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

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Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 8777

Lawsen, Stewart
16932 E. Monterey Drive
Fountain Hills, AZ 85268
480-861-2530

Inspected 4/5/22 8:00 AM
Built 2002
3070 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 8777 - Lawsen, Stewart 16932 E. Monterey Drive, Fountain Hills, AZ 85268

Safety Concern

EXTERIOR

Exterior Doors

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

Double sided dead bolt locks used on the front exterior security screen door. 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.

W. HEATER

Temp. Pres Relief Valve and Pipe

The temperature and pressure relief valve drain line is installed going up hill. This may allow the temperature and pressure relief valve to become clogged and not work properly. This is a safety hazard. Recommend properly installing drain line as required by the manufacturer.

GARAGE/CARPORT

Garage Door To House

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

Damage to the door wall and wall molding at the entrance to the garage.
Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Electronic Eye

The electronic eye sensor beams used to stop the automatic garage doors from closing if something is in their path are more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.

COOLING

Energy Source

Electrical conduit supplying power to the AC unit is not properly attached to the front AC coil. This could short out the wire. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

KITCHEN

Garbage Disposal

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

ELECTRIC

*Sub Panel Locations

Grommet missing in the back of the sub-electric panel at the pool equipment area. This may cause wires to short out on the metal electric panel
Recommend a qualified electrical contractor evaluate and make all necessary repair.

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

MBED

Windows

Master bedroom window pane is cracked.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

EXTERIOR

Grading\Surface Drainage

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

Vegetation

Vegetation and or other plants on the house are not recommend. Plants too close to the house foundation may damage the foundation. Recommend keeping all vegetation and plants off the exterior of the house.

Other

Rodent dung in the master bathroom spa access panel accessed from the exterior.
Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

ROOF

See sample picture of the roof. Lots of golf balls om the roof. Golf balls can damage the roof. Recommend finding a way to keep golf balls off the roof.

Roof Covering

There are a few cracks in the roof surface from golf ball strikes.
Recommend a qualified contractor evaluate and make all necessary repairs.

S style concrete roof tiles installed on the front porch roof. several cracked roof tiles found see rows 7,6,and 12 for cracked or broken roof tiles.

Recommend a qualified contractor evaluate and make all necessary repairs. See sample pictures

Flashing

The visible roof flashings were inspected.
Roof flashing cover missing for the kitchen hood vent. This will allow rain to enter this home. Recommend making sure the cover is properly attached so it cannot blow off.
Recommend a qualified contractor evaluate and make all necessary repairs.

Back Patio Roof

Crack in the roof covering above the patio roof.
Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Leaks

Water stains on garage ceiling are from a roof vent in the attic above the stain area.
Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Water shutoff Valve

Corrosion on the water heater water shutoff valve is an indication of a small leak.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

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 Exterior Walls

Water stains on the west wall in the garage.

Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Interior Walls

Water stains in the garage at the water heater area. Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Interior Ceiling

Water stains on the garage ceiling by the attic hatch. See picture Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Ventilation

The exhaust fan for the laundry room did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

Appliances

The dryer did not work when tested and the vent is not hooked to the wall.

Recommend a qualified contractor evaluate and make all necessary repairs.

Laundry Sink Faucets

The laundry sink water supply valves are stuck. The hot water to the sink faucet is shut off.

Recommend a qualified contractor evaluate and make all necessary repairs.

CHIMNEY

Fireplace1

The switch for the fireplace is not properly attached and the cover plate is loose.

Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Differential Temperature(s)

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 Master bedroom has a 23 degree split.

Unit 2 the 5 ton AC for the majority of the home is not cooling the air enough with a 10 degree split.

Recommend a qualified contractor evaluate and make all necessary repairs.

KITCHEN

Kitchen Cabinets

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

See picture

Dishwasher

The dishwasher did not drain and water leaked on to the floor when tested.

Recommend a qualified contractor evaluate and make all necessary repairs.

Surface Cook top

Left side cook top front element not working.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

INTERIOR

Interior Walls and Ceiling

Waters stain on the living room ceiling near the kitchen wall and a light fixture. This is the area below the roof where a vent cover is missing.

