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

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Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 8613

Sturgeon, Melanie
1211 S. Barkley
Mesa, AZ 85204
480-881-6717

Inspected 7/24/21 8:00 AM
Built 1980
1688 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

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Record 8613 - Sturgeon, Melanie 1211 S. Barkley, Mesa, AZ 85204

Major Defect

BED3

Floor

Large crack running across the center of the floor in this bedroom is up to 1 inch wide and a section of the slab has dropped over 2 inches in 5 feet.

Recommend a qualified contractor evaluate and make all necessary repairs.

BED4

Floor

There is a large crack running through the closet and most of the bedroom and it is up to 1/2 of an inch wide.

Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

EXTERIOR

Outside Outlets

All exterior outlets found without GFCI protection.

Recommend GFCI outlet protection and cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. They may not have been required when the home was built but they provide extra safety.

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

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.

Attic Access Location

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type X drywall be used as an attic hatch cover. Some areas no longer require this to be fire rated if there is no habitable space above the garage.

Attic Wiring

Spliced wires in attic not properly installed in electrical junction box. This is a shock hazard. Recommend placing all spliced wires in an electrical junction box. Recommend a qualified electrical contractor make all necessary repairs.

See Picture

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.

GFCI Outlets

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

Hot and neutral wires reversed on two outlets near water heater. This outlet is also not GFCI protected. Recommend GFCI protection for all outlets in the garage.

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

Safety Concern

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 to House Wall & Ceiling

Hole or holes in the drywall on the wall or ceiling between the house and the garage. This drywall is a fire stop and a carbon monoxide stop between the house and the garage. Recommend patching all holes in the wall between the garage and the house. See picture

COOLING

Energy Source

The heat pump electrical line outer layer of insulation is damaged in the attic. 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.

Garbage Disposal

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

Dishwasher

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.

Range Oven

The kitchen stove anti-tip device is defective or missing. Free standing stoves need an anti tip device installed to keep the stove from tipping when the oven door is opened. Oven tipping can cause hot cooking food to spill on someone and the oven may crush small children. See the warning label inside on the oven door.
Recommend properly installing anti tip device for the free standing stove.

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

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.

Interior Outlets

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

Multiple outlet and or switches are missing cover plates.

Missing electrical outlet or switch cover plates are a shock hazard. Recommend installing all missing switch and outlet covers.

Hot and neutral wires reversed in the family room on two three prong outlets.

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

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.

Safety Concern

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.

Missing receptacle/switch cover plates. This is a shock hazard. Recommend installing all missing electrical cover plates.

MBED

Outlets

One outlet in the master bedroom is hanging out of the wall.
This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Windows

No window or door leading directly to the exterior from this master bedroom.
All residential bedroom are required to have a door or window directly to the exterior allow egress to and from the bedroom for a fire escape.
Recommend a qualified contractor evaluate and make all necessary repairs.
Double cylinder dead bolt used on door to the enclosed patio. Recommend using standard dead bolts type of lock on exterior doors because double dead bolt locks block fire escapes.

BATH2

Receptacles

Electrical outlets in this bathroom are 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.

BED2

Windows

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??

BED3

Windows

Bars permanently installed outside of window 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

Bars permanently installed on window 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

EXTERIOR

Wall Covering \ Cladding

The stucco is too close to the ground in some areas.

Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained.

Running stucco to the ground is a common practice for masonry homes in this area. Stucco should not go to the ground for framed wall construction.

Crack in the stucco. Recommend repair.

Exposed Foundation

There is a crack in the house foundation on the side of bedroom three.

Recommend a qualified contractor evaluate and make all necessary repairs.

Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation on the front and north side of the home. 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 slope the yard to ensure drainage away from the foundation.

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.

Sprinkler System

The water line to the sprinkler system in the back has been cut.

Recommend a qualified contractor evaluate and make all necessary repairs.

Yard Fences

The fence gate in the front is falling over. There is a fence gate in the side yard to the neighbors back yard. Damage block in the back fence wall.

Recommend a qualified contractor evaluate and make all necessary repairs.

GROUNDS

Driveway

Lots of large cracks in driveway.

Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

Gutter/Drainage System

Gutter down spouts are missing. Recommend installing down spout and directing all roof water away from the house foundation.

Back Patio Roof

The back patio roof has been attached to the fascia wood. This is a good indication the patio addition was installed without a permit. Water leaking between the patio roof and the house room in the patio area.

