the stucco siding by the electric panel and crack in the stucco in the back. Unusual patch on the stucco in the back. Recommend a qualified contractor evaluate and make all necessary repairs.

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. Stucco should not go to the ground for framed wall construction.



### **Satisfactory** Exterior Electrical Fixtures - Appear OK

Exterior light fixtures attached to photo cells, timers, and motion detectors are not tested because sensors need to be disabled during the day to test. Recommend buyer check these fixtures at night time during normal operating conditions to ensure they work properly.

### **Satisfactory** Outside Outlets - None Found



## EXTERIOR

### **Service/Repair** Soffit\Eaves\Fascia - Wood

Water damage to the soffit in front of the shed addition on the east side.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Service/Repair** Flashings and Trim - Wood/Imitation Wood

Wood rot in a beam in the front of the home.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Exposed Foundation - Poured Concrete

### **Satisfactory** Exterior Doors - Tested

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

### **Satisfactory** Patio Doors - Tested

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

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

Planters installed next to the house hold water against the house foundation and sometimes raise the soil level above the house slab level. Recommend finding a way to drain water from this area to help protect the house foundation. When soil is against the house and above the house slab water and pests like termites may enter the home undetected. Recommend keeping planters away from the house foundation.



### **Satisfactory** Vegetation - Checked

EXTERIOR

Satisfactory Sprinkler System - None Found

Satisfactory Window Character Material - Aluminum

Satisfactory Window Character Type - Slider and Fixed

Satisfactory Glass - Single Pane

Satisfactory Door Bell - Tested OK

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

## EXTERIOR

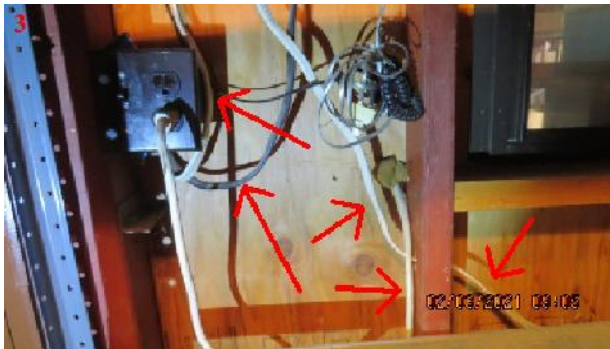
### **Safety Concern** Storage Room - Exposed Romex, Ceiling

Exposed romex and spliced wires with wire nuts in the storage room. This is a shock hazard. Recommend all exposed romex be located a minimum of 7 feet above the finished floor. Recommend all spliced wire be enclosed in a junction box.

Water damage to the shed ceiling.

Recommend a qualified contractor evaluate and make all necessary repairs.

Lots of stuff stored in the shed area. Stored stuff blocks access and ability to view parts of the home;





## EXTERIOR

### Service/Repair Other - Termite Tubes, Airplane

Termite tubes found in the closet in the shed. Recommend a qualified termite inspector evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection. For termite inspections I recommend Pest Control Solutions at phone number 480-963-2077.

An aircraft flew over the property during the home inspection. This property appears to be in a flight path. Recommend further investigation.



## GROUND

### Service/Repair GROUND - General Comment

Water stains on the walls and ceiling in the attached shed area. The shed door to the exterior is damaged. Recommend a qualified contractor evaluate and make all necessary repairs.



### Satisfactory Driveway - Concrete

## GROUNDS

Satisfactory

Walkways - Concrete

Satisfactory

Outside Steps - None

Satisfactory

Hand Rail - No Exterior Hand Rails

Satisfactory

Balconies - None

Service/Repair

Porches - Concrete

Damaged drywall on the front porch ceiling.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Wood Decks - None

Satisfactory

Retaining Wall - None or No Effect Home

Satisfactory

Stoops / Areaways - Inspected

## ROOF

Satisfactory

### ROOF - Sample

See sample picture of the roof. A roof has been installed over another roof for the addition area off the kitchen.



Recommend  
Further  
Investigation

### How Inspected - Walked on Roof

Shed roof and shed addition may be too close to the property line for zoning but this is not a zoning inspection.



