

Wolverine Home & Property Inspections, LLC
6201 N. Viewpoint Dr.
Prescott Valley,, Arizona, 86314

Property Inspection Report



3375 N. Meadowlark Dr
Prescott Valley , Arizona 86314

Wolverine Home & Property Inspections, LLC

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21:46 March 31, 2025

Pamela Zufelt
3375 N. Meadowlark Dr

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Definitions

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Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 3375 N. Meadowlark Dr
City Prescott Valley State Arizona Zip 86314
Contact Name Doreen Letson
Phone 623-777-9082

Client Information

Client Name Pamela Zufelt
Client Address 3375 Meadowlark Dr.
City Prescott Valley State Arizona Zip 86314
Phone (760) 670-6507
E-Mail pamzufelt@aol.com

Inspection Company

Inspector Name Bill Srock
Company Name Wolverine Home & Property Inspections, LLC
Address 6201 N. Viewpoint Dr.
City Prescott Valley, State Arizona, Zip 86314
Phone 928-308-4630
E-Mail Wolverineinspection@hotmail.com
File Number WS1381PZ

Conditions

Others Present Seller Property Occupied Occupied
Estimated Age 2001 24 years Entrance Faces West
Inspection Date 2025-03-31
Start Time 1:00 pm End Time 4:30 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 66 degrees
Weather Sunny Soil Conditions Dry
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service

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General Information (Continued)

Water Source City How Verified Multiple Listing Service

Roof

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Whole house Roof Surface

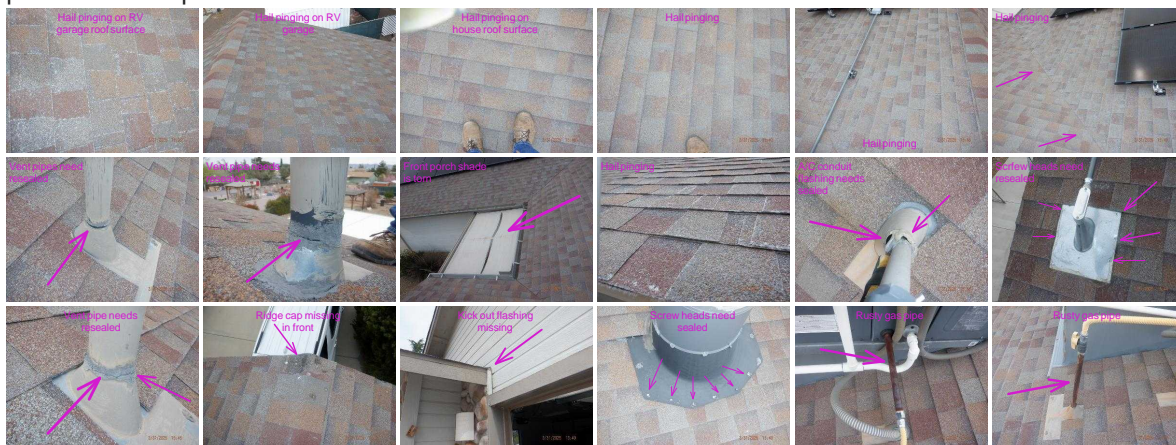
1. Method of Inspection: Walked roof



2. Acceptable Unable to Inspect: 30% due to solar panels



3. Marginal Material: Asphalt shingle - Hail pinging noted mostly on the south sides of roof surface on the house and RV garage, screw heads and vent pipes need sealed on house, A/C electrical conduit flashing needs sealed, kick out flashing missing in front of garage, ridge cap shingle missing in front of garage, shade screen in front of house is ripped. Recommend a qualified roofing company to evaluate and give estimate to repair all issues. Also gas lines going to gas pack on roof should be painted to stop rust.