Recommend a qualified contractor evaluate and make all necessary repairs. Recommend asking the seller for permits obtained from the city to install the patio roof.

Debris on the back patio roof. Recommend removing all debris from the roof.

ATTIC

Attic Vent Pipes

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside, however in the dry climate of southern Arizona venting into attics may not cause a moisture problem. See picture

Service/Repair

Attic Leaks

Roof leak in the attic at the AC electric line and on the sheathing near the attic hatch above the kitchen area. Sheathing has water stains in several areas. Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

GARAGE

The front north corner of the garage gets flooded when it rains. The driveway is sloped toward the garage in this area. Recommend a qualified contractor evaluate and make all necessary repairs.

Light Fixture

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

LAUNDRY

Walls & Ceiling

Water stains on the laundry wall at the washer hookup area. Cracks on the ceiling. 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.

Floor

Laundry flooring loose with parts missing. Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Cooling System(s)

Cooling coil(s) made by Trane. There is some electrical debris on the roof at the heat pump. Not sure what is is but is it damaged. Recommend a qualified contractor evaluate and make all necessary repairs.

Cooling System Electrical

Oversized breaker or fuse used on air conditioning unit. Over sizing of both the fuse and breaker may damage the AC unit. The maximum breaker/fuse rating for this unit is 45 and the breaker/fuse used is 50. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

Thermostat wires

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

Duct Type

The outer plaster vapor barrier of one or more of the flexible HVAC ducts in the attic has deteriorated leaving the insulation to the duct loose and falling off the pipe. This allows the hot attic air to warm the cool duct air before it reaches the living space below. When the hot attic air hits the cold AC duct condensation may be formed creating a moisture problem in the attic. Recommend replacing all ducting with a ripped vapor barrier. Recommend a qualified AC contractor evaluate this situation and make all necessary repairs. See picture For all AC repairs and service I recommend Premier Air Solutions Inc. for AC work. 480-940-2351

Condensate Drain

Condensate lines clogged, not properly attached or not properly extended off the roof will allow condensate water to leak onto the roof and this will cause a roof leak. Recommend properly attaching condensate line and extending off roof.

Service/Repair

KITCHEN

Kitchen Ceiling and Walls

Active water leak on the kitchen ceiling in front of the refrigerator area. See Infrared picture. See attic leak near attic hatch.

Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Cabinets

The base of the kitchen sink cabinet has bowed down from water leaking under the sink. Recommend a qualified contractor evaluate and make all necessary repairs.

See picture

Counter top

Lots of missing counter top tiles in the kitchen.

Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Interior Walls and Ceiling

Cracks in the living room walls and water stain on the family room ceiling in the corner.

Recommend a qualified contractor evaluate and make all necessary repairs.

Interior Floor Covering

Crack floor tiles in the family room and no floor covering in the living room.

Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Light Fixtures

The family room light and fan did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

PLUMBING

Water inside the glass cover of the water meter. This water meter by the street may be defective and I cannot read it.

Recommend calling the water company and having it replaced or repaired.

Hose Bibs Tested

Tested all accessible exterior hose bibbs for water flow and leaks. Interior bibbs such as in a garage are not tested. There is a hose bibb on the south side of the house that is hooked to a pipe running into the ground. This hose bibb valve handle is stuck and I do not know where this pipe is going to.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Sink Cabinet

Water damage to the base of the master bathroom sink cabinet.

Recommend a qualified contractor evaluate and make all necessary repairs.

Sink Faucet

When the master bathroom sink faucet is running water leaks to the base of the sink cabinet below.

Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Fixtures

The master bathroom light fixture are missing bulb covers.

Recommend installing bulb covers.

MBED

Walls and Ceiling

Stains on the ceiling look like water stains. There is a crack on the wall in the master bedroom.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Floor

There is a small crack in the concrete slab in this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Sink Cabinet

Some water damage to this bathroom sink cabinet from prior water leaks. A drawer in the hall bathroom sink cabinet is not properly attached.
Recommend a qualified contractor evaluate and make all necessary repairs.

Sink Faucets

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

Drain, Trap, Waste and Vent Piping

Corrosion on the drain pipe for the sink drain in the hall bathroom. This is an indication of slow leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED2

Closet

The closet doors do not close.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED3

Walls & Ceiling

Massive water strains on the ceiling and walls in this bedroom. Not wet at this time and it is raining outside.
Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

Closet doors not properly attached at the top.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED4

Walls & Ceiling

Cracks on the ceiling and wall in this room and water stains on the ceiling and wall but on wet at this time.
Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

EXTERIOR

Soffit\Eaves\Fascia

Lots of water stains in the soffit area around the home but no signs of an active leak at this time.

