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

Printed Saturday, September 4, 2021

Inspected By:

Greg Oswalt Arizona Lic. 38752

Referral Information

John L. Payne

Client Information: Record Number 8637

Whisenhunt, John & Peggy

1646 E. Hermosa Drive

Tempe, AZ 85282

760-681-6381

Inspected 9/4/21 8:00 AM

Built 1969

1870 SF

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 8637 - Whisenhunt, John & Peggy 1646 E. Hermosa Drive, Tempe, AZ 85282

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

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.

W. HEATER

Water Heater Fuel

The water heater electrical junction box cover is not properly attached. Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Light Fixture

The light at the entrance to the laundry room is missing a bulb cover and has exposed wire nuts and wires. Recommend a qualified contractor evaluate and make all necessary repairs.

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.

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.

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.

Other

Exposed romex type wire found in a kitchen cabinet. Recommend all exposed romex type wire less than seven feet above the floor be installed in conduit or properly protected.

Safety Concern

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.

Switches and Light Fixtures

Missing switch cover plates. Recommend installing all missing electrical cover plates to avoid shocks.

Stairways and Steps

Loose carpet on the steps both upper and lower sections are a trip hazard.
Recommend a qualified 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.

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.

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.

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??

Service/Repair

EXTERIOR

EXTERIOR

Debris in the yard. Recommend removing all debris.

Soffit\Eaves\Fascia

Loose soffit cover in the back.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation in the front and in the back. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.

When water is allowed to accumulate or flow towards the house foundation due to improperly sloped soil foundation problems may develop.

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or 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.

Vegetation

Vegetation and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vegetation and plants off the exterior of the house.

Sprinkler System

Sprinkler valve in the front yard not connected to a timer and it is leaking..

Recommend a qualified contractor evaluate and make all necessary repairs.

GROUND

Driveway

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

Patio

The patio has been enclosed and converted in to an Arizona room. Recommend checking for permits to convert this patio in to an enclosed room.

Wood siding on this enclosed patio has lots of wood rot. Wood trim has wood rot.

Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

ROOF

Tiny section of roof in the back is loose and not properly supported.

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

See sample picture of the roof.

Back Patio Roof

Lots of debris on the back patio roof and it has lost some rock cover.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Entry Access

The attic hatch is partly blocked by a rigid HVAC duct.

Recommend a qualified contractor evaluate and make all necessary repairs.

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.

GARAGE/CARPORT

Garage Interior Walls

Loose trim at the ceiling on the west wall.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Garage Man Door Exterior

The door to the side yard is blocked on the inside with stuff and on the outside with a metal pole.
Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Walls & Ceiling

Water stains on the ceiling in the laundry room and loose drywall joint tape. Holes in the laundry wall behind the washer and dryer and water heater.
Recommend solving this problem then have a qualified contractor evaluate and make all necessary repairs.

Washer Faucets

The laundry washing machine water supply valves are stuck and corroded and the clod water valve handle is missing . Recommend a qualified contractor evaluate and make all necessary repairs.

Appliances

The washing machine smell like the belt is burning when operating.
Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

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 50 and the breaker/fuse used is 60. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

Air Filters and Dampers

Dirty air filters. I recommend service for all HVAC systems with dirty and or damaged air filters.
When air filters get dirty the chances of dirt and other contaminants getting by the filter and into the duct system increases. Recommend replacing or cleaning air filters once a month and sooner when needed. Dirty filters also put a strain on the heating and cooling system and may cause the system to malfunction.

KITCHEN

Kitchen Cabinets

Some drawers in the kitchen cabinets have missing or defective guide hardware. Recommend repair.

Water Supply

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

Dishwasher

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

INTERIOR

Closets

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

PLUMBING

Main Water Shutoff Test

The gate valve for the water main is defective, stuck in the open position.
Recommend a qualified contractor evaluate and make all necessary repairs.

Plumbing Pipe Support and Insulation

Water supply pipe under the kitchen sink not properly supported.
Recommend properly supporting all pipe. See sample picture

Service/Repair

MBATH

Sink Faucet

The master 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.

Ventilation

The master bathroom exhaust fan did not turn on when tested. Recommend repair or replacement to help lower moisture in bathroom.

MBED

Door

The master bedroom door is damaged. Recommend replacing this door.

BATH2

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

Walls & Ceiling

Water stains on the front facing wall below both windows in this bedroom. Recommend a qualified contractor evaluate and make all necessary repairs.