Satisfactory

### Roof Covering - Asphalt Shingles

Satisfactory

### Roof Style - Gable

## ROOF

### **Service/Repair** Flashing - Inspected

The visible roof flashings were inspected. Roof flashing next to the heat pump is damage and will cause a leak. Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Valleys - Closed Valley

**Satisfactory** Plumbing Vents - ABS, Galvanized

**Satisfactory** Gutter/Drainage System - None

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

**Satisfactory** Porch Roof - Same as House

**Satisfactory** Skylight - None



## ROOF

### **Service/Repair** Other Roof Penetrations - Roof Vents, DWV Vent Pipes, Heat Pump

There is a hole in the roof at the AC condensation drain line. This will allow water to enter the attic. Recommend a qualified contractor evaluate and make all necessary corrections.



## ATTIC

### **Satisfactory** ATTIC - Sample picture

Sample attic picture.



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

Parts of the attic were inaccessible for inspection.

## ATTIC

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

I crawled down the center or near the center of the main section of the attic and viewed the attic area from this area.

**Satisfactory** **Attic Floor Insulation - Blown In Cellulose, Fiberglass Batt**

The average R-value for blown in cellulose type insulation is 3.2 per inch of thickness.

Fiberglass batt insulation with vapor barrier craft paper attached.

**Satisfactory** **Vapor retarder - Facing Heated Surface**

Vapor retarder attached to batt insulation facing heated surface.

**Satisfactory** **Attic Structural Framing Type - Trusses, Conventional**

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

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

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

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

**Satisfactory** **Attic Ventilation - Gable End**

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

**Safety Concern** **Attic Entry Access - Hatch, Romex Wires**

Romex type wires installed too close to the attic hatch are not properly protected.  
Romex type wires should not be installed within 6 feet of an attic hatch without being properly protected.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## ATTIC

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**Satisfactory**

### Attic Access Location - Garage, Closet, Other

The attic access is located in the garage, closet, and in the addition ceiling.



**Satisfactory**

### Attic Wiring - Covered with Insulation



## ATTIC

### **Service/Repair** Attic Leaks - Vent Pipe, Sheathing

Signs of prior roof leaks in attic. Sheathing has water stains in several areas. Recommend asking seller if this problem has been solved and if not recommend a qualified roofing contractor evaluate and make all necessary repairs. See picture

Signs of prior leaks found around waste vent pipes in the attic. Recommend sealing around all vent pipes on the roof and monitoring for leaks. See picture



## W. HEATER

### **Service/Repair** WATER HEATER - Tested

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

## W. HEATER

**Satisfactory** Water Heater 1 Mfg. - General Electric

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

4500 Watts.

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

**Satisfactory** Water Heater 1 Location - Laundry Room

**Satisfactory** Water Heater Fuel - Electric

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

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve a maximum of 24 inches to a minimum of 6 inches above the floor, and point straight down it should not terminate in the pan under the water heater. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground. The water heater temperature pressure relief valve was not operated unless other wise noted in this section of the report.



**Satisfactory** Water Heater Nipples - Inspected

**Satisfactory** Water shutoff Valve - Present

**Satisfactory** Water Heater Jacket - Wrapped

Unit wrapped all information in this section assumed and inspection limited..

**Satisfactory** Overflow Pan - Installed

**Satisfactory** Ground Wire - Inspected

## GARAGE/CARPORT

### Recommend Further Investigation

#### GARAGE - Garage Stuff, Converted Carport

Garage appears to be a converted carport. Recommend checking local building department for proper permits and requirements needed to convert a carport in to a garage and asking seller for the approved final building permits. Garages require fire rated ceilings and walls and have other requirements carports do not have.

Carports not open on three sides are considered a garage.

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

### **Safety Concern** Garage Door To House - No Automatic Closure

No automatic closure on the door from the garage to the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing auto door closures. This is an indication the garage is on an older home and or permits may not have been obtained to add this garage. Recommend a qualified contractor evaluate and make all necessary repairs. The plastic window above the door is not fire rated. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Safety Concern** GFCI Outlets - None Found

All garage outlets tested were found to have no GFCI protection. Recommend GFCI outlet protection for all non dedicated outlet in the garage. GFCI outlets were first required in garages in 1978. The polarity and the grounding of all accessible exterior outlets were tested.