ATTIC

ATTIC

Sample attic picture. Stuff stored in the attic. Recommend removing the stuff.

W. HEATER

Overflow Pan

No pan installed under the water heater.
Recommend installing an overflow pan under the water heater and installing a drain line from this pan if possible to the exterior. This is normally best done when changing water heaters.

Recommend Further Investigation

COOLING

COOLING SYSTEM

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

Refrigerant Type

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

KITCHEN

Exhaust Fan Hood

The exhaust hood has a vent pipe but it vents the air back into the kitchen through slits in the top or front of the hood. This is a ductless type hood installed with a duct. Recommend a qualified contractor evaluate and make all needed repairs.

PLUMBING

Main Water Shut Off

No main water shut valve found at the house the only one located was in the meter box at the street. Recommend having a shut off installed at the house. Many times the valve at the street requires a special wrench to operate the valve and if you get a water leak a valve at the house may help avoid water damage to the home.

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.

Monitor/Maintain

None noted

Inspection Report Details

Record 8613 - Sturgeon, Melanie 1211 S. Barkley, Mesa, AZ 85204

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 defects, drywall cracks and stained carpet are considered cosmetic items and are generally not included in this report. The washing machine, and dryer are checked to make sure they turn on and the refrigerator is checked to find if it is getting cold and this is all 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.

Satisfactory

Occupancy - Vacant

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

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Wood

EXTERIOR

Service/Repair Wall Covering \ Cladding - Stucco To Soil

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

Crack in the stucco. Recommend repair.



Satisfactory Exterior Electrical Fixtures - Inspected

Safety Concern Outside Outlets - Non-GFCI

All exterior outlets found without GFCI protection. Recommend GFCI outlet protection and cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. They may not have been required when the home was built but they provide extra safety. The polarity and the grounding of all accessible exterior outlets were tested.

EXTERIOR

**Recommend
Further
Investigation**

Soffit\Eaves\Fascia - Wood

Lots of water stains in the soffit area around the home but no signs of an active leak at this time.



Satisfactory

Flashings and Trim - Wood/Imitation Wood

Service/Repair

Exposed Foundation - Poured Concrete

There is a crack in the house foundation on the side of bedroom three.
Recommend a qualified contractor evaluate and make all necessary repairs.



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.

EXTERIOR

Service/Repair Grading\Surface Drainage - Inadequate, Planter

Soil or the concrete is not properly sloped away from the house foundation on the front and north side of the home. 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 slopped 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 slope the yard to ensure drainage away from the foundation.

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

Service/Repair Sprinkler System - Other

The water line to the sprinkler system in the back has been cut. Recommend a qualified contractor evaluate and make all necessary repairs.



EXTERIOR

Service/Repair Yard Fences - Masonry, Wood

The fence gate in the front is falling over. There is a fence gate in the side yard to the neighbors back yard. Damage block in the back fence wall. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Window Character Material - Aluminum

Satisfactory Window Character Type - Slider and Fixed

EXTERIOR

Satisfactory Glass - Multiple Pane Insulated

Satisfactory Door Bell - Tested OK

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

GROUNDS

Service/Repair Driveway - Cracks

Lots of large cracks in driveway.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Walkways - Concrete

Satisfactory Outside Steps - None

Satisfactory Hand Rail - No Exterior Hand Rails

Satisfactory Balconies - None

Satisfactory Patio - Concrete

Satisfactory Porches - Concrete

GROUND S

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.



Satisfactory

How Inspected - Walked on Roof

Satisfactory

Roof Covering - Asphalt Shingles

ROOF

Satisfactory Roof Style - Gable, Hip

Satisfactory Flashing - Inspected

The visible roof flashings were inspected.

Satisfactory Valleys - Closed Valley

Satisfactory Plumbing Vents - Inspected

Service/Repair Gutter/Drainage System - Gutters, Missing Down Spouts.

Gutter down spouts are missing. Recommend installing down spout and directing all roof water away from the house foundation.