Floor

The floor is sloped down from the front wall to the bedroom and the subfloor is creaky making popping noise in the area in front of the windows when walked on. Stains on the carpet. Recommend a qualified contractor evaluate and make all necessary repairs.

BED3

Door

Holes in the door to this bedroom. Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

The closet door are not properly attached in this bedroom. Recommend a qualified contractor evaluate and make all necessary repairs.

OTHER ROOM

Walls & Ceiling

Cracked and loose paint on the ceiling in the Arizona room.
Hole in the AZ room wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

Window

Screened in areas for windows and the screen is loose in spots. Recommend a qualified contractor evaluate and make all necessary repairs.

OTHER ROOM 2

Closet

Closet doors not properly attached at the top. 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. Massive amount of stuff in this home.

EXTERIOR

Exterior Doors

Exterior entrance door tested and found to be in proper working order. Double sided dead bolt locks used on exterior doors. These type of locks require the use of a key to exit so they are a fire escape hazard. Recommend replacing all double dead bolts with standard dead bolt locks.

ATTIC

Attic Access

No access to the house attic area. The attic hatch is sealed shut. Can not check attic for electrical, insulation, plumbing or roof leaks. Recommend inspecting attic after proper access is provided.

The garage attic was inspected from the attic hatch area.

GARAGE/CARPORT

GARAGE

Garage/carport converted to living space. Recommend checking local building department for proper permits or asking seller for a copy of approved final building permits. Additions not permitted may not be covered by home insurance companies and may have hidden defects.

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

Garage Doors

The garage overhead door has been remove and the area has been filled in with block.

COOLING

COOLING SYSTEM

This unit looks like it is over 20 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 it 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.

INTERIOR

INTERIOR ROOMS

Lots of stuff in this home blocking access to area.

Balconies and Railings

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.

Recommend Further Investigation

ELECTRIC

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 wire 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

Arc-Fault breakers may help reduce the fire issue.

PLUMBING

Sewer Scan

Sewer scans are not part of a standard home inspection.

Due to the cost of sewer repairs I recommend a sewer can for homes over 30 years old.

MBED

MASTER BEDROOM

Lots of stuff in this bedroom.

OTHER ROOM

Other

Massive amounts of stuff in this room blocks access to much of this room.

Monitor/Maintain

INTERIOR

Firewall separation Walls & Ceiling

No fire wall separation needed. The garage has been converted to livable space.

Inspection Report Details

Record 8637 - Whisenhunt, John & Peggy 1646 E. Hermosa Drive, Tempe, AZ 85282

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.

**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. Massive amount 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.

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

Service/Repair EXTERIOR - General Comment

Debris in the yard. Recommend removing all debris.



Satisfactory Type of Wall Structure - Masonry

Satisfactory Wall Structure - Appears Level

Satisfactory Type of Columns - None

Satisfactory Wall Covering \ Cladding - Masonry, Fiberboard

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

Service/Repair Soffit\Eaves\Fascia - Wood, Fiberboard

Loose soffit cover in the back.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Flashings and Trim - Wood/Imitation Wood

Satisfactory Exposed Foundation - Poured Concrete

Recommend Further Investigation Exterior Doors - Tested

Exterior entrance door tested and found to be in proper working order.
Double sided dead bolt locks used on exterior doors. These type of locks require the use of a key to exit so they are a fire escape hazard. Recommend replacing all double dead bolts with standard dead bolt locks.



Satisfactory Patio Doors - Tested

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

EXTERIOR

Service/Repair Grading\Surface Drainage - Inadequate, Planter

Soil or the concrete is not properly sloped away from the house foundation in the front and in the back. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.

When water is allowed to accumulate or flow towards the house foundation due to improperly sloped soil foundation problems may develop.

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or 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.



EXTERIOR

Service/Repair Vegetation - On house

Vegetation and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vegetation and plants off the exterior of the house.



Service/Repair Sprinkler System - Vacuum Breaker

Sprinkler valve in the front yard not connected to a timer and it is leaking..
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Yard Fences - Masonry, Chain Link

Satisfactory Window Character Material - Aluminum

EXTERIOR

Satisfactory Window Character Type - Slider and Fixed

Satisfactory Glass - Single Pane

Satisfactory Door Bell - Tested OK

Satisfactory Raised Foundation - None

Satisfactory Other - Other

Sample picture of the back yard.