### **Satisfactory** Light Fixture - Tested

### **Satisfactory** Garage 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.





## GARAGE/CARPORT

### **Safety Concern** Garage to House Wall & Ceiling - Flammable Surface

The wall between the house and the garage is covered with a wood siding. This wall should be fire rated and this siding is not fire rated. This is an indication permits may not have been obtained to convert the carport into an enclosed garage. This is a fire hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Garage Fascia/Soffit - Wood

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

### **Satisfactory** Garage Interior Walls - Masonry, Wood Paneled

### **Service/Repair** Garage Interior Ceiling - Water Stains

Water stains, water damage and loose drywall tape on the garage ceiling. See picture Recommend a qualified contractor evaluate and make all necessary repairs.



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

### **Satisfactory** Garage Man Door Exterior - None

## GARAGE/CARPORT

**Recommend  
Further  
Investigation**

### Garage Windows - Other

No access to the garage window.

**Satisfactory**

### Sink - None

**Satisfactory**

### Garage Roof Style - Gable

**Satisfactory**

### Garage Roof Framing Type - Truss

**Satisfactory**

### Ceiling Insulation - None

**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.

Plug attached to a romex wire in the garage. This type of wire is not designed to have plugs attached.

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



## LAUNDRY

**Service/Repair**

### Door - Defective Latch

The laundry room door does not latch.

Recommend a qualified contractor evaluate and make all necessary repairs.

**Service/Repair**

### Walls & Ceiling - Inspected

Water stains on the walls in the laundry.

Recommend a qualified contractor evaluate and make all necessary repairs.



**Service/Repair**

### Ventilation - None

Recommend installing an exhaust fan in the laundry room to help keep moisture out of the laundry area.

## LAUNDRY

**Recommend  
Further  
Investigation**

### Dryer Vent - Wall

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

**Satisfactory**

### Washer Faucets - Gate Type

**Satisfactory**

### Washer Drains - Trapped Line

**Safety Concern**

### Laundry Energy Source - 220 Electric

Exposed single insulated wires for the 220 volt dryer. Wires sticking into the garage area and below the shelf in the laundry. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture



**Satisfactory**

### Appliances - Washing Machine & Dryer Tested

**Satisfactory**

### Floor - Concrete

**Satisfactory**

### Light Fixture - Tested

**Satisfactory**

### Outlets - Tested

All accessible outlets were tested in the laundry.

**Satisfactory**

### Heating and Cooling Source - None

**Satisfactory**

### Laundry Sink - None

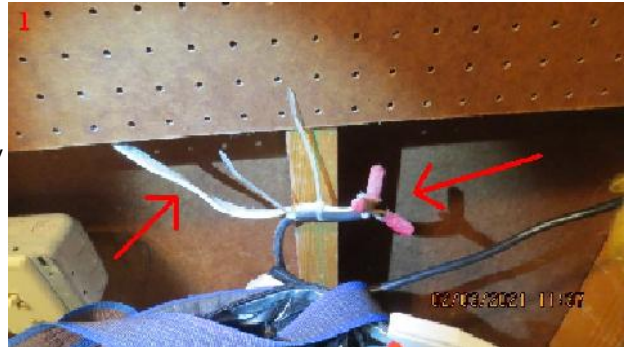


## LAUNDRY

### Safety Concern

#### Other - Exposed Romex

Exposed romex type wires found in the laundry room less than 7 feet above the floor. This is considered a shock hazard. Recommend all exposed romex less than 7 feet above the floor be properly protected.  
Exposed spliced wires with wire nuts.  
Recommend a qualified contractor evaluate and make all necessary repairs.



## CHIMNEY

### Satisfactory

#### Chimney Fuel Type - Wood Burning

### Satisfactory

#### Fireplace1 - Metal Box

### Satisfactory

#### Fireplace Locations - Other

The fireplace stove is located in the dining area.

