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

Printed Tuesday, October 26, 2021

Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 8680

1615 N. Date Drive
Tempe, AZ 85281

Inspected 10/26/21 8:00 AM
Built 1961
2046 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 8680 - Graham, Gary 1615 N. Date Drive, Tempe, AZ 85281

Safety Concern

GENERAL INFORMATION

Year Built

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

EXTERIOR

Storage Room

Exposed romex in the storage room in a poor location and termite tubes and termite damage. Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Wiring

Wires in attic sticking out of conduit.
Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Temp. Pres Relief Valve and Pipe

The temperature and pressure relief valve extension pipe is threaded at the end. Recommend this pipe be replaced or threads removed to ensure no one caps the end. A capped end may cause the water heater to explode.

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

Operating Controls

Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

Vent Pipe

No screws or not enough screws found in the single wall metal water heater vent pipe sections needed to hold these sections together. Recommend installing three screws per single wall metal vent pipe connection to properly hold vent pipes together.

The water heater single walled vent pipe is attached to the transite vent pipe at the ceiling. Attaching metal vent pipes to transite vent pipes is not recommend. See picture
Recommend a qualified mechanical contractor evaluate and make all necessary repairs.

Safety Concern

GARAGE/CARPORT

Garage Door To House

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

The door to the garage has a windows and windows are not allowed between a garage and the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing a 20 min. or higher rated fire door between house and garage. See picture

Termite tubes and termite damage to this door Jamb.
Recommend a qualified contractor evaluate and make all necessary repairs.

GFCI Outlets

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

Light Fixture

One of more of the garage light fixtures have been removed and the wires left uncovered. Recommend installing light fixture or cover plate to cover the exposed wires.

Garage Electrical System

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

COOLING

Quick Disconnect

The quick disconnect for the AC unit is missing a cover plate inside. This is a shock hazard. Recommend installing cover plate.

FURNACE

Forced Air Sys. Energy Source

The gas line to the furnace is too tight.
Recommend a qualified contractor evaluate and make all necessary repairs.

KITCHEN

Exhaust Fan Hood

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

Kitchen 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.

ELECTRIC

Main Electric Panel

Screw missing for the breaker cover plate at the main electric panel. Recommend installing screw to properly hold the breaker cover plate in place.

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.

MBED

Outlets

A switch or outlet cover plate is missing in the bedroom. This is a shock hazard. Recommend installing a cover plate for all outlets and switches as needed.

BATH2

Receptacles

Bathroom outlet not grounded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. To prevent electrical shocks we recommend grounding all outlets and installing GFCI outlets on all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

Service/Repair

EXTERIOR

EXTERIOR

Debris on the side of the garage behind the gate. Recommend removing this debris.

Exterior Electrical Fixtures

The light fixture on the back of the house did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Flashings and Trim

Termite damage to the trim at the front porch and at the back sliding glass door trim. Recommend a qualified contractor evaluate and make all necessary repairs.

Exterior Doors

Exterior entrance door tested and it rubs hard on the carpet. Recommend a qualified contractor evaluate and make all necessary repairs.

Patio Doors

Exterior patio and or back door(s) tested and the door does not lock and the sliding door is on the exterior making it difficult to block the door closed. No door handle installed and the door is difficult to open. Safety glass installed. Foam sprayed along the side of the sliding glass door. 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 side of the garage and in the front. 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.

Service/Repair

Vegetation

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

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.

Weeds and vegetation out of control in the back yard.

Recommend a qualified contractor evaluate and make all necessary repairs.

Yard Fences

The fence gate to the back on the side of the garage is stuck closed.

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.

ROOF

ROOF

Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak.

Roof Covering

This roof is in poor condition and at the end of its useful life. Multiple missing shingle tabs.

Recommend a qualified contractor evaluate and make all necessary repairs.

A common cause of roof leaks is missing or broken wind blown shingle tabs. Recommend replacing damaged shingles. See picture

Flashing

The visible roof flashings were inspected.