4. Type: Gable

5. Approximate Age: Appears original

6. Acceptable Flashing: Galvanized




7. Acceptable Valleys: Asphalt shingle

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Roof (Continued)

8. Acceptable Skylights: Solatube
9. Acceptable Plumbing Vents: ABS
10. Defective Electrical Mast: Mast with tie back at roof - Drip loop needs flipped around for proper installation to keep water out of masthead. Recommend APS to evaluate and repair as needed.
- 
11. Marginal Gutters: Aluminum - Gutter on RV garage in the front south corner is damaged and should be repaired. Gutter on house over patio needs granules cleaned out from hail pinging.
- 
12. Acceptable Downspouts: Aluminum
13. Acceptable Leader/Extension: Plastic & underground
Back side of roof Chimney
14. Acceptable Chimney: Wood construction over metal pipe
- 
15. Acceptable Flue/Flue Cap: Metal
16. Acceptable Chimney Flashing: Galvanized

Exterior

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Whole house Exterior Surface

1. Acceptable Type: Composite material siding, Stone veneer
2. Marginal Trim: Composite material, Wood - Some of the trim boards and window sills are due for paint, soffit areas around house are due for paint, front and back porch wood posts have water damage on the bottoms, hole in siding in front of garage, trim damaged in front of garage due to no kick out flashing. Stone veneer is due for mortar touch up between the stones.



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Exterior (Continued)

Trim: (continued)



- 3. Acceptable Fascia: Wood
- 4. Acceptable Soffits: Wood
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Wood
- 7. Acceptable Patio Door: Wood doors with tempered glass
- 8. Acceptable Windows: Double pane
- 9. Acceptable Window Screens: Vinyl mesh - 1 screen has a hole in it and 1 screen frame is bent.



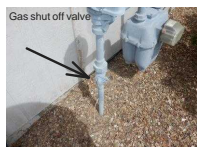
- 10. Acceptable Exterior Lighting: Surface mounted lamps front and rear
- 11. Acceptable Exterior Electric Outlets: 120 VAC - Non-GFCI outlet
- 12. Marginal Hose Bibs: Frost free, Gate - All hose bibs around property are missing anti-siphoning devices that should be installed for water health safety. Front hose bib drips when off may need new seals.



- 13. Acceptable Gas Meter: South side of house



- 14. Acceptable Main Gas Valve: Located at gas meter



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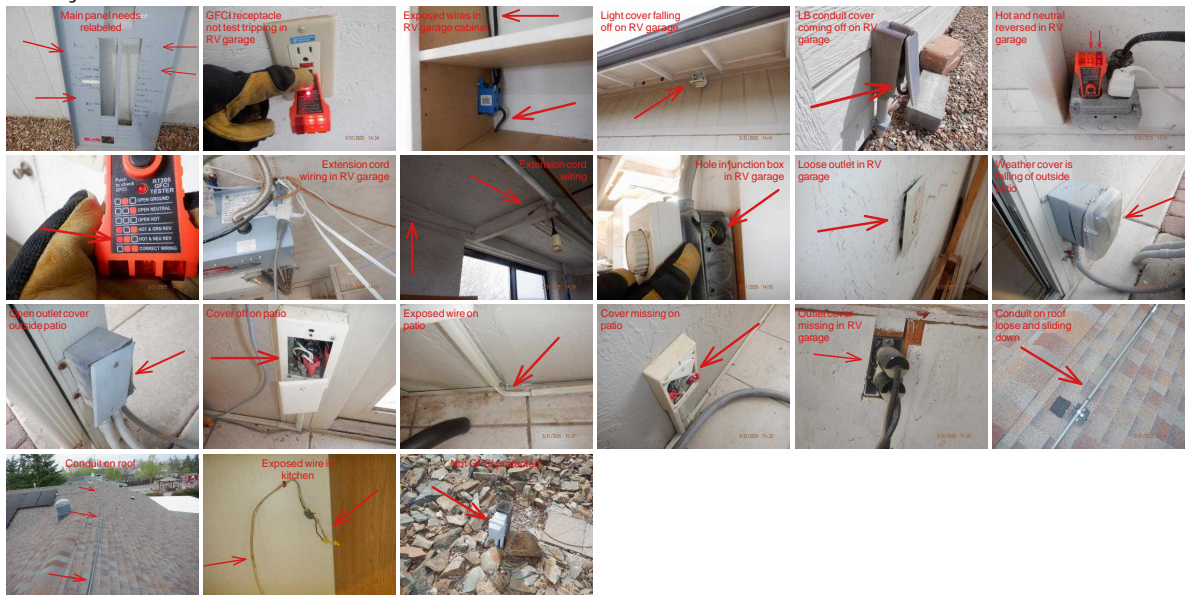
Electrical