Recommend a qualified contractor evaluate and make all necessary repairs.

Skylight

Skylight in the hall in front of the hall bathroom has water stains on the cover and damage to the drywall next to the light.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Sink Faucet

Three out of four of 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

Corrosion on the right side master bathroom sink drain pipe.

Corrosion is an indication of a slow leak or a past leak.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Light Fixture

The master bedroom ceiling light fixtures did not work when tested. Recommend checking the bulb.

Floor

The master bedroom carpet is stained and soiled. Recommend replacing this carpet.

BATH2

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.

BATH3

Doors

The bathroom door does not latch properly. Recommend making sure all doors latch properly.

BED2

Door

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

POOL

Pool Light

Pool light did not turn on when tested. Recommend service by a qualified swimming pool contractor to evaluate and make all necessary repairs.

Decking

Some of the pool cool decking is peeling off the concrete.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Pool Other

Water on the ground at the pool equipment area, There may be a leak. Recommend further investigation. The pool fence gate post is rusted at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

ROOF

Gutter/Drainage System

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed. Recommend a qualified contractor evaluate and make all necessary repairs.

Felt Paper

The front porch roof is covered with concrete roof tiles. Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper under roof tiles has an average life expectancy of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

ATTIC

Method of Inspection

The attic area was viewed from the attic access hole and within 8 feet in from the access hole. Recommend installing more attic access holes so more of the area can be inspected. Garage attic is connected to the house attic but an HVAC duct blocks access from on attic space to another.

POOL

Diving Board

Diving boards are no longer considered safe unless there is approximately 9 feet between the bottom of pool in every direction from end of diving board. Recommend removing diving board.

Monitor/Maintain

GROUNDS

Retaining Wall

Retaining walls in front and back. Retaining wall in the back does not appear to have enough lower wall drains. I did find a few drains and others maybe underground. This wall is level but I recommend finding all retaining wall drains and making sure they are able to drain water from behind the wall.

Inspection Report Details

Record 8777 - Lawsen, Stewart 16932 E. Monterey Drive, Fountain Hills, AZ 85268

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 - 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.

Satisfactory

Inspection Type - Single Family Home

For all damage found recommend first locating and solving the problem that caused the damage prior to repairing existing damage, and have all problems found be corrected by qualified professionals in a professional manor. A qualified contractor or professional is one with a state issued license competent in their field of expertise regarding the issues addressed and with insurance covering their work.

This report is not to be considered complete without consulting with the inspector that created it. Please read the entire report carefully before making decisions based on this report.

Appears acceptable means of the items observed no visual defects other than normal wear for their age were noticed during the inspection.

Monitor means to observe the item on a regular basis to check for a change in the condition of the item.

EXTERIOR

Satisfactory

Type of Wall Structure - Framed

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Wood

EXTERIOR

Satisfactory **Wall Covering \ Cladding - Stucco\Synthetic Stucco**

Cracks in stucco are mostly cosmetic and rather common in the phoenix area but they should be monitored and patched when convenient or immediately when any sign of a leak develops. Recommend patching all stucco cracks and holes 1/16 of an inch or larger as soon as they are found.

Satisfactory **Exterior Electrical Fixtures - Inspected**

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 - None**

Satisfactory **Flashings and Trim - Stucco**

Satisfactory **Exposed Foundation - Poured Concrete**

Safety Concern **Exterior Doors - Tested, Double Dead Bolts**

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

Double sided dead bolt locks used on the front exterior security screen door. 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.

Service/Repair **Grading\Surface Drainage - Inadequate**

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

EXTERIOR

Service/Repair **Vegetation - On house**

Vegetation and or other plants on the house are not recommend. Plants too close to the house foundation may damage the foundation. Recommend keeping all vegetation and plants off the exterior of the house.



Satisfactory **Sprinkler System - None Found**

Satisfactory **Window Character Material - Aluminum**

Satisfactory **Window Character Type - Slider and Fixed**

Satisfactory **Glass - Multiple Pane Insulated**

Satisfactory **Door Bell - Tested OK**

Satisfactory **Basement - No Basement**

Satisfactory **Raised Foundation - None**

EXTERIOR

Service/Repair

Other - Other

Rodent dung in the master bathroom spa access panel accessed from the exterior.
Recommend a qualified contractor evaluate and make all necessary repairs.