Flashing cover for a vent pipe missing. Water can leak inside this pipe. This is not a drain or plumbing pipe so it needs to be covered.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Structural Framing Type

Termite damage to support wood and ceiling joists in the attic. Also some fire damage in the attic.

Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

WATER HEATER

The water heater did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

Water Heater Nipples

Both of the water heater nipples (small pipes attached to top of water heater) are heavily corroded. Nipples in this condition may rupture at any time and create a flood. Recommend replacing corroded galvanized nipples immediately. See picture

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.

Service/Repair

GARAGE/CARPORT

Garage Exterior Walls

Termite tubes and termite damage to the exterior garage wall siding. The front facing garage walls are loose at the bottom.

Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Fascia/Soffit

Wood rot in the garage fascia, trim and roof sheathing in the front.

Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Interior Ceiling

Large section of the garage ceiling drywall has been removed.

Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Ventilation

The laundry door to the back is rusted and has a smashed window.

Recommend a qualified contractor evaluate and make all necessary repairs.

Floor

Sections of the flooring missing in the laundry.

Recommend a qualified contractor evaluate and make all necessary repairs.

Light Fixture

Bulb cover missing in laundry room. Recommend installing bulb cover.

COOLING

COOLING SYSTEM

The AC did not work when tested.

Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

This unit looks like it is over 25 years old. The average life of an AC system in the Phoenix area is 12 to 15 years.

This unit may be near the end of its useful life. Typical AC has only 50% of its initial efficiency after 20 years. So a 12 SEER would have a 6 SEER rating.

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.

Air Filters and Dampers

Recommend replacing dirty air conditioner filter or cleaning permanent 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. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.

Evaporative Cooler

The evaporative cooler did not work when tested and the condensation drain line is kinked.

Recommend a qualified contractor evaluate and make all necessary repairs.

FURNACE

FURNACE

Central heating system(s) tested and it did not work. Installed on the roof.

Service/Repair

KITCHEN

Kitchen Ceiling and Walls

Termite damage to the pantry door jamb and the door is missing.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Floors

Kitchen floor covering poor condition.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Cabinets

Kitchen cabinet upper doors missing and one damaged. Water damage to the base of the kitchen sink cabinet.
Recommend a qualified contractor evaluate and make all necessary repairs.

Counter top

The kitchen sink counter top is loose and laying on the dishwasher.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Sink Faucet

The kitchen sink faucet aerator is completely clogged so no water comes out of the faucet but the sprayer works.
Recommend a qualified contractor evaluate and make all necessary repairs.

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.

Kitchen Drain and Trap

The kitchen sink drain drains into the back yard. A cup was installed to keep water from draining in the wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Switches Fixtures

Recessed light fixture in the kitchen hanging out of the ceiling and not working.
Recommend a qualified contractor evaluate and make all needed repairs.

Dishwasher

The dishwasher did not work when tested and the door is difficult to close at it hits on the counter top above.

The dishwasher is missing one or more screws in the front at the top to attach it to the cabinet or it is not properly attached. Loose dishwashers may create a leak in the copper water supply pipe. Recommend properly attaching dishwasher.

INTERIOR

INTERIOR ROOMS

Yellow stains on the living room ceiling.
Recommend a qualified contractor evaluate and make all needed repairs.

Interior Walls and Ceiling

Lots of long termite tubes hanging from the ceiling in the family room. See sample pictures
Recommend a qualified contractor evaluate and make all necessary repairs.

Closets

Hall closet door damaged, the lock does not latch and there is a termite tube on the floor.
Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

Main Water Shut Off

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

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

Service/Repair

Plumbing Pipe Support and Insulation

Loose copper pipes on the back of the house.
Recommend properly supporting all pipe. See sample picture

MBATH

Sink

Master bath sink rusted at the overflow.
Recommend a qualified contractor evaluate and make all necessary repairs.

Sink Cabinet

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

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.

Drain, Trap, Waste and Vent Piping

P-trap for this bathroom sink is installed backwards. This makes the sink clog much easier. THE TRAP SEAL SHOULD NOT BE OVER 4 INCHES.
Recommend a qualified contractor evaluate and make all necessary repairs.