### Satisfactory

#### Chimney 1 Type - Metal

### Satisfactory

#### Flue Lining - Metal

### 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

Satisfactory

## Estimated AC Size - 3-Ton

Model Number: 36

Compressor RLA: 16.7

Estimated Size: 3 Ton

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

Satisfactory

## Cooling System(s) - Carrier

Cooling coil(s) made by Carrier.

Satisfactory

## Energy Source - Electric

Satisfactory

## Cooling System Electrical - Checked Breaker

Breaker Used 40

Maximum Breaker Size 40

Satisfactory

## Quick Disconnect - Installed

Satisfactory

## Registers - Adjustable

## COOLING

**Satisfactory** Air Filters and Dampers - Clean

**Satisfactory** Duct Type - Rigid and Flexible



**Satisfactory** Heat Pump - Air to Air

The heating and cooling system(s) are heat pumps and heat pumps use the same heating and cooling duct system, the same air filter, the same coils, air handler and the same thermostat for heating and cooling.

**Satisfactory** Cooling System Coils - On Roof

The AC coils is located in on the roof.

**Satisfactory** Air Handler(s) - On Roof

**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 28 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 - Heat Pump**

The central heating and cooling system(s) are heat pumps and heat pumps uses the same heating and cooling duct system, the same air filter, the same coils, air handler and the same thermostat for heating and cooling. Some heat pumps have an electric back-up heater installed.

**Satisfactory** **Thermostat - Single and Multi**

**Satisfactory** **Filter System For Central AC & Heat - Central Filter**

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

**Satisfactory** **Distribution System For Central AC and Heating Sys - Rigid and Flexible**

**Satisfactory** **Forced Air System Mfg(s). - Carrier**

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

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

## 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 - None**

No built in microwave oven.

**Service/Repair** **Exhaust Fan Hood - Hood Exhaust, Bulb No Cover**

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



## KITCHEN

**Satisfactory** Kitchen Ceiling and Walls - Inspected

**Satisfactory** Kitchen Floors - Tile

**Satisfactory** Heating and Cooling Source - Central

**Service/Repair** Kitchen Cabinets - Inspected

The base of the kitchen sink cabinet is missing. Recommend installing base of cabinet.



**Satisfactory** Counter top - Laminate, Tile

**Satisfactory** Kitchen Sink - Inspected

**Satisfactory** Kitchen Sink Faucet - Tested

**Satisfactory** Water Supply - Inspected

**Satisfactory** Kitchen Drain and Trap - Tested

**Service/Repair** Kitchen Switches Fixtures - Hanging, Not Working

The light fixture on the ceiling in the kitchen did not work when tested. Recommend checking bulbs.

**Safety Concern** Kitchen Wall Receptacles - Grounded

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

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

**Satisfactory** Garbage Disposal - Tested

## KITCHEN

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### **Service/Repair** Dishwasher - Rusted Rack

The dish rack in the dishwasher is rusted. Recommend replacing the rusted rack. Water does not drain all the way out of the bottom of the dishwasher making a blob of stuff at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory** Kitchen Windows - Tested

### **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

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## INTERIOR

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### **Satisfactory** INTERIOR ROOMS - Other

### **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.

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



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## INTERIOR

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**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.

**Satisfactory** Windows - Sample Number Tested

Some windows where not tested due to lack of access.

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

**Satisfactory** Interior Outlets - Three Prong Grounded

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

**Satisfactory** GFCI - None

**Satisfactory** Insulation Walls - None Visible

**Satisfactory** Interior Rooms - Living Room

**Satisfactory** Skylight - None

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

**Satisfactory** Stairways and Steps - None

**Satisfactory** Balconies and Railings - None

**Satisfactory** Environmental odors or smells - None



# ELECTRIC

## Recommend Further Investigation

### ELECTRICAL SYSTEM - Electrical Mechanical Waves

Electrical Mechanical Force or Waves are created by high voltage lines. I recommend a meter reading inside the home or 2.5 milli-gauss or lower. The reading I found today in this home is 1.36 milli-gauss at the back of the home and a high of 6.04 under the power lines. If this concerns you I recommend you do more research on EMF waves or high voltage lines. This may be a health hazard. Some think high levels of electrical Mechanical waves could cause childhood leukemia.