GROUNDS

Satisfactory Driveway - Concrete

Satisfactory Walkways - Concrete

Satisfactory Outside Steps - None

Satisfactory Hand Rail - No Exterior Hand Rails

Satisfactory Balconies - None

Satisfactory Patio - Concrete

GROUNDS

Satisfactory Porches - Concrete

Satisfactory Wood Decks - None

Monitor/Maintain Retaining Wall - Other

Retaining walls in front and back. Retaining wall in the back does not appear to have enough lower wall drains. I did find a few drains and others maybe underground. This wall is level but I recommend finding all retaining wall drains and making sure they are able to drain water from behind the wall.



GROUNDS

Satisfactory

Stoops / Areaways - Inspected

ROOF

Service/Repair

ROOF - Sample, Other

See sample picture of the roof. Lots of golf balls om the roof. Golf balls can damage the roof. Recommend finding a way to keep golf balls off the roof.



Satisfactory

How Inspected - Walked on Roof

ROOF

Service/Repair **Roof Covering - Built Up\Foam, S-Tile**

There are a few cracks in the roof surface from golf ball strikes. Recommend a qualified contractor evaluate and make all necessary repairs.

S style concrete roof tiles installed on the front porch roof. several cracked roof tiles found see rows 7,6,and 12 for cracked or broken roof tiles. Recommend a qualified contractor evaluate and make all necessary repairs. See sample pictures



Satisfactory **Roof Style - Flat**

ROOF

Service/Repair **Flashing - Inspected**

The visible roof flashings were inspected.
Roof flashing cover missing for the kitchen hood vent. This will allow rain to enter this home. Recommend making sure the cover is properly attached so it cannot blow off.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Valleys - None**

Satisfactory **Plumbing Vents - ABS**

Recommend Further Investigation **Gutter/Drainage System - Scuppers**

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed. Recommend a qualified contractor evaluate and make all necessary repairs.

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

Satisfactory **Porch Roof - Same as House**

Service/Repair **Back Patio Roof - Same as House**

Crack in the roof covering above the patio roof.
Recommend a qualified contractor evaluate and make all necessary repairs.



ROOF

Satisfactory

Skylight - Installed

Satisfactory

Other Roof Penetrations - Roof Vents, DWV Vent Pipes

Recommend
Further
Investigation

Felt Paper - General

The front porch roof is covered with concrete roof tiles.

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper under roof tiles has an average life expectancy of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

ATTIC

**Recommend
Further
Investigation**

Method of Inspection - Viewed From Access Hole

The attic area was viewed from the attic access hole and within 8 feet in from the access hole. Recommend installing more attic access holes so more of the area can be inspected. Garage attic is connected to the house attic but an HVAC duct blocks access from on attic space to another.



Satisfactory **Attic Floor Insulation - Fiberglass Batt**

Fiberglass batt insulation with vapor barrier craft paper attached.

Satisfactory **Vapor retarder - Facing Heated Surface**

Vapor retarder attached to batt insulation facing heated surface.

ATTIC

Satisfactory Attic Structural Framing Type - Trusses

Satisfactory Structural House Ceiling - Not Visible

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

Satisfactory Roof Sheathing - Inspected

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

Satisfactory Attic Ventilation - Roof Vents

Satisfactory Attic Vent Pipes - Vented Outside

Satisfactory Attic Entry Access - Hatch

Satisfactory Attic Access Location - Garage

Satisfactory Attic Wiring - Exposed on Top of Joists

Service/Repair Attic Leaks - Roof Vent

Water stains on garage ceiling are from a roof vent in the attic above the stain area. Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Satisfactory WATER HEATER - Tested

Satisfactory Water Heater 1 Mfg. - Rheem

Water heater built in 2020



W. HEATER

Satisfactory Water Heater 1 Rated BTU/Watts - 4500

4500 Watts.

Satisfactory Water Heater 1 Size in Gallons - Water Heater Capacity

The water heater has a BTU/hour rating of 75 gallons.