The p-trap leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Fixtures

The master bathroom light fixtures did not turn on when tested. Recommend checking bulbs.

Walls and Ceiling

Termite tubes and termite damage to the master shower wall and plaster missing on the living room side of this wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Faucet

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

Tub/Shower Enclosure

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.

10 or more cracked tile in the shower enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Closet

Closet doors missing for the master bedroom closet. Recommend installing closet doors.

Door

No door handle and door trim missing in the master bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

Heating & Cooling Source

Register cover missing on heater/AC vent. Recommend installing a register.

Service/Repair

BATH2

Door

Termite damage to the hall bathroom door jamb.
Recommend a qualified contractor evaluate and make all necessary repairs.

Sink Cabinet

Most of the sink cabinet has been removed.
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.

Toilet Bowl and Tank

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

BED2

Door

The entrance door to this bedroom is missing and the door jamb damaged.
Recommend a qualified contractor evaluate and make all necessary repairs.

Light Fixtures

The ceiling light fixture did not work when tested. Recommend checking the bulb.

Walls & Ceiling

Termite damage to the baseboard in the closet.
Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

Closet doors missing. Recommend installing closet doors.

BED3

Door

The entrance door lock for this bedroom door does not latch properly. Recommend adjusting door latch to latch properly.

Closet

Closet doors missing. Recommend installing closet doors.

BED4

Walls & Ceiling

Large water stains on the ceiling in this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

Closet doors missing. Recommend installing closet doors.

Recommend Further Investigation

GARAGE/CARPORT

GARAGE

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

Carports not open on three sides are considered a garage.

Termite tubes found in the garage on the foundation stem wall. Recommend a qualified termite inspector evaluate and make all necessary repairs.

Garage Man Door Exterior

Garage door to side yard tested and found to be in proper working order but there are holes in the exterior of this door and no threshold.

Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Refrigerant Type

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

PLUMBING

Interior Visible Water Pipes

Copper pipe to the fixture but a galvanized pipe was located in the attic. Galvanized pipes may also be in the walls. Recommend further investigation.

Interior Waste/Vent Pipes

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

Cleanouts

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

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.

Monitor/Maintain

None noted

Inspection Report Details

Record 8680 - Graham, Gary 1615 N. Date Drive, Tempe, AZ 85281

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.

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 on the side of the garage behind the gate. Recommend removing this debris.

EXTERIOR

Satisfactory

Type of Wall Structure - Masonry

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Wood

Satisfactory

Wall Covering \ Cladding - Masonry

Service/Repair

Exterior Electrical Fixtures - Not Working

The light fixture on the back of the house did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Satisfactory

Outside Outlets - GFCI

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

Satisfactory

Soffit\Eaves\Fascia - Wood

EXTERIOR

Service/Repair Flashings and Trim - Wood/Imitation Wood

Termite damage to the trim at the front porch and at the back sliding glass door trim.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Exposed Foundation - Poured Concrete

Service/Repair Exterior Doors - Tested

Exterior entrance door tested and it rubs hard on the carpet.
Recommend a qualified contractor evaluate and make all necessary repairs.

EXTERIOR

Service/Repair Patio Doors - Sliding

Exterior patio and or back door(s) tested and the door does not lock and the sliding door is on the exterior making it difficult to block the door closed. No door handle installed and the door is difficult to open.
Safety glass installed. Foam sprayed along the side of the sliding glass door.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Grading\Surface Drainage - Inadequate, Planter

Soil or the concrete is not properly sloped away from the house foundation. on the side of the garage and in the front. 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 - Trees On Roof, On house

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

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.

Weeds and vegetation out of control in the back yard. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Yard Fences - Masonry

The fence gate to the back on the side of the garage is stuck closed. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Window Character Material - Aluminum

EXTERIOR

Satisfactory Window Character Type - Slider and Fixed

Satisfactory Glass - Single Pane

Satisfactory Door Bell - Tested OK

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

Safety Concern Storage Room - Exposed Romex

Exposed romex in the storage room in a poor location and termite tubes and termite damage. Recommend a qualified contractor evaluate and make all necessary repairs.