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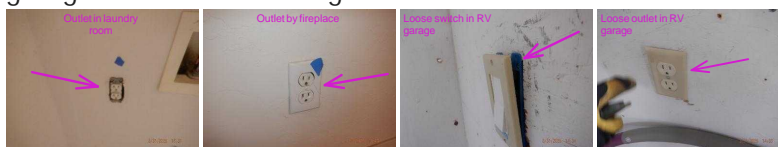
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1. Service Size Amps: 200 Volts: 120-240 VAC

2. Defective Service: Copper and aluminum - Attached garage and RV garage have no GFCI protection, most all of the outdoor outlets around house and RV garage are not GFCI protected, main panel needs relabeled, hot and neutral are reversed in outlet in RV garage above sub panel, open weather tight conduit elbow in front of RV garage, exposed wires inside cabinet in RV garage, hole in junction box in RV garage, extension cord wiring in RV garage, outlet covers missing in RV garage, outside light cover coming off on the south side of RV garage. Patio behind house has junction box covers missing, outside weather cover is falling off outside patio, exposed wires on patio, exposed wires in kitchen where dishwasher used to go, conduit on roof is coming loose and sliding down roof. Recommend a qualified electrical company to evaluate these issues and repair as needed. This is a safety issue.



3. Marginal 120 VAC Branch Circuits: Copper - Loose outlet and missing outlet cover in the laundry room, broken outlet cover in kitchen, something broken off in outlet next to fireplace, loose outlets in RV garage and covers missing.



4. Acceptable 240 VAC Branch Circuits: Copper and aluminum

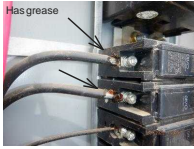
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Electrical (Continued)

5. Acceptable Aluminum Wiring: 240 volt circuits that is normal - Aluminum wire ends do have anti-oxidant grease on wire ends like they should.



6. Acceptable Conductor Type: Non-metallic sheathed cable

7. Acceptable Ground: Ufer ground

8. Defective Smoke Detectors: Hard wired - Smoke detectors are yellow and outdated, some are missing, therefore no longer viable. Recommend replacing with new ones, adding 1 for each bedroom and 1 for living area. This is a fire safety issue.,



9. Defective Co Detector None found in house - Recommend installing a C.O detector by the room you spend more than hours a day in, usually the master bedroom. This is a safety issue

South side of house Electric Panel

10. Acceptable Manufacturer: Cutler-Hammer



11. Maximum Capacity: 200 Amps

12. Acceptable Main Breaker Size: 200 Amps



13. Acceptable Breakers: Copper and Aluminum



14. Acceptable GFCI: Kitchen, bathrooms only at this time

15. Is the panel bonded? Yes Main panel is bonded like it should be.



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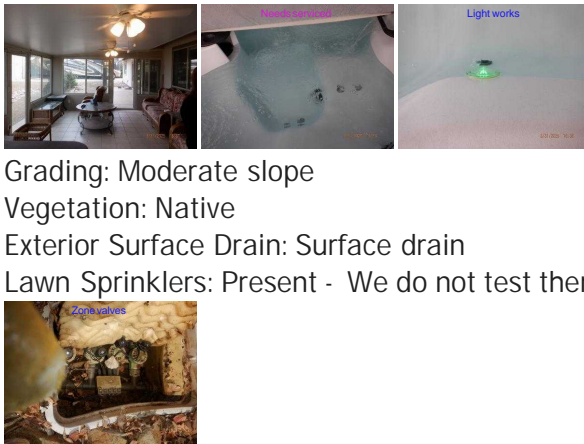
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Lots and Grounds

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1. Acceptable Fences: Chain link
2. Acceptable Driveway: Concrete
3. Acceptable Walks: Concrete
4. Acceptable Porch: Concrete
5. Marginal Patio: Concrete - Hot tub needs serviced
6. Acceptable Grading: Moderate slope
7. Acceptable Vegetation: Native
8. Acceptable Exterior Surface Drain: Surface drain
9. Acceptable Lawn Sprinklers: Present - We do not test them



Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 3
2. Acceptable Garage Doors: Insulated metal
3. Defective Door Operation: Mechanized - Small car door opener is damaged and not working at this time, door could not be tested at this time.