Satisfactory Water Heater 1 Location - Closet in Garage

Satisfactory Water Heater Fuel - Electric

Satisfactory Water Heater Gas Piping - On Off Valve Installed

Safety Concern Temp. Pres Relief Valve and Pipe - Run Up Hill

The temperature and pressure relief valve drain line is installed going up hill. This may allow the temperature and pressure relief valve to become clogged and not work properly. This is a safety hazard. Recommend properly installing drain line as required by the manufacturer.



Satisfactory Water Heater Nipples - Inspected

Service/Repair Water shutoff Valve - Present, Corrosion

Corrosion on the water heater water shutoff valve is an indication of a small leak. Recommend a qualified contractor evaluate and make all necessary repairs.



W. HEATER

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.

Satisfactory Operating Controls - Visually OK

Satisfactory Ground Wire - Inspected

GARAGE/CARPORT

Satisfactory GARAGE - Garage Stuff

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



Satisfactory Garage Type - 3 Car Attached

GARAGE/CARPORT

Service/Repair Garage Exterior Walls - Inspected

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



Satisfactory Garage Floor - Concrete

GARAGE/CARPORT

Safety Concern Garage Door To House - Auto Closure, Door Stopper

No latch or door stopper of any type should be installed on the garage door to the house that keeps the door from automatically closing. This may allow carbon monoxide gas to enter the home. Recommend removing any type of such latch. Damage to the door wall and wall molding at the entrance to the garage. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory GFCI Outlets - Tested

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

Satisfactory Light Fixture - Tested

Satisfactory Garage Door Spring - Checked

Satisfactory Auto Garage Door Lift Controls - Auto Stop\ Reverse

The automatic garage door operator stopped and automatically reversed when tested.

GARAGE/CARPORT

Safety Concern Garage Electronic Eye - More Than 6 Inches

The electronic eye sensor beams used to stop the automatic garage doors from closing if something is in their path are more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.



Satisfactory Garage to House Wall & Ceiling - Drywall Covered

If walls and or ceiling between the garage and house are drywall covered it is assumed that this drywall is approved for a fire separation. This drywall fire separation was visually inspected for defects and none were found.

Satisfactory Garage Fascia/Soffit - None

Satisfactory Garage Gutters - Scuppers

GARAGE/CARPORT

Service/Repair Garage Interior Walls - Drywall\Plaster, Water Heater Leak

Water stains in the garage at the water heater area. Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Garage Interior Ceiling - Drywall\Plaster, Water Stains

Water stains on the garage ceiling by the attic hatch. See picture. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Doors - Overhead

Satisfactory Garage Man Door Exterior - Tested

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

Satisfactory Garage Windows - Stationary

Satisfactory Sink - None

Satisfactory Garage Roof Style - Flat

Satisfactory Garage Roof Framing Type - Truss

GARAGE/CARPORT

Satisfactory Ceiling Insulation - None

Satisfactory Insulation & Vapor Retarder - **None Located

LAUNDRY

Satisfactory Door - Tested

Satisfactory Walls & Ceiling - Inspected

Service/Repair Ventilation - Power attic vent

The exhaust fan for the laundry room did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Dryer Vent - Wall

Satisfactory Washer Faucets - Ball Valve

Satisfactory Washer Drains - Trapped Line

Satisfactory Laundry Energy Source - 220 Electric

Service/Repair Appliances - Washing Machine & Dryer Tested

The dryer did not work when tested and the vent is not hooked to the wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Floor - Tile

Satisfactory Light Fixture - Tested, Skylight

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - Central

LAUNDRY

Satisfactory Laundry Sink - Tested

Service/Repair Laundry Sink Faucets - Tested, Water supply valves

The laundry sink water supply valves are stuck. The hot water to the sink faucet is shut off. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Laundry Sink Drain Trap - Tested

CHIMNEY

Satisfactory CHIMNEY - Not Tested

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

Satisfactory Chimney Fuel Type - Propane

Propane is heavier than air so when it leaks it can pool in lower areas. Propane needs 2.3 times as much combustion air as natural gas.