GROUNDS

Service/Repair Driveway - Concrete, Cracks

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



Satisfactory Walkways - Concrete

Satisfactory Outside Steps - None

Satisfactory Hand Rail - No Exterior Hand Rails

Satisfactory Balconies - None

GROUNDS

Service/Repair **Patio - Converted to AZ Rm**

The patio has been enclosed and converted in to an Arizona room. Recommend checking for permits to convert this patio in to an enclosed room. Wood siding on this enclosed patio has lots of wood rot. Wood trim has wood rot. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory	Porches - Concrete
Satisfactory	Wood Decks - None
Satisfactory	Retaining Wall - None or No Effect Home
Satisfactory	Stoops / Areaways - Inspected

ROOF

Service/Repair ROOF - General Comment, Sample

Tiny section of roof in the back is loose and not properly supported.
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

See sample picture of the roof.



Satisfactory How Inspected - Walked on Roof

Satisfactory Roof Covering -

Satisfactory Roof Style - Gable

Satisfactory Flashing - Inspected

The visible roof flashings were inspected.

Satisfactory Valleys - None

Satisfactory Plumbing Vents - ABS

Satisfactory Gutter/Drainage System - Gutters

ROOF

Satisfactory Garage / Carport Roof - Same as House

Satisfactory Porch Roof - Same as House

Service/Repair Back Patio Roof - Rolled Mineral

Lots of debris on the back patio roof and it has lost some rock cover.

Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Skylight - None

Satisfactory Other Roof Penetrations - Roof Vents, DWV Vent Pipes, Heat Pump

ATTIC

**Recommend
Further
Investigation**

Attic Access - No Access

No access to the house attic area. The attic hatch is sealed shut. Can not check attic for electrical, insulation, plumbing or roof leaks. Recommend inspecting attic after proper access is provided.

The garage attic was inspected from the attic hatch area.



Satisfactory

Attic Floor Insulation - Blown in Fiberglass

Satisfactory

Vapor retarder - None Found

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

Satisfactory

Attic Structural Framing Type - Trusses

Satisfactory

Structural House Ceiling - Not Visible

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

Satisfactory

Roof Sheathing - Inspected

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

Satisfactory

Attic Ventilation - Gable End, Soffit

Satisfactory

Attic Vent Pipes - Vented Outside

ATTIC

Service/Repair Attic Entry Access - Hatch

The attic hatch is partly blocked by a rigid HVAC duct. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Attic Access Location - Garage, Closet

Sample pictures of the garage attic area.



Satisfactory Attic Wiring - Covered with Insulation



Satisfactory Attic Leaks - No attic leaks found

W. HEATER

Satisfactory WATER HEATER - Tested

Satisfactory Water Heater 1 Mfg. - A O Smith

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

Safety Concern Water Heater Fuel - Electric

The water heater electrical junction box cover is not properly attached.
Recommend a qualified contractor evaluate and make all necessary repairs.



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.

W. HEATER

Service/Repair **Overflow Pan - None**

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



Satisfactory **Operating Controls - Visually OK**

Satisfactory **Ground Wire - Inspected**

GARAGE/CARPORT

Recommend Further Investigation

GARAGE - Garage Stuff, Converted to Living Space

Garage/carport converted to living space. Recommend checking local building department for proper permits or asking seller for a copy of approved final building permits. Additions not permitted may not be covered by home insurance companies and may have hidden defects.

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



Satisfactory **Garage Type - 1 Car Attached**

Satisfactory **Garage Exterior Walls - Inspected**

Satisfactory **Garage Floor - Concrete**

Satisfactory **Garage Door To House - Other**

Door works and no longer has or needs a self closure.

Satisfactory **GFCI Outlets - Tested**

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

Satisfactory **Light Fixture - Tested**

GARAGE/CARPORT

Satisfactory Garage to House Wall & Ceiling - Drywall Covered

Satisfactory Garage Fascia/Soffit - Wood

Satisfactory Garage Gutters - None

Service/Repair Garage Interior Walls - Drywall/Plaster

Loose trim at the ceiling on the west wall.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Interior Ceiling - Drywall/Plaster

Recommend Further Investigation Garage Doors - Other

The garage overhead door has been remove and the area has been filled in with block.