Satisfactory Garage / Carport Roof - Same as House

Satisfactory Porch Roof - Same as House

ROOF

Service/Repair Back Patio Roof - Fascia Attachment, Shed

The back patio roof has been attached to the fascia wood. This is a good indication the patio addition was installed without a permit. Water leaking between the patio roof and the house room in the patio area. Recommend a qualified contractor evaluate and make all necessary repairs. Recommend asking the seller for permits obtained from the city to install the patio roof. Debris on the back patio roof. Recommend removing all debris from the roof.



Satisfactory Skylight - None

Satisfactory Other Roof Penetrations - DWV Vent Pipes, Heat Pump

ATTIC

**Recommend
Further
Investigation**

ATTIC - Sample picture

Sample attic picture. Stuff stored in the attic. Recommend removing the stuff.



Satisfactory

Attic Access - Limited Access

Parts of the attic were inaccessible for inspection.

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.

ATTIC

Satisfactory Attic Floor Insulation - Fiberglass Batt

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

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

Service/Repair Attic Vent Pipes - Terminates in Attic

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside, however in the dry climate of southern Arizona venting into attics may not cause a moisture problem. See picture



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

Safety Concern Attic Access Location - Garage, Not Fire Rated

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type x drywall be used as an attic hatch cover. Some area no longer require this to be fire rated if there is no habitable space above the garage.



Safety Concern Attic Wiring - Spliced Wires

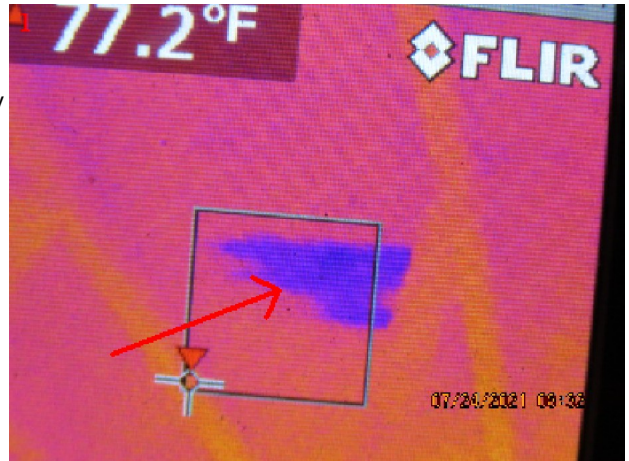
Spliced wires in attic not properly installed in electrical junction box. This is a shock hazard. Recommend placing all spliced wires in an electrical junction box. Recommend a qualified electrical contractor make all necessary repairs. See Picture



ATTIC

Service/Repair Attic Leaks - Sheathing

Roof leak in the attic at the AC electric line and on the sheathing near the attic hatch above the kitchen area. Sheathing has water stains in several areas. Recommend a qualified contractor evaluate and make all necessary repairs.



W. HEATER

Satisfactory WATER HEATER - Tested

Satisfactory Water Heater 1 Mfg. - Rheem

W. HEATER

Satisfactory Water Heater 1 Rated BTU/Watts - 5500

5500 watts.

Satisfactory Water Heater 1 Size in Gallons - 40

Satisfactory Water Heater 1 Location - Garage

Satisfactory Water Heater Fuel - Electric

Satisfactory Temp. Pres Relief Valve and Pipe - Present

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

Satisfactory Automatic Safety Controls - No Problems Found

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.

**Recommend
Further
Investigation** Overflow Pan - None

No pan installed under the water heater.
Recommend installing an overflow pan under the water heater and installing a drain line from this pan if possible to the exterior. This is normally best done when changing water heaters.



Satisfactory Operating Controls - Visually OK

W. HEATER

Satisfactory

Ground Wire - Inspected

GARAGE/CARPORT

Service/Repair

GARAGE - General Comment

The front north corner of the garage gets flooded when it rains. The driveway is sloped toward the garage in this area. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Garage Type - 2 Car Attached

Satisfactory

Garage Exterior Walls - Inspected

Satisfactory

Garage Floor - Concrete

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.

GARAGE/CARPORT

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.

Hot and neutral wires reversed on two outlet near water heater.

This outlet is also not GFCI protected. Recommend GFCI protection for all outlets in the garage.