## Satisfactory

### Main Electrical Service - Underground Service

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

## Satisfactory

### Main Elect. Panel Location - Side of Garage

The main electric pane 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, 50 amp

## Satisfactory

### Compatibility Issues - None Observed

## 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.

## ELECTRIC

**Satisfactory** Main Panel Amp. Rating - 150

**Satisfactory** Voltage Available - 110 / 220

**Satisfactory** Grounding - Driven Rod

**Satisfactory** Bonding - Water Main

**Recommend Further Investigation** Aluminum Branch Circuits - To Outlets

Between 1964 and 1974 many homes were built using single strand aluminum wire alloy that caused problems. This type of wire tends to oxidize and then overheat and it is incompatible with many electrical fittings. A new type of AL ware was introduced between 1972 and 1974 to solve overheating problems. Homes with the older type single stranded aluminum wires are up to 55 times more likely to have a electrical fire. Recommend an electrician check all connections to ensure proper outlets, switches, and connectors have been used. See [www.cpsc.gov/cpscpub/pubs/516.pdf](http://www.cpsc.gov/cpscpub/pubs/516.pdf) Arc-Fault breakers may help reduce the fire issue.



**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 - Ball Valve Test

## PLUMBING

**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 - 3/4**

**Service/Repair** **Water Pressure - High**

The water pressure recorded at the inspection 90 PSI.

A water pressure regulator is recommended for homes with water pressure in excess of 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. Interior bibbs such as in a garage are not tested.

**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. Copper pipes do not last forever. Copper pipes have an estimated life of 40 to 50 years in this area. Depending on how the pipes were installed and the type of water in your area they may not last as long.

**Recommend Further Investigation** **Interior Waste/Vent Pipes - ABS, Galvanized**

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.

Recommend all homes over 30 years old have a video scan of the drainage system pipes. Most home built here after 1985 have ABS drainage pipes which are less prone to tree root problems.

**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.

## PLUMBING

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

**Satisfactory** Well Pump Type - None Found

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

**Satisfactory** Water Softener - None Found

**Recommend  
Further  
Investigation** Cleanouts - Not Found

No main sewer cleanout found. The main sewer cleanout should be located within 5 feet of the home. Recommend locating the main sewer cleanout.

## MBATH

**Satisfactory** Door - Door Lock and Hardware

**Satisfactory** Sink - Single

**Satisfactory** Sink Cabinet - Inspected

**Service/Repair** Sink Faucet - Tested

Poor water flow from the sink faucet. The aerator may be partly clogged.  
Recommend a qualified contractor evaluate and make all necessary repairs.



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

**Satisfactory** Switches and Fixtures - Wall

## MBATH

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

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

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

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

### **Satisfactory**    Ventilation - Electric Fan

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

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

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

Poor water flow to the master bathroom shower.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Satisfactory**    Tub/Shower Drain - Tested

### **Satisfactory**    Tub/Shower Enclosure - Fiberglass

## MBED

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

### **Satisfactory**    Door - Hardware Checked



## MBED

**Satisfactory**

### Light Fixture - 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.

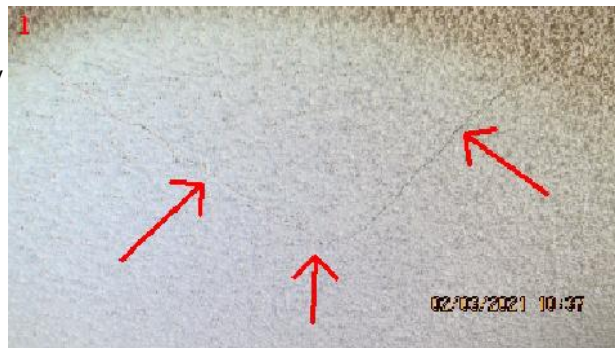
**Satisfactory**

### Outlets - 3 Prong Grounded

**Service/Repair**

### Walls and Ceiling - Inspected

There is a crack in the master bedroom ceiling and on the wall by the closet.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory**

### Floor - Carpet

**Satisfactory**

### Heating & Cooling Source - Central Heating and Cooling

**Safety Concern**

### Windows - Over 44" To Sill

Windows more than 44 inches above the finished floor restrict fire escape. These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

There is a window AC in one window blocking egress and it did not cool air when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.