GARAGE/CARPORT

Service/Repair Garage Man Door Exterior - Other

The door to the side yard is blocked on the inside with stuff and on the outside with a metal pole.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Windows - Tested

Satisfactory Sink - None

Satisfactory Garage Roof Style - Gable

Satisfactory Garage Roof Framing Type - Truss

Satisfactory Ceiling Insulation - Blown in Fiberglass

Satisfactory Insulation & Vapor Retarder - **None Located

LAUNDRY

Satisfactory

Door - Tested

Service/Repair

Walls & Ceiling - Inspected, Water Stains

Water stains on the ceiling in the laundry room and loose drywall joint tape. Holes in the laundry wall behind the washer and dryer and water heater. Recommend solving this problem then have a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Ventilation - Window

LAUNDRY

Satisfactory

Dryer Vent - Wall

Service/Repair

Washer Faucets - Gate Type, Water Valves Stuck

The laundry washing machine water supply valves are stuck and corroded and the clod water valve handle is missing . Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Washer Drains - Trapped Line

Satisfactory

Laundry Energy Source - 220 Electric

Service/Repair

Appliances - Washing Machine & Dryer Tested

The washing machine smell like the belt is burning when operating.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory

Floor - Concrete

Safety Concern

Light Fixture - Tested

The light at the entrance to the laundry room is missing a bulb cover and has exposed wire nuts and wires.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Outlets - Tested

All accessible outlets were tested in the laundry.

LAUNDRY

Satisfactory Heating and Cooling Source - None

Satisfactory Laundry Sink - None

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.



COOLING

Recommend Further Investigation COOLING SYSTEM - Old Unit

This unit looks like it is over 20 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.

COOLING

Satisfactory

Estimated AC Size - 4-Ton

Model Number: 48

Compressor RLA: 19.9

Estimated Size: 4 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) - Goettl

Cooling coil made by Goettl.

Satisfactory

Energy Source - Electric

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 50 and the breaker/fuse used is 60. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.



Satisfactory

Thermostat wires - Inspected

Satisfactory

Quick Disconnect - Installed

Satisfactory

Registers - Adjustable

COOLING

Service/Repair Air Filters and Dampers - Need cleaning

Dirty air filters. I recommend service for all HVAC systems with dirty and or damaged air filters.

When air filters get dirty the chances of dirt and other contaminants getting by the filter and into the duct system increases.

Recommend replacing or cleaning air filters once a month and sooner when needed. Dirty filters also put a strain on the heating and cooling system and may cause the system to malfunction.



Satisfactory Duct Type - Not Visible

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 26 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.

FURNACE

Satisfactory **Thermostat - Single and Multi**

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

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

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

Ducting system not visible but no signs of defects found with the ducting system.

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

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.

Satisfactory **Exhaust Fan Hood - Hood Exhaust**

Satisfactory **Kitchen Ceiling and Walls - Inspected**

Satisfactory **Kitchen Floors - Vinyl**

Satisfactory **Heating and Cooling Source - Central**

KITCHEN

Service/Repair Kitchen Cabinets - Inspected, Guide Hardware

Some drawers in the kitchen cabinets have missing or defective guide hardware. Recommend repair.



Satisfactory Counter top - Laminate

Satisfactory Kitchen Sink - Inspected

Satisfactory Kitchen Sink Faucet - Tested

Service/Repair Water Supply - Angel Stops

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

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.

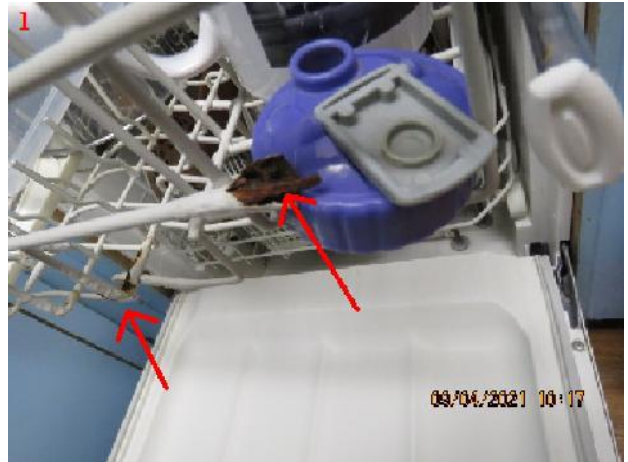
Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may not have been required when it was built but it is a good way to prevent a shock hazard.

Satisfactory Garbage Disposal - Tested

KITCHEN

Service/Repair Dishwasher - Tested, Rusted Rack

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



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

Safety Concern Other - Exposed Romex

Exposed romex type wire found in a kitchen cabinet. Recommend all exposed romex type wire less than seven feet above the floor be installed in conduit or properly protected.