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Garage/Carport (Continued)

Door Operation: (continued)



4. Acceptable Door Opener: Craftsman, brand not visible - 1 light out on 2 car door opener



5. Acceptable Exterior Surface: Composite material siding, Stone veneer

6. Acceptable Roof: Asphalt shingle

7. Acceptable Roof Structure: 2x4 Truss



8. Acceptable Service Doors: Fire rated

9. Acceptable Ceiling: Texture paint - A few nail pops noted



10. Defective Walls: Texture paint - Fire breach on house wall that needs sealed back up with drywall and drywall tape.



11. Acceptable Floor/Foundation: Poured concrete

12. Acceptable Electrical: 120 VAC, 240 VAC

13. Acceptable Windows: Double pane

14. Acceptable Gutters: Aluminum

15. Acceptable Downspouts: Aluminum

16. Acceptable Leader/Extensions: Plastic & underground

Detached RV garage Garage

17. Type of Structure: Detached Car Spaces: 3 or more

18. Acceptable Garage Doors: Insulated wood, Metal - North side metal door has a dent, wood doors are due for paint.



19. Acceptable Door Operation: Manual

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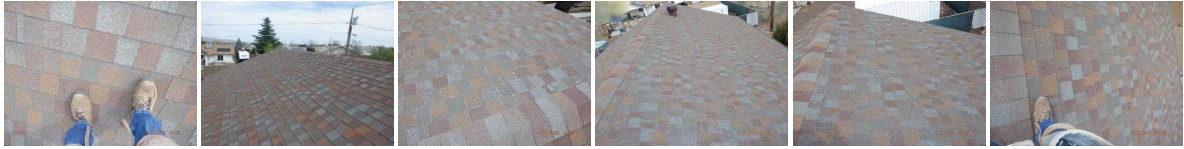
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Garage/Carport (Continued)

20. Marginal Exterior Surface: Composite material siding - Hole on back wall needs sealed shut to keep out moisture, some loose siding that needs secured in back, 1 broken window, siding to grade noted around the front and south side, flue pipe for heated needs rain shield but back into place.



21. Acceptable Roof: Asphalt shingle



22. Acceptable Roof Structure: 2x4 Truss



23. Acceptable Service Doors: Metal and Tempered glass

24. Acceptable Ceiling: Painted OSB

25. Acceptable Walls: Texture paint

26. Acceptable Floor/Foundation: Poured concrete

27. Acceptable Electrical: 120 VAC GFCI

28. Acceptable Heating: RE-VERBER-RAY - Radiant heat, working at this time.



29. Marginal Windows: Double pane - 1 broken pane, 1 appears to have lost its gas on Southside.



30. Acceptable Gutters: Aluminum

31. Acceptable Downspouts: Aluminum

32. Acceptable Leader/Extensions: Plastic & underground, Splash blocks

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Structure

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1. Acceptable Structure Type: Wood frame

2. Acceptable Foundation: Poured slab - Some spalling noted on the foundation on the north side, this is cosmetic.



3. Acceptable Differential Movement: No movement or displacement noted at time of inspection.

4. Acceptable Bearing Walls: Frame

5. Acceptable Joists/Trusses: 2x4



6. Acceptable Floor/Slab: Poured slab

Attic

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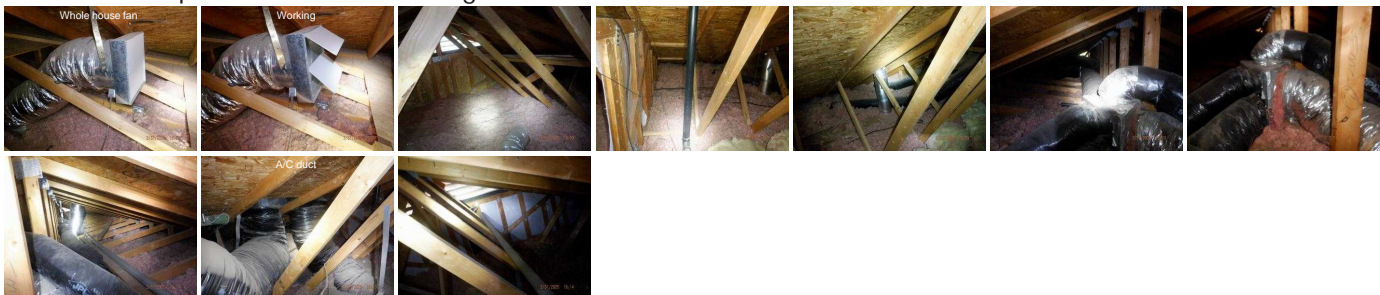
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Whole house Attic