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

Satisfactory Patio - Concrete

Satisfactory Porches - Concrete

Satisfactory Wood Decks - None

Satisfactory Retaining Wall - None or No Effect Home

Satisfactory Stoops / Areaways - Inspected

ROOF

Service/Repair ROOF - Debris

Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak.



Satisfactory How Inspected - Walked on Roof

Service/Repair Roof Covering - Asphalt Shingles

This roof is in poor condition and at the end of its useful life. Multiple missing shingle tabs. Recommend a qualified contractor evaluate and make all necessary repairs. A common cause of roof leaks is missing or broken wind blown shingle tabs. Recommend replacing damaged shingles. See picture



Satisfactory Roof Style - Gable, Hip

ROOF

Service/Repair Flashing - Inspected

The visible roof flashings were inspected.
Flashing cover for a vent pipe missing. Water can leak inside this pipe. This is not a drain or plumbing pipe so it needs to be covered.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Valleys - Closed Valley

Satisfactory Plumbing Vents - Galvanized

Satisfactory Gutter/Drainage System - None

Satisfactory Garage / Carport Roof - Hip

Satisfactory Porch Roof - Same as House

Satisfactory Back Patio Roof - None

Satisfactory Skylight - None

Satisfactory Other Roof Penetrations - Roof Vents, AC / Heater Unit, Evaporative Cooler

ATTIC

Satisfactory

ATTIC - Sample picture

Sample attic picture.



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 - Blown In Cellulose

Satisfactory Vapor retarder - None Found

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

Service/Repair Attic Structural Framing Type - Conventional

Termite damage to support wood and ceiling joists in the attic. Also some fire damage in the attic.
Recommend a qualified contractor evaluate and make all necessary repairs.



ATTIC

Satisfactory **Structural House Ceiling - Not Visible**

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

Satisfactory **Roof Sheathing - Inspected**

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

Satisfactory **Attic Ventilation - Roof Vents**

Satisfactory **Attic Vent Pipes - Vented Outside**

Satisfactory **Attic Entry Access - Hatch**

Satisfactory **Attic Access Location - Garage**

Safety Concern **Attic Wiring - Covered with Insulation**

Wires in attic sticking out of conduit.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Attic Leaks - No attic leaks found**

W. HEATER

Service/Repair **WATER HEATER - Tested**

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

Satisfactory **Water Heater 1 Mfg. - A O Smith**

Satisfactory **Water Heater 1 Rated BTU/Watts - 40,000 +**

W. HEATER

Satisfactory

Water Heater 1 Size in Gallons - 40

Satisfactory

Water Heater 1 Location - ExtStore Room

The water heater is located in an exterior store room\closet.

Satisfactory

Water Heater Fuel - Gas

Safety Concern

Temp. Pres Relief Valve and Pipe - Ext Pipe Missing, Threaded Pipe

The temperature and pressure relief valve extension pipe is threaded at the end. Recommend this pipe be replaced or threads removed to ensure no one caps the end. A capped end may cause the water heater to explode.

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



W. HEATER

Service/Repair Water Heater Nipples - Heavy Corrosion

Both of the water heater nipples (small pipes attached to top of water heater) are heavily corroded. Nipples in this condition may rupture at any time and create a flood. Recommend replacing corroded galvanized nipples immediately. See picture



Satisfactory Water shutoff Valve - Stuck

The water heater water shutoff valve is stuck in the open position. Recommend this valve be operational so it can be shut off when needed. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Water Heater Jacket - Inspected

The visible sections of the water heater jacket were inspected.

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.

Safety Concern Operating Controls - Temperature Set Too High

Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

W. HEATER

Safety Concern Vent Pipe - No Screws, Metal to Transite

No screws or not enough screws found in the single wall metal water heater vent pipe sections needed to hold these sections together. Recommend installing three screws per single wall metal vent pipe connection to properly hold vent pipes together.