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



Service/Repair Light Fixture - Not Working

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

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 - Defects in Fire Barrier

Hole or holes in the drywall on the wall or ceiling between the house and the garage. This drywall is a fire stop and a carbon monoxide stop between the house and the garage. Recommend patching all holes in the wall between the garage and the house. See picture



Satisfactory

Garage Fascia\Soffit - Wood

Satisfactory

Garage Gutters - Installed

Satisfactory

Garage Interior Walls - Drywall\Plaster

Satisfactory

Garage Interior Ceiling - Drywall\Plaster

Satisfactory

Garage Doors - Overhead

Satisfactory

Garage Man Door Exterior - None

Satisfactory

Garage Windows - None

Satisfactory

Sink - None

Satisfactory

Garage Roof Style - Gable, Hip

Satisfactory

Garage Roof Framing Type - Truss

Satisfactory

Ceiling Insulation - None

GARAGE/CARPORT

Satisfactory

Insulation & Vapor Retarder - **None Located

LAUNDRY

Satisfactory

Door - Tested

Service/Repair

Walls & Ceiling - Inspected

Water stains on the laundry wall at the washer hookup area. Cracks on the ceiling.
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.

Satisfactory

Dryer Vent - Wall

Satisfactory

Washer Faucets - Gate Type

Satisfactory

Washer Drains - Trapped Line

LAUNDRY

Satisfactory Laundry Energy Source - 220 Electric

Satisfactory Appliances - No washer or Dryer Installed

No washing machine installed so the water supply valves and drain were not tested.

Service/Repair Floor - Vinyl

Laundry flooring loose with parts missing.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Light Fixture - Tested

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - Central

Satisfactory Laundry Sink - None

COOLING

**Recommend
Further
Investigation**

COOLING SYSTEM - Old Unit

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



**Recommend
Further
Investigation**

Refrigerant Type - R-22

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

Satisfactory

Estimated AC Size - 3.5-Ton

Model Number: 42

Compressor RLA: 17.2

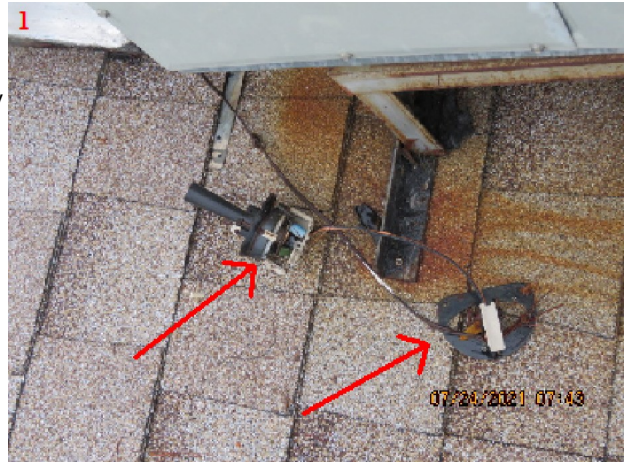
Estimated Size: 3.5 Ton

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.

COOLING

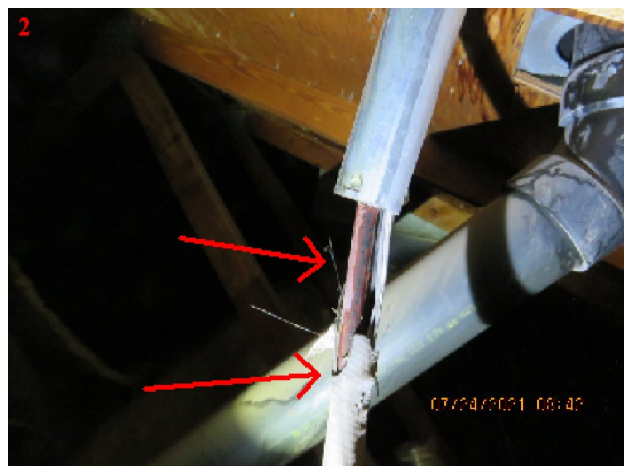
Service/Repair Cooling System(s) - Trane

Cooling coil(s) made by Trane.
There is some electrical debris on the roof at the heat pump. Not sure what is is but is it damaged.
Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern Energy Source - Electric

The heat pump electrical line outer layer of insulation is damaged in the attic.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Cooling System Electrical - Oversized Breaker/fuse

Oversized breaker or fuse used on air conditioning unit. Over sizing of both the fuse and breaker may damage the AC unit. The maximum breaker/fuse rating for this unit is 45 and the breaker/fuse used is 50. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

COOLING

Service/Repair Thermostat wires - Cracked insulation

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



Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Satisfactory Air Filters and Dampers - Clean