INTERIOR

**Recommend
Further
Investigation**

INTERIOR ROOMS - General Comment

Lots of stuff in this home blocking access to area.



Satisfactory

Floor Structure - Concrete Slab, Not Visible

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

The upper floor structure is not visible but see bedroom 2 floor in this report.

INTERIOR

Satisfactory Interior Walls and Ceiling - Inspected

Satisfactory Interior Floor Covering - Inspected

Satisfactory Rooms With Heat Source - All Habitable Rooms

Satisfactory Rooms With Cooling Source - All Habitable Rooms

Safety Concern Smoke Detectors - Not Working

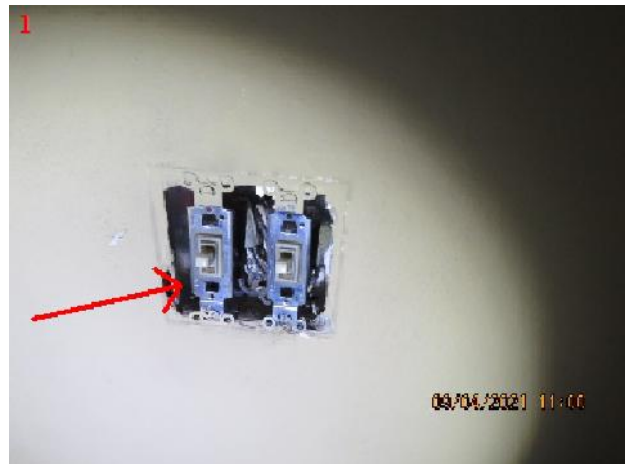
Smoke detectors did not activate when tested. Recommend Checking battery. Recommend keeping all smoke alarms in proper working order.

Recommend at least one working smoke alarm be installed in hall leading to all sleeping areas and at least one per floor.

Satisfactory Windows - Tested

Safety Concern Switches and Light Fixtures - Sample Number Test

Missing switch cover plates. Recommend installing all missing electrical cover plates to avoid shocks.



INTERIOR

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 - None

Safety Concern Stairways and Steps - Inspected

Loose carpet on the steps both upper and lower sections are a trip hazard.
Recommend a qualified contractor evaluate and make all necessary repairs.



Recommend Further Investigation Balconies and Railings - Spacing 4" or More

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.

Monitor/Maintain Firewall separation Walls & Ceiling - Other

No fire wall separation needed. The garage has been converted to livable space.

Satisfactory Environmental odors or smells - None

INTERIOR

Service/Repair Closets - Doors Off Track

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



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 defect was found regarding these conductors.

Satisfactory Main Elect. Panel Location - Side of House

Satisfactory Main Electrical Disconnect - Side of House

The main shut off breaker is located outside on the side of the house.

ELECTRIC

Satisfactory

Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.



Satisfactory

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

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

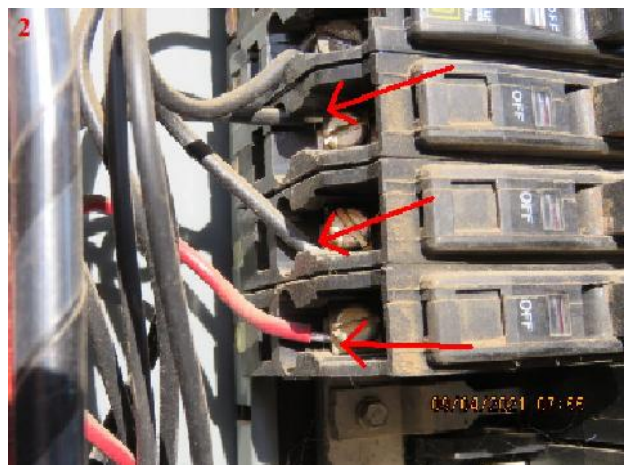
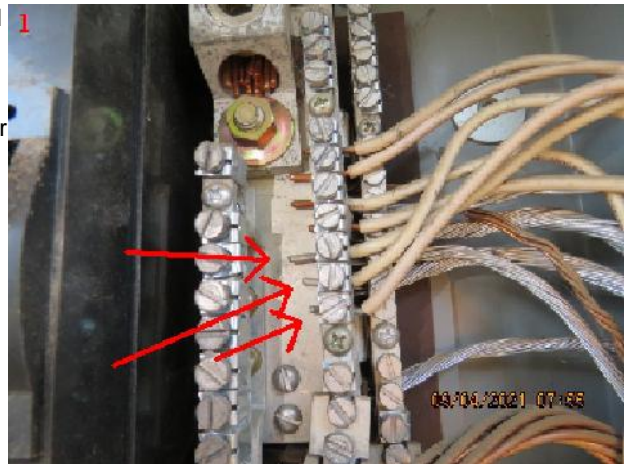
Satisfactory

Grounding - Water Pipe

ELECTRIC

Satisfactory**Bonding - Plumbing System****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 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.