The water heater single walled vent pipe is attached to the transite vent pipe at the ceiling. Attaching metal vent pipes to transite vent pipes is not recommend. See picture
Recommend a qualified mechanical contractor evaluate and make all necessary repairs.



Satisfactory Water Heater Gas Piping - On Off Valve Installed

Satisfactory Combustion Air Supply /Vents - Door

GARAGE/CARPORT

**Recommend
Further
Investigation**

GARAGE - Converted Carport, Termite

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

Carports not open on three sides are considered a garage.

Termite tubes found in the garage on the foundation stem wall. Recommend a qualified termite inspector evaluate and make all necessary repairs.



Satisfactory

Garage Type - 2 Car Attached

GARAGE/CARPORT

Service/Repair Garage Exterior Walls - Inspected

Termite tubes and termite damage to the exterior garage wall siding. The front facing garage walls are loose at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Floor - Concrete

GARAGE/CARPORT

Safety Concern

Garage Door To House - No Automatic Closure, Door Window

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

The door to the garage has a windows and windows are not allowed between a garage and the house. This door acts as a fire stop and helps keep carbon monoxide out of the house. Recommend installing a 20 min. or higher rated fire door between house and garage. See picture

Termite tubes and termite damage to this door Jamb. Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern

GFCI Outlets - None Found

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

GARAGE/CARPORT

Safety Concern Light Fixture - Removed

One of more of the garage light fixtures have been removed and the wires left uncovered. Recommend installing light fixture or cover plate to cover the exposed wires.



Satisfactory Garage to House Wall & Ceiling - Masonry

If walls and or ceiling between the garage and house are drywall covered and or covered with a masonry material it is assumed that this wall/ceiling material is fire rated. This fire rated barrier was inspected for visual defects.

Service/Repair Garage Fascia/Soffit - Wood

Wood rot in the garage fascia, trim and roof sheathing in the front. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Gutters - None

GARAGE/CARPORT

Satisfactory

Garage Interior Walls - Unfinished

Service/Repair

Garage Interior Ceiling - Drywall\Plaster

Large section of the garage ceiling drywall has been removed.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Garage Doors - Other

No garage car door installed.

Recommend
Further
Investigation

Garage Man Door Exterior - Tested

Garage door to side yard tested and found to be in proper working order but there are holes in the exterior of this door and no threshold.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Garage Windows - Other

Window in garage door to the side yard.

Satisfactory

Sink - None

Satisfactory

Garage Roof Style - Hip

Satisfactory

Garage Roof Framing Type - Conventional

GARAGE/CARPORT

Satisfactory

Ceiling Insulation - None

Satisfactory

Insulation & Vapor Retarder - **None Located

Safety Concern

Garage Electrical System - Exposed Romex

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



LAUNDRY

Satisfactory

Walls & Ceiling - Inspected

LAUNDRY

Service/Repair Ventilation - Window

The laundry door to the back is rusted and has a smashed window. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Dryer Vent - Wall

Satisfactory Washer Faucets - Gate Type

Satisfactory Washer Drains - Trapped Line

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.

LAUNDRY

Service/Repair Floor - Wood/imitation wood

Sections of the flooring missing in the laundry.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Light Fixture - Missing Bulb Cover

Bulb cover missing in laundry room. Recommend installing bulb cover.

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - None

Satisfactory Laundry Sink - None

COOLING

Service/Repair COOLING SYSTEM - Tested, Old Unit

The AC did not work when tested.
Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

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



COOLING

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 - 4-Ton

Model Number: 48

Compressor RLA: 26.4

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) - Carrier

Cooling coil(s) made by Carrier.