## BATH2

Satisfactory

Door - Door Lock and Hardware

Service/Repair

Sink - Single, Rusted

Sink rusted at overflow. See picture  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Sink Cabinet - Inspected

Satisfactory

Sink Faucets - Tested

Satisfactory

Drain, Trap, Waste and Vent Piping - Tested

Satisfactory

Switches and Fixtures - Wall

Safety Concern

Receptacles - Grounded

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

Service/Repair

Walls and Ceiling - Inspected

The hall bathroom ceiling is bowed down with a crack running down the center.  
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Floor Covering - Tile

Satisfactory

Ventilation - Electric Fan

## BATH2

Satisfactory

Heating and Cooling - Central Heating & Cooling

Satisfactory

Toilet Bowl and Tank - Flushes, Drains, and Refills

Safety Concern

Tub/Shower Faucets - Adequate Flow, Diverter Valve Leaks

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



Satisfactory

Tub/Shower Drain - Tested

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

Satisfactory

Tub/Shower Enclosure - Fiberglass

## BED2

Satisfactory

BEDROOM 2 - Near Master

This bedroom room is located closest to the master bedroom.

Satisfactory

Door - Hardware Checked

Satisfactory

Light Fixtures - Switched Outlet

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 stain on the ceiling in front of the closet.  
Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Floor - Carpet

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

### **Safety Concern** Windows - Over 44" To Sill

Windows more than 44 inches above the finished floor restrict fire escape.  
These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

Bars installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars??



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

## BED3

**Satisfactory** BEDROOM 3 - Room Location

This room is located in the back south west corner.

**Satisfactory** Door - Hardware Tested

**Satisfactory** Light Fixture - Switched Outlet

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

**Satisfactory** Outlets - 3 Prong Grounded

## BED3

**Satisfactory** Walls & Ceiling - Inspected

**Satisfactory** Floor - Carpet

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

**Safety Concern** Windows - Over 44" To Sill

Windows more than 44 inches above the finished floor restrict fire escape. These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape. Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars??

**Service/Repair** Closet - Door(s) & Pole

One closet door is not properly attached at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.

## BED4

**Satisfactory** BEDROOM 4 - Room Location

This room is located in the back.

**Satisfactory** Door - Hardware Tested

**Satisfactory** Light Fixture - Switched Outlet

**Satisfactory** Outlets - 3 Prong Grounded

**Service/Repair** Walls & Ceiling - Inspected

Water damage and a black colored substance on the wall in the closet. Recommend checking for mold. Recommend a qualified contractor evaluate and make all necessary repairs.



**Satisfactory** Floor - Carpet



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**BED4**

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**Satisfactory****Heating & Cooling Source - Central Heating & Cooling****Safety Concern****Windows - Over 44" To Sill**

Windows more than 44 inches above the finished floor restrict fire escape. These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape. Bars installed on window without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room.

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

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**OTHER ROOM**

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**Recommend  
Further  
Investigation****Other Room - General**

This room is the addition room. Looks like this room was a patio and is now converted to possible living space but there the fire barrier between this room and the garage does not meet current standards and the ceiling looks like it was attached to the laundry room fascia and or rafters. The Main house stops at the kitchen. Looks like a sliding glass door was removed from the kitchen to incorporate the patio as part of the home. Recommend verifying proper permits were obtained and signed off for this addition. A roof has been installed over part of the laundry room roof and extended to the back of the home. This make an odd looking double roof in the back.

**Satisfactory****Door - Hardware Checked****Service/Repair****Walls & Ceiling - Inspected**

Drop ceiling in the addition area. Some ceiling panels missing and or out of place. Recommend a qualified contractor evaluate and make all necessary repairs.

## OTHER ROOM

### **Service/Repair** Light fixture - Installed

Water stains in a light fixture in the addition area.  
Recommend a qualified contractor evaluate and make all necessary repairs.



### **Recommend Further Investigation** Floor - Carpet

The floor in the addition drops down. This floor may only be a slab on grade with no foundation.

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

### **Recommend Further Investigation** Window - Other

Window access blocked in the addition so they were not inspected.

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