Service/Repair Fireplace1 - Metal Box

The switch for the fireplace is not properly attached and the cover plate is loose. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Fireplace Locations - Living Room

Satisfactory Chimney 1 Type - Metal

Satisfactory Flue Lining - Metal

Satisfactory Spark Arrestor - Installed

Satisfactory Chimney Top - Metal

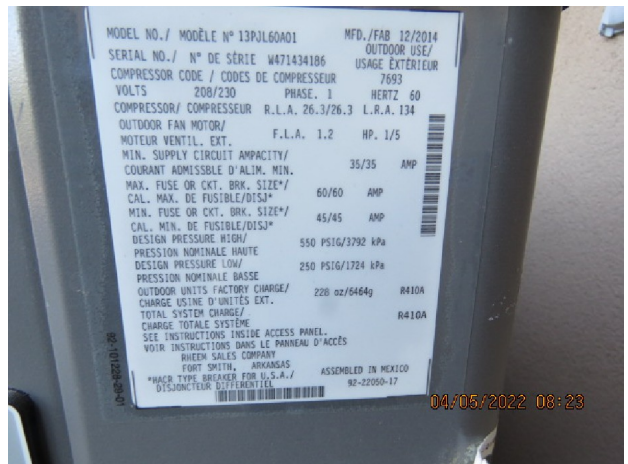
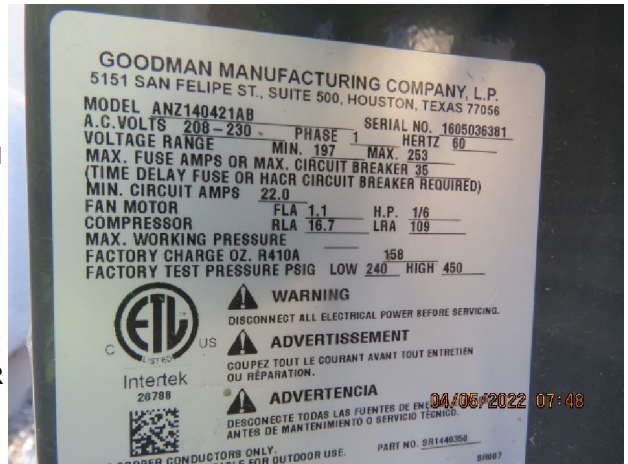
CHIMNEY

Satisfactory Fire Proofing - Fireplace Screen/Door

COOLING

Satisfactory COOLING SYSTEM - Tested

Central cooling system(s) tested using normal operating controls. Dust and other contaminants usually find there way into all heating and cooling duct systems. For all used homes to help protect your health and for better air quality I recommend before moving in or soon thereafter a thorough cleaning of the entire heating and cooling duct system by a qualified professional. For all AC repairs and service I recommend Premier Air Solutions Inc. for AC work. 480-940-2351 The Federal appliance manufacturing standards (10 CFR 430) will require all residential sized central air conditioners and heat pumps, manufactured or imported on or after January 23, 2006 to meet a new higher SEER standard. AC units that do not meet these new standards will need to be replaced with AC units up to 50% larger in size when they break and parts may be hard to find for Lower SEER units. AC units have an average life of 12 to 15 years in the Phoenix area.



Satisfactory Refrigerant Type - R-410A

Satisfactory Estimated AC Size - 3.5-Ton, 5-Ton

Model Number: 42
 Compressor RLA: 16.7
 Estimated Size: 3.5 Ton
 Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Model Number: 60
 Compressor RLA: 26.3
 Estimated Size: 5 Ton
 Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

COOLING

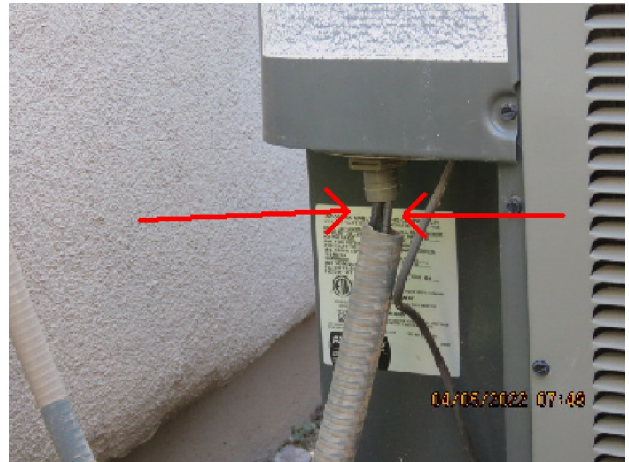
Satisfactory **Cooling System(s) - Goodman manufacturing, Rheem**

Cooling coil(s) made by Goodman Manufacturing.