Satisfactory

Energy Source - Electric

Satisfactory

Cooling System Electrical - Checked Breaker

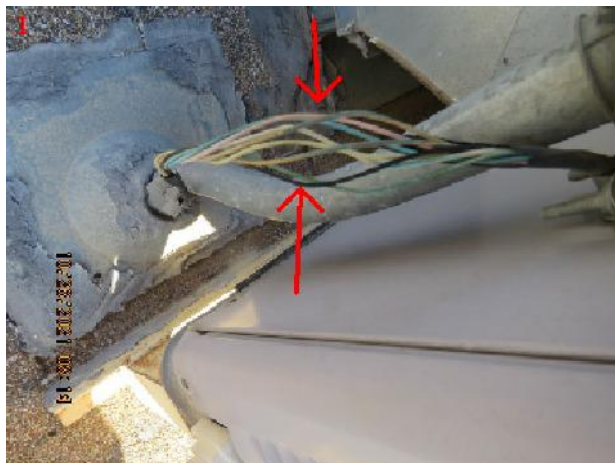
Breaker Used 50

Maximum Breaker Size 60

Service/Repair

Thermostat wires - Cracked insulation, Damaged 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.



COOLING

Safety Concern

Quick Disconnect - Installed, Missing Cover Plate

The quick disconnect for the AC unit is missing a cover plate inside. This is a shock hazard. Recommend installing cover plate.



Satisfactory

Registers - Adjustable

Service/Repair

Air Filters and Dampers - Clogged

Recommend replacing dirty air conditioner filter or cleaning permanent 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. I recommend Beyond Image Cleaning for duct cleaning 480-649-6497.



Satisfactory

Duct Type - Rigid

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

COOLING

Service/Repair Evaporative Cooler - Tested

The evaporative cooler did not work when tested and the condensation drain line is kinked.

Recommend a qualified contractor evaluate and make all necessary repairs.



FURNACE

Service/Repair FURNACE - Tested

Central heating system(s) tested and it did not work. Installed on the roof.

Satisfactory Furnace Type - Gas Forced Air

Satisfactory Thermostat - Single and Multi

Satisfactory Filter System For Central AC & Heat - Central Filter

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

Satisfactory Distribution System For Central AC and Heating Sys - Rigid

Satisfactory Forced Air System Mfg(s). - Carrier

FURNACE

Safety Concern Forced Air Sys. Energy Source - Gas

The gas line to the furnace is too tight.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Automatic Safety Controls - Inspected

Satisfactory Heat Exchanger Visual - Pass

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



KITCHEN

Satisfactory

KITCHEN - No Refrigerator

Satisfactory

Microwave - None

No built in microwave oven.

Safety Concern

Exhaust Fan Hood - Hood Exhaust, Bulb No Cover

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



Service/Repair

Kitchen Ceiling and Walls - Inspected

Termite damage to the pantry door jamb and the door is missing. Recommend a qualified contractor evaluate and make all necessary repairs.



KITCHEN

Service/Repair Kitchen Floors - Inspected

Kitchen floor covering poor condition.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating and Cooling Source - Central

KITCHEN

Service/Repair Kitchen Cabinets - Inspected

Kitchen cabinet upper doors missing and one damaged. Water damage to the base of the kitchen sink cabinet. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Counter top - Laminate

The kitchen sink counter top is loose and laying on the dishwasher. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Kitchen Sink - Inspected

Service/Repair Kitchen Sink Faucet - Tested

The kitchen sink faucet aerator is completely clogged so no water comes out of the faucet but the sprayer works. Recommend a qualified contractor evaluate and make all necessary repairs.

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.

KITCHEN

Service/Repair Kitchen Drain and Trap - Tested

The kitchen sink drain drains into the back yard. A cup was installed to keep water from draining in the wall. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Kitchen Switches Fixtures - Recessed

Recessed light fixture in the kitchen hanging out of the ceiling and not working. Recommend a qualified contractor evaluate and make all needed repairs.



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

Satisfactory

Garbage Disposal - None

Service/Repair

Dishwasher - Tested, Not Properly Attached

The dishwasher did not work when tested and the door is difficult to close at it hits on the counter top above.

The dishwasher is missing one or more screws in the front at the top to attach it to the cabinet or it is not properly attached. Loose dishwashers may create a leak in the copper water supply pipe. Recommend properly attaching dishwasher.