Service/Repair Duct Type - Rigid and Flexible, Vapor Barrier Rip

The outer plaster vapor barrier of one or more of the flexible HVAC ducts in the attic has deteriorated leaving the insulation to the duct loose and falling off the pipe. This allows the hot attic air to warm the cool duct air before it reaches the living space below. When the hot attic air hits the cold AC duct condensation may be formed creating a moisture problem in the attic. Recommend replacing all ducting with a ripped vapor barrier. Recommend a qualified AC contractor evaluate this situation and make all necessary repairs. See picture For all AC repairs and service I recommend Premier Air Solutions Inc. for AC work. 480-940-2351



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

COOLING

Service/Repair **Condensate Drain - Leaking On Roof**

Condensate lines clogged, not properly attached or not properly extended off the roof will allow condensate water to leak onto the roof and this will cause a roof leak. Recommend properly attaching condensate line and extending off roof.



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 24 degree split.

Satisfactory **Evaporative Cooler - None**

FURNACE

Satisfactory **FURNACE - Not Tested (Heat Pump)**

Too hot to test the heat pump(s) in the heating mode. The heat pump(s) were operated in the cooling mode only but all parts of a heat pump system are used in either heating or cooling modes except the reversing valve.

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 - Insul. Flex Duct**

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

Heater made by Trane.

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

FURNACE

Satisfactory

Automatic Safety Controls - Inspected

KITCHEN

Satisfactory

KITCHEN - Not Plugged In

The refrigerator was not plugged in so it was not inspected.

Satisfactory

Microwave - None

No built in microwave oven.

**Recommend
Further
Investigation**

Exhaust Fan Hood - Vents inside with Duct

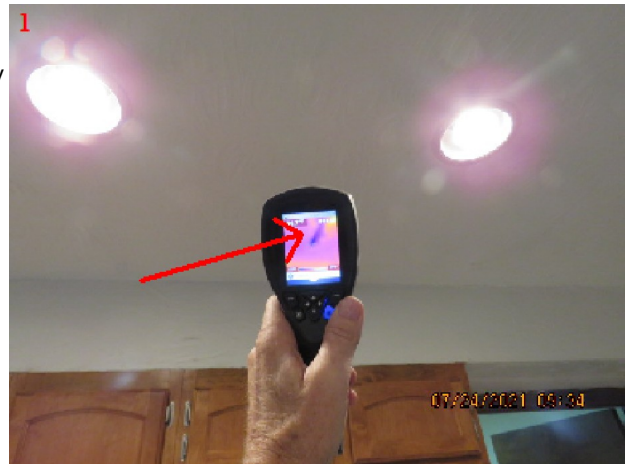
The exhaust hood has a vent pipe but it vents the air back into the kitchen through slits in the top or front of the hood. This is a ductless type hood installed with a duct. Recommend a qualified contractor evaluate and make all needed repairs.



KITCHEN

Service/Repair Kitchen Ceiling and Walls - Inspected

Active water leak on the kitchen ceiling in front of the refrigerator area. See Infrared picture. See attic leak near attic hatch. Recommend a qualified contractor evaluate and make all necessary repairs.

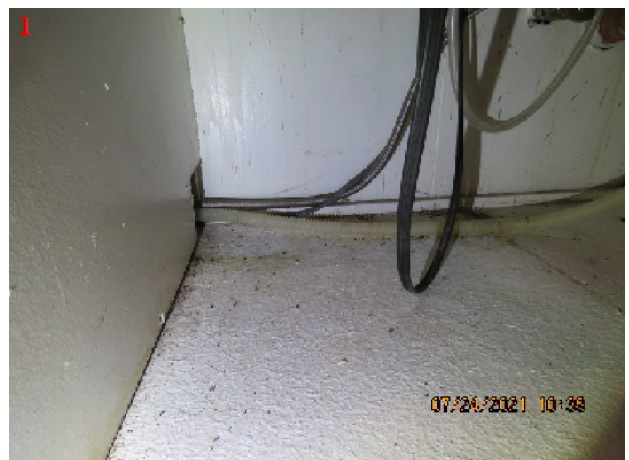


Satisfactory Kitchen Floors - Tile

Satisfactory Heating and Cooling Source - Central

Service/Repair Kitchen Cabinets - Inspected, Cabinet Base Bowd

The base of the kitchen sink cabinet has bowed down from water leaking under the sink. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



KITCHEN

Service/Repair Counter top - Tile

Lots of missing counter top tiles in the kitchen.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Kitchen Sink - Inspected, Stainless