Cooling coil made by Rheem.

Safety Concern **Energy Source - Electric, Electric Line Improper**

Electrical conduit supplying power to the AC unit is not properly attached to the front AC coil. This could short out the wire. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture



Satisfactory **Cooling System Electrical - Oversized Breaker/fuse**

Oversized breaker or fuse used on the front 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 35 and the breaker/fuse used is 40. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

Satisfactory **Quick Disconnect - Installed**

Satisfactory **Registers - Adjustable**

Satisfactory **Air Filters and Dampers - Clean**

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 - Exterior**

The AC cooling coil is located outside on the side of the home.

Satisfactory **Air Handler(s) - In Hall Closet, In Garage**

Satisfactory **Condensate Drain - Installed**

COOLING

Service/Repair **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 Master bedroom has a 23 degree split.

Unit 2 the 5 ton AC for the majority of the home is not cooling the air enough with a 10 degree split.

Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Evaporative Cooler - None**

FURNACE

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

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

Satisfactory **Furnace Type - Heat Pump**

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

Satisfactory **Thermostat - Single and Multi**

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

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

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

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

Satisfactory **Forced Air System Mfg(s). - Goodman Manufacturing, Rheem**

Heater(s) made by Goodman Manufacturing.

Heater made by Rheem.

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 - Tested**

KITCHEN

Satisfactory Exhaust Fan Hood - Hood Exhaust

Satisfactory Kitchen Ceiling and Walls - Inspected

Satisfactory Kitchen Floors - Tile

Satisfactory Heating and Cooling Source - Central

Service/Repair Kitchen Cabinets - Inspected, Cabinet Base Bowed

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



Satisfactory Counter top - Stone

Satisfactory Kitchen Sink - Inspected

Satisfactory Kitchen Sink Faucet - Tested

Satisfactory Water Supply - Inspected

Satisfactory Kitchen Drain and Trap - Tested

Satisfactory Kitchen Switches Fixtures - Inspected

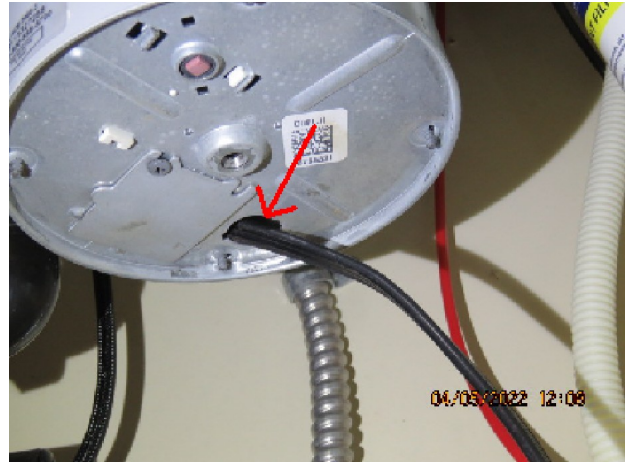
Satisfactory Kitchen Wall Receptacles - GFCI Protected

Kitchen counter receptacles within 6 feet of a water source are GFCI protected. Starting in 1996 some building departments started requiring all receptacles serving kitchen counter tops to have GFCI protection.

KITCHEN

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

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



Service/Repair **Dishwasher - Tested**

The dishwasher did not drain and water leaked on to the floor when tested. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Range Oven - Electric**

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

Service/Repair **Surface Cook top - Electric**

Left side cook top front element not working. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Reverse Osmosis/Water Filter - Installed**

A water filtering systems is installed and I recommend you contact the manufacturer regarding proper maintenance and operation of this system.