Satisfactory

Kitchen Windows - Tested

Satisfactory

Range Oven - Electric

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

Satisfactory

Surface Cook top - Electric

Satisfactory

Reverse Osmosis/Water Filter - None

Satisfactory

Trash Compactor - None

KITCHEN

Satisfactory

Other - Exposed Romex

Exposed romex type wire found in kitchen cabinets upper and lower with exposed wire nuts on romex wires under the kitchen sink. Recommend all exposed romex type wire less than seven feet above the floor be installed in conduit or properly protected. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all needed repairs.



INTERIOR

Service/Repair

INTERIOR ROOMS - General Comment

Yellow stains on the living room ceiling. Recommend a qualified contractor evaluate and make all needed repairs.



Satisfactory

Floor Structure - Concrete Slab

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

INTERIOR

Service/Repair Interior Walls and Ceiling - Inspected

Lots of long termite tubes hanging from the ceiling in the family room. See sample pictures
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Interior Floor Covering - Inspected

Satisfactory Rooms With Heat Source - All Habitable Rooms

INTERIOR

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

Satisfactory **Smoke Detectors - None Found**

2006 standards recommend at least one working smoke alarm be installed in all bedrooms and outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story. All alarms should be hard wired with battery back up and when one alarm is activated all the alarms should be activated.

Satisfactory **Windows - Sample Number Tested**

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

Satisfactory **Interior Outlets - Three Prong Grounded, Two Prong Ungrounded**

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

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

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

Satisfactory **Skylight - None**

Satisfactory **Visible Flues and Dampers - Observed**

Satisfactory **Stairways and Steps - None**

Satisfactory **Balconies and Railings - None**

Satisfactory **Environmental odors or smells - None**

INTERIOR

Service/Repair Closets - Doors in Place

Hall closet door damaged, the lock does not latch and there is a termite tube on the floor.
Recommend a qualified contractor evaluate and make all necessary repairs.



ELECTRIC

Satisfactory Main Electrical Service - Overhead Service

Satisfactory Main Elect. Panel Location - Back of House

Satisfactory Main Electrical Disconnect - In Back

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

ELECTRIC

Safety Concern Main Electric Panel - Inspected

Screw missing for the breaker cover plate at the main electric panel. Recommend installing screw to properly hold the breaker cover plate in place.



Satisfactory Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 40 amp, 50 amp

Satisfactory Compatibility Issues - None Observed

Satisfactory Main electric Wire Type - Not Visible

Satisfactory Main Service Wire Size - Not Visible

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

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 - Copper**

Satisfactory **Electrical Outlets - 3 Slotted**

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

PLUMBING

Service/Repair **Main Water Shut Off - Front Yard, Not Working**

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

The main water shut off valve is stuck.

Recommend a qualified contractor evaluate and make all necessary repairs.

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

Satisfactory **Main Supply Type - Copper**

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

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

Water pressure recorded today was 65 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.

PLUMBING

Recommend Further Investigation

Interior Visible Water Pipes - Other

Copper pipe to the fixture but a galvanized pipe was located in the attic. Galvanized pipes may also be in the walls. Recommend further investigation.



Recommend Further Investigation

Interior Waste/Vent Pipes - Galvanized

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

Safety Concern

Cross Connections - Hose Bibb

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

Satisfactory

Ejector Pump Location - None Found

No sump pump or sewage ejector pump found. These devices are sometimes installed in basements.

Satisfactory

Fuel Supply Tank Type - None Found

Satisfactory

Main Gas Valve Shut Off - Side of Garage

The gas meter and gas shut off are located on the side of the garage and the gas meter vent is more than 3 feet from the center of the main electric panel. The gas valve was not operated but no visual problems were found.

Recommend all homes over 25 years old have their gas lines pressure tested.

Recommend all homes with gas appliances have one or more working carbon monoxide detectors.

Satisfactory

Fuel Supply Piping & Supports - Inspected

Inspected where visible.