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

The gate valve for the water main is defective, stuck in the open position.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Main Supply Type - Copper**

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

Satisfactory **Main Supply Size - 3/4**

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

Water pressure recorded today was 70 psi.
Recommended water pressure between 40 to 80 PSI.

Satisfactory **Functional Water Flow - Average**

Satisfactory **Functional Drainage - Average**

Satisfactory **Hose Bibs Tested - Tested**

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

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.

Satisfactory **Water Leaks Supply/Drain - None Found**

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**

PLUMBING

Satisfactory

Well Pump Type - None Found

Service/Repair

Plumbing Pipe Support and Insulation - Supports Needed

Water supply pipe under the kitchen sink not properly supported.
Recommend properly supporting all pipe. See sample picture



Satisfactory

Cleanouts - Location

Sewer cleanout found in the back.

Recommend
Further
Investigation

Sewer Scan - Older home

Sewer scans are not part of a standard home inspection.
Due to the cost of sewer repairs I recommend a sewer can for homes over 30 years old.

MBATH

Satisfactory

Door - Door Lock and Hardware

Satisfactory

Sink - Single

Satisfactory

Sink Cabinet - Inspected

Service/Repair

Sink Faucet - Tested, Angle Stops

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

Satisfactory

Drain, Trap, Waste and Vent Piping - Tested

Satisfactory

Switches and Fixtures - Wall

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 - Vinyl**

Service/Repair **Ventilation - Fan Not Working**

The master bathroom exhaust fan did not turn on when tested. Recommend repair or replacement to help lower moisture in bathroom.

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 - Manufactured Stone**

MBED

Recommend Further Investigation **MASTER BEDROOM - Other**

Lots of stuff in this bedroom.



MBED

Satisfactory Closet - Door(s) & Pole

Service/Repair Door - Hardware Checked, Damaged

The master bedroom door is damaged. Recommend replacing this door.



Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating and Cooling

Satisfactory Windows - Approx. 44" or Less to Sill

BATH2

Satisfactory BATH2 - Located

This bathroom is located in the lower level.

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

BATH2

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

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

Service/Repair 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.



BATH2

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 - Room Location**

This room is located upstairs in the front.

Satisfactory **Door - Hardware Checked**

Satisfactory **Light Fixtures - Installed**

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

BED2

Service/Repair Walls & Ceiling - Inspected

Water stains on the front facing wall below both windows in this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.



BED2

Service/Repair Floor - Carpet

The floor is sloped down from the front wall to the bedroom and the subfloor is creaky making popping noise in the area in front of the windows when walked on. Stains on the carpet. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to sill

Satisfactory Closet - Door(s) & Pole

BED3

Satisfactory BEDROOM 3 - Room Location

This room is located in the lower level.

BED3

Service/Repair Door - Hardware Tested

Holes in the door to this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

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??



BED3

Service/Repair Closet - Door(s) & Pole

The closet door are not properly attached in this bedroom
Recommend a qualified contractor evaluate and make all necessary repairs.



OTHER ROOM

Satisfactory Other Room - Arizona Room

Satisfactory Door - Hardware Checked

OTHER ROOM

Service/Repair Walls & Ceiling - Inspected

Cracked and loose paint on the ceiling in the Arizona room.
Hole in the AZ room wall.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Light fixture - Installed

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling - None

OTHER ROOM

Service/Repair Window - Other

Screened in areas for windows and the screen is loose in spots. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Outlets - 3 prong grounded

Recommend Further Investigation Other - General

Massive amounts of stuff in this room blocks access to much of this room.



OTHER ROOM 2

Satisfactory **Other Room 2 - General**

This is the large area in the lower part of the home.

Satisfactory **Walls & Ceiling - Drywall**

Satisfactory **Light fixture - Installed, Ceiling Fan**

Satisfactory **Floor - Carpet**

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

Satisfactory **Window - Tested**

Satisfactory **Outlets - 3 prong grounded**

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

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