Satisfactory **Trash Compactor - None**

INTERIOR

Satisfactory **Floor Structure - Concrete Slab**

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

Service/Repair **Interior Walls and Ceiling - Inspected**

Waters stain on the living room ceiling near the kitchen wall and a light fixture. This is the area below the roof where a vent cover is missing. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Interior Floor Covering - Inspected**

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

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

Satisfactory **Smoke Detectors - One or More Tested, Sprinkler System**

The smoke alarm(s) was tested by pushing the button on the unit. They were not smoke tested. Photoelectric smoke alarms are superior to ionization smoke alarms. Under UL testing ionization smoke alarms fail 20% of the time and 97% of false alarms are from ionization type smoke alarms. All smoke alarms should be replaced every 10 years or less.

Fire sprinkler system installed.

Satisfactory **Windows - Sample Number Tested**

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

Satisfactory **Interior Outlets - Three Prong Grounded**

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

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

INTERIOR

Satisfactory **Insulation Walls - None Visible**

Satisfactory **Interior Rooms - Living Room**

Service/Repair **Skylight - Evidence of Leakage**

Skylight in the hall in front of the hall bathroom has water stains on the cover and damage to the drywall next to the light. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Visible Flues and Dampers - Observed**

Observed and inspected visible gas pipes only.

Satisfactory **Stairways and Steps - None**

Satisfactory **Balconies and Railings - None**

Satisfactory **Environmental odors or smells - None**

ELECTRIC

Satisfactory **Main Electrical Service - Underground Service**

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

Satisfactory **Main Elect. Panel Location - Side of 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, 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

Satisfactory Aluminum Branch Circuits - None

No solid strand aluminum wiring to branch circuits found.

Satisfactory Type of House Wire - Romex

Non-metallic shielded wire.

Satisfactory Interior House Wiring - Combination

There are a combination of copper and multi-stranded aluminum wires in this home. Standard multi-stranded aluminum wires found on one or more 220 volt circuits. Anti oxidant paste is recommend for all exposed aluminum wire near or at connections and breakers.

Satisfactory Electrical Outlets - 3 Slotted

Safety Concern *Sub Panel Locations - Pool Equipment, Garage

Grommet missing in the back of the sub-electric panel at the pool equipment area. This may cause wires to short out on the metal electric panel
Recommend a qualified electrical contractor evaluate and make all necessary repair.



PLUMBING

Satisfactory **Main Water Shut Off - Side of House**

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

Satisfactory **Main Water Shutoff Test - Ball 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 **Main Supply Size - 1 inch**

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

Water pressure recorded today was 75 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.

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.

PLUMBING

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

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 - Galv. Tank**

Propane tank on the west side of the house is properly strapped.



Satisfactory **Main Gas Valve Shut Off - Side of House**

Propane gas shutoff at the tank on the east side of the house..

Satisfactory **Fuel Supply Piping & Supports - Inspected**

Inspected where visible.

Satisfactory **Well Pump Type - None Found**

Satisfactory **Water Softener - Installed**

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



Satisfactory **Cleanouts - Location**

Sewer cleanout found in the back.

MBATH

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Double

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucet - Tested

Three out of four of 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.

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

Corrosion on the right side master bathroom sink drain pipe. Corrosion is an indication of a slow leak or a past leak. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall, Ceiling, Skylight

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

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

MBATH

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Satisfactory Tub/Shower Enclosure - Manufactured Stone

Satisfactory Spa Bath or Tub - GFCI Outlet Tested, Tub Faucet & Drain Tested, Motor Ground Wire

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



MBED

Satisfactory Closet - Door(s), Light, Pole

Satisfactory Door - Hardware Checked

Service/Repair Light Fixture - Installed, Ceiling Fan Tested

The master bedroom ceiling light fixtures did not work when tested. Recommend checking the bulb.

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

MBED

Service/Repair Floor - Carpet

The master bedroom carpet is stained and soiled. Recommend replacing this carpet.



Satisfactory Heating & Cooling Source - Central Heating and Cooling

Safety Concern Windows - Door, Other

Master bedroom window pane is cracked. Recommend a qualified contractor evaluate and make all necessary repairs.



BATH2

Satisfactory BATH2 - Located

This bathroom is located in the hall between two bedrooms.