Satisfactory

Well Pump Type - None Found

PLUMBING

Service/Repair Plumbing Pipe Support and Insulation - Supports Needed

Loose copper pipes on the back of the house.
Recommend properly supporting all pipe. See sample picture



Satisfactory Water Softener - None Found

Recommend Further Investigation Cleanouts - Not Found

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

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

Service/Repair Sink - Single, Rusted

Mater bath sink rusted at the overflow.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Service/Repair Sink Cabinet - Inspected

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



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.

MBATH

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

P-trap for this bathroom sink is installed backwards. This makes the sink clog much easier. THE TRAP SEAL SHOULD NOT BE OVER 4 INCHES.

Recommend a qualified contractor evaluate and make all necessary repairs.

The p-trap leaks.

Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Switches and Fixtures - Not Working

The master bathroom light fixtures did not turn on when tested. Recommend checking bulbs.

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.

MBATH

Service/Repair Walls and Ceiling - Inspected

Termite tubes and termite damage to the master shower wall and plaster missing on the living room side of this wall. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor Covering - Vinyl

Satisfactory Ventilation - Window

Satisfactory Heating and Cooling - Central Heating & Cooling

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

Service/Repair Tub/Shower Faucet - Poor Flow

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

Satisfactory Tub/Shower Drain - Tested

MBATH

Service/Repair 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.

10 or more cracked tile in the shower enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.



MBED

Service/Repair Closet - No Doors

Closet doors missing for the master bedroom closet. Recommend installing closet doors.

Service/Repair Door - Hardware Checked

No door handle and door trim missing in the master bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Light Fixture - Switched Outlet, Ceiling Fan Tested

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

Safety Concern Outlets - 3 Prong Grounded, 2 Prong Ungrounded, Missing Cover plate

A switch or outlet cover plate is missing in the bedroom. This is a shock hazard. Recommend installing a cover plate for all outlets and switches as needed.

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor - Concrete

Service/Repair Heating & Cooling Source - Central Heating and Cooling

Register cover missing on heater/AC vent. Recommend installing a register.

Satisfactory Windows - Approx. 44" or Less to Sill

BATH2

Service/Repair Door - Door Lock and Hardware

Termite damage to the hall bathroom door jamb.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Sink - Single

Service/Repair Sink Cabinet - Inspected

Most of the sink cabinet has been removed.
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

Satisfactory Drain, Trap, Waste and Vent Piping - Other

The hall sink drain is clogged.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall

Safety Concern Receptacles - No Ground

Bathroom outlet not grounded. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs. To prevent electrical shocks we recommend grounding all outlets and installing GFCI outlets on 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

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

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

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

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 - Room Location

This room is located in the front corner.

Service/Repair

Door - Hardware Checked

The entrance door to this bedroom is missing and the door jamb damaged.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair

Light Fixtures - Not Working

The ceiling light fixture did not work when tested. Recommend checking the bulb.

Satisfactory

Outlets - 3 Prong Grounded, 2 Prong Ungrounded

Service/Repair

Walls & Ceiling - Inspected

Termite damage to the baseboard in the closet.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Floor - Concrete

Satisfactory

Heating & Cooling Source - Central Heating & Cooling

Satisfactory

Windows - Approx. 44" or Less to sill

BED2

Service/Repair Closet - No Doors

Closet doors missing. Recommend installing closet doors.

BED3

Satisfactory BEDROOM 3 - Room Location

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

Service/Repair Door - Hardware Tested, Defective Door latch

The entrance door lock for this bedroom door does not latch properly. Recommend adjusting door latch to latch properly.

Satisfactory Light Fixture - Installed

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Concrete

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to Sill

Service/Repair Closet - No Doors

Closet doors missing. Recommend installing closet doors.

BED4

Satisfactory BEDROOM 4 - Room Location

This room is located in the back and across from the master bedroom.

Satisfactory Door - Hardware Tested

Satisfactory Light Fixture - Installed

Satisfactory Outlets - Tested, 3 Prong Grounded

BED4

Service/Repair Walls & Ceiling - Inspected

Large water stains on the ceiling in this bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor - Concrete

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to Sill

Service/Repair Closet - No Doors

Closet doors missing. Recommend installing closet doors.