Satisfactory Kitchen Sink Faucet - Tested

Satisfactory Water Supply - Inspected

Satisfactory Kitchen Drain and Trap - Tested

Satisfactory Kitchen Switches Fixtures - Inspected

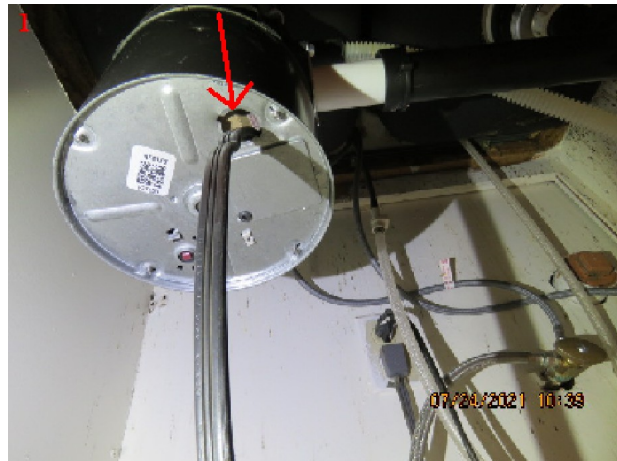
Safety Concern Kitchen Wall Receptacles - Grounded

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.

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



Safety Concern Dishwasher - Drain Hose

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Kitchen Windows - Tested

Safety Concern Range Oven - Free Standing, Electric

The kitchen stove anti-tip device is defective or missing. Free standing stoves need an anti tip device installed to keep the stove from tipping when the oven door is opened. Oven tipping can cause hot cooking food to spill on someone and the oven may crush small children. See the warning label inside on the oven door.
Recommend properly installing anti tip device for the free standing stove.

The 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. See the bedrooms in this report.

Service/Repair

Interior Walls and Ceiling - Inspected

Cracks in the living room walls and water stain on the family room ceiling in the corner.
Recommend a qualified contractor evaluate and make all necessary repairs.



INTERIOR

Service/Repair Interior Floor Covering - Inspected

Crack floor tiles in the family room and no floor covering in the living room.
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.

Satisfactory Windows - Sample Number Tested

Service/Repair Switches and Light Fixtures - Sample Number Test

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

INTERIOR

Safety Concern **Interior Outlets - Three Prong Grounded, Missing cover plates**

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

Multiple outlet and or switches are missing cover plates.

Missing electrical outlet or switch cover plates are a shock hazard. Recommend installing all missing switch and outlet covers.

Hot and neutral wires reversed in the family room on two three prong outlets.

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

Satisfactory **GFCI - None**

Satisfactory **Interior Rooms - Living Room, Family Room**

Satisfactory **Skylight - None**

Satisfactory **Visible Flues and Dampers - None**

Satisfactory **Stairways and Steps - None**

Satisfactory **Balconies and Railings - None**

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 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.

ELECTRIC

Satisfactory

Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.



Satisfactory

Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 50 amp, 70 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.

Satisfactory

Main Panel Amp. Rating - 200

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Grounding - Water Pipe

ELECTRIC

Satisfactory **Bonding - Plumbing System**

Satisfactory **Aluminum Branch Circuits - None**

No solid strand aluminum wiring to branch circuits found.

Satisfactory **Type of House Wire - Romex**

Non-metallic shielded wire.

Satisfactory **Interior House Wiring - 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

Service/Repair **PLUMBING - General Comment**

Water inside the glass cover of the water meter. This water meter by the street may be defective and I cannot read it. Recommend calling the water company and having it replaced or repaired.



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

No main water shut valve found at the house the only one located was in the meter box at the street. Recommend having a shut off installed at the house. Many times the valve at the street requires a special wrench to operate the valve and if you get a water leak a valve at the house may help avoid water damage to the home.

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 **Water Pressure - 40 to 80 PSI**

Water pressure recorded today was 78 psi.
Recommended water pressure between 40 to 80 PSI.

PLUMBING

Satisfactory **Functional Water Flow - Average**

Satisfactory **Functional Drainage - Average**

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

Tested all accessible exterior hose bibbs for water flow and leaks. Interior bibbs such as in a garage are not tested. There is a hose bibb on the south side of the house that is hooked to a pipe running into the ground. This hose bibb valve handle is stuck and I do not know where this pipe is going to. Recommend a qualified contractor evaluate and make all necessary repairs.



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.