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

BATH2

Service/Repair Sink Faucets - 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.

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

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 - Manufactured Stone

BATH3

Satisfactory Bath3 - Located

This bathroom is located by the garage.

Service/Repair Doors - Defective Latch

The bathroom door does not latch properly. Recommend making sure all doors latch properly.

BATH3

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

Satisfactory Sink Faucet - Tested

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling, Skylight

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, Refills

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

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

Satisfactory Tub/Shower Enclosure - Manufactured Stone

BED2

Satisfactory BEDROOM 2 - Room Location

This room is located by the entrance door.

BED2

Service/Repair Door - Defective Door Latch

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

Satisfactory Light Fixtures - Installed, Ceiling Fan tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Tile

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 front on the east side of the hall bathroom.

Satisfactory Door - Hardware Tested

Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating & Cooling

BED3

Satisfactory **Windows - No access**

No access to the window in this bedroom so it was not inspected.
Recommend inspecting after access is provided.



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

BED4

Satisfactory **BEDROOM 4 - Room Location**

This room is located in the front on the west side of the hall bathroom.

Satisfactory **Door - Hardware Tested**

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

Satisfactory **Outlets - 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Carpet**

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

BED4

Satisfactory Windows - No access

No access to the window in this bedroom so it was not inspected.
Recommend inspecting after access is provided.s



Satisfactory Closet - Door(s) Light & Pole

POOL

Satisfactory Type of Pool /Spa - In ground



Satisfactory Water - Clear

Satisfactory Pool Surface - Pebble Tec or Similar

Satisfactory Steps - Inspected

Satisfactory Algae - None Found

POOL

Satisfactory Deck To Pool Seal/Coping - Checked

Cracks in seal between deck and pool at top of tile. Recommend caulking or grouting cracks to keep moisture out of seal between deck and pool.

Satisfactory Skimmer Basket - Checked

Satisfactory Tiles - Checked

Service/Repair Pool Light - Not Working

Pool light did not turn on when tested. Recommend service by a qualified swimming pool contractor to evaluate and make all necessary repairs.

Satisfactory GFCI Protection - Tested

Service/Repair Decking - Peeling

Some of the pool cool decking is peeling off the concrete. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Auto Fill Device - Installed

Satisfactory Deep End Drain - Checked

Satisfactory Pump - Tested

Satisfactory Filter - Tested

Satisfactory Filter Type - Cartridge

POOL

Satisfactory **Water Pressure/ Gauges - Water Perssure**

The water pressure gauge on the top of the swimming pool filter reads 14 PSI when the pump is running.
Recommend cleaning the pool filter or finding a way to reduce the water pressure if the water pressure is over 25 PSI.

Satisfactory **Pipes - Covered**

Satisfactory **Valves - Tested**

Satisfactory **Heater - None**

Satisfactory **Time Clock - Working**

Satisfactory **Auto Sweep\Self Cleaning - Tested**

Satisfactory **Bonding Metal Objects by Pool - Pump/motor**

Satisfactory **Over 5 Feet Deep - Shelf**

Satisfactory **Safety Barrier - Wall/Fence Height 5 Feet or More**

The Arizona State law regarding swimming pool barriers reads "A swimming pool, or other contained body of water that contains water eighteen inches or more in depth at any point and that is wider than eight feet at any point and is intended for swimming, shall be protected by an enclosure surrounding the pool area". Gate to the pool area shall be self-closing and self-latching with the latch located at least fifty-four inches above the underlying ground.
Every city has their own codes on swimming pool barriers and they should be checked by the buyer because this inspection is not a code compliance inspection.

Satisfactory **Grading Near Pool - Checked**

Satisfactory **Automatic Chlorinator - None**

Satisfactory **Aerator - Tested**

Recommend Further Investigation **Diving Board - Appears ok**

Diving boards are no longer considered safe unless there is approximately 9 feet between the bottom of pool in every direction from end of diving board. Recommend removing diving board.

POOL

Service/Repair Pool Other - Other

Water on the ground at the pool equipment area, There may be a leak. Recommend further investigation.
The pool fence gate post is rusted at the bottom.
Recommend a qualified contractor evaluate and make all necessary repairs.