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 **Well Pump Type - None Found**

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

Satisfactory **Water Softener - None Found**

PLUMBING

**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 - None

Satisfactory

Sink - Single

Service/Repair

Sink Cabinet - Water Damage

Water damage to the base of the master bathroom sink cabinet. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

Sink Faucet - Tested

When the master bathroom sink faucet is running water leaks to the base of the sink cabinet below. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Drain, Trap, Waste and Vent Piping - Tested

MBATH

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

The master bathroom light fixture are missing bulb covers.
Recommend installing bulb covers.

Safety Concern **Receptacles - Grounded, Missing Cover Plate**

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.

Missing receptacle/switch cover plates. This is a shock hazard. Recommend installing all missing electrical cover plates.

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**

Satisfactory **Tub/Shower Enclosure - Tile**

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

MBED

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

Satisfactory **Door - Hardware Checked**

Satisfactory **Light Fixture - Installed, Ceiling Fan Tested**

MBED

Safety Concern Outlets - Tested, 3 Prong Grounded

One outlet in the master bedroom is hanging out of the wall. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.



Service/Repair Walls and Ceiling - Ceiling Stains

Stains on the ceiling look like water stains. There is a crack on the wall in the master bedroom. Recommend a qualified contractor evaluate and make all necessary repairs.



MBED

Service/Repair Floor - Concrete

There is a small crack in the concrete slab in this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating & Cooling Source - Central Heating and Cooling

Safety Concern Windows - Sliding Glass Door, No egress

No window or door leading directly to the exterior from this master bedroom.
All residential bedroom are required to have a door or window directly to the exterior allow egress to and from the bedroom for a fire escape.
Recommend a qualified contractor evaluate and make all necessary repairs.
Double cylinder dead bolt used on door to the enclosed patio.
Recommend using standard dead bolts type of lock on exterior doors because double dead bolt locks block fire escapes.



BATH2

Satisfactory

Door - Door Lock and Hardware

Satisfactory

Sink - Single

Service/Repair

Sink Cabinet - Inspected, Bowed Base

Some water damage to this bathroom sink cabinet from prior water leaks. A drawer in the hall bathroom sink cabinet is not properly attached. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

Sink Faucets - Tested, Angle Stops

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

BATH2

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

Corrosion on the drain pipe for the sink drain in the hall bathroom.
This is an indication of slow leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall

Safety Concern Receptacles - Grounded

Electrical outlets in this bathroom are 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

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

Satisfactory Tub/Shower Faucets - 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 caulking and grouting of ceramic wall tile in tub and shower area is an ongoing maintenance task which should not be neglected.

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, 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 - Tested, 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Concrete**

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

Safety Concern **Windows - Approx. 44" or Less to sill, Bars On Windows**

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**

The closet doors do not close.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED3

Satisfactory **BEDROOM 3 - Room Location**

This room is located in the front corner of the home.

Satisfactory **Door - Hardware Tested**

BED3

Satisfactory

Light Fixture - Installed, Ceiling Fan Tested

Satisfactory

Outlets - Tested, 3 Prong Grounded

Service/Repair

Walls & Ceiling - Inspected

Massive water strains on the ceiling and walls in this bedroom. Not wet at this time and it is raining outside. Recommend a qualified contractor evaluate and make all necessary repairs.



BED3

Major Defect

Floor - Concrete

Large crack running across the center of the floor in this bedroom is up to 1 inch wide and a section of the slab has dropped over 2 inches in 5 feet.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Heating & Cooling Source - Central Heating & Cooling

BED3

Safety Concern **Windows - Approx. 44" or Less to Sill, Bars On Windows**

Bars permanently installed outside of window 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**

Closet doors not properly attached at the top.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED4

Satisfactory **BEDROOM 4 - Room Location**

This room is located in the front.

Satisfactory **Door - Hardware Tested**

Satisfactory **Light Fixture - Switched Outlet, Ceiling Fan Tested**

Satisfactory **Outlets - Tested, 3 Prong Grounded**

BED4

Service/Repair Walls & Ceiling - Inspected

Cracks on the ceiling and wall in this room and water stains on the ceiling and wall but on wet at this time.
Recommend a qualified contractor evaluate and make all necessary repairs.



BED4

Major Defect Floor - Concrete

There is a large crack running through the closet and most of the bedroom and it is up to 1/2 of an inch wide. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating & Cooling Source - Central Heating & Cooling

Safety Concern Windows - Approx. 44" or Less to Sill, Bars On Windows

Bars permanently installed on window 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