1. Method of Inspection: Crawled through attic



2. Acceptable Unable to Inspect: 10% due to low clearance

3. Acceptable Roof Framing: 2x4 Truss

4. Acceptable Sheathing: Strand board (OSB)

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Attic (Continued)

5. Acceptable Ventilation: Gable



6. Acceptable Insulation: Blown in, Fiberglass

7. Acceptable Insulation Depth: 7" - Insulation has settled over the years

8. Acceptable House Fan: Direct drive with manual controls

9. Acceptable Moisture Penetration: None found at time of inspection

10. Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

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Roof top gas pack AC System

1. Acceptable A/C System Operation: Functional at time of inspection. This is a gas pack it heats and cools the house



2. Acceptable Condensate Removal: PVC

3. Acceptable Exterior Unit: Roof top

4. Manufacturer: Goodman



5. Model Number: GPG1636080M41AA Serial Number: 150371657

6. Area Served: Whole house Approximate Age: 10 yr's

7. Fuel Type: 208-240 VAC & NAT. GAS Temperature Differential: 21 Delta T



8. Type: Gas pack Capacity: 3 ton

9. Acceptable Visible Coil: Copper core with aluminum fins

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Air Conditioning (Continued)

10. Acceptable Electrical Disconnect: Pull out disconnect, Fused



North side of house AC System

11. Acceptable A/C System Operation: Functional at time of inspection.

12. Acceptable Condensate Removal: Plastic tubing

13. Acceptable Exterior Unit: Pad mounted

14. Manufacturer: LG



15. Model Number: LSU122HE Serial Number: N/A

16. Area Served: Patio Approximate Age: N/A

17. Fuel Type: 120 VAC Temperature Differential: 18 Delta T

18. Type: Mini split heat pump Capacity: 1 ton

19. Acceptable Visible Coil: Copper core with aluminum fins

20. Acceptable Refrigerant Lines: Suction line and liquid line

21. Acceptable Electrical Disconnect: Pull out disconnect.



22. Acceptable Exposed Ductwork: Metal, Insulated flex, Fiber board

23. Acceptable Blower Fan/Filters: Direct drive with disposable filter - Air filter size is a 20x20x1.



24. Acceptable Thermostats: Individual - Located on the wall in the hallway



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Fireplace/Wood Stove

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Living Room Fireplace

1. Acceptable Fireplace Construction: Tile
2. Type: Gas log
3. Defective Fireplace Insert: With blower fan - Could not test operate fireplace at this time, control knob is missing and needs serviced.



4. Acceptable Smoke Chamber: Brick
5. Acceptable Flue: Metal
6. Acceptable Damper: Metal - No safety clamp installed. Clamp appears to be laying on bottom of fire box.



7. Acceptable Hearth: Raised

Plumbing

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1. Acceptable Service Line: Not visible
2. Acceptable Main Water Shutoff: Front of house at meter, Garage



3. Acceptable Water pressure 82 PSI - Normal water pressure is between 40 and 80 PSI. Will have to install a regulator to reduce water pressure if needed.

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Plumbing (Continued)

Water pressure (continued)



- 4. Acceptable Water Lines: Copper
- 5. Acceptable Drain Pipes: ABS
- 6. Acceptable Service Caps: Accessible in front yard



- 7. Acceptable Vent Pipes: ABS
- 8. Marginal Gas Service Lines: Black pipe - Both water heater and gas pack on roof are missing sediment traps.



Garage Water Heater

- 9. Acceptable Water Heater Operation: Functional at time of inspection
- 10. Manufacturer: Rheem



- 11. Model Number: XG40T06EC36UI Serial Number: Q182062408
- 12. Type: Natural gas Capacity: 40 Gal.
- 13. Approximate Age: 2020 5 years Area Served: Whole house
- 14. Defective Flue Pipe: Double wall - Flue pipe in attic is touching insulation and should have at the least 1 inch clearance from all combustibles. This is a fire safety issue. Insulation should be moved back away from flue pipe and a sleeve installed around pipe to keep insulation off pipe.



- 15. Acceptable TPRV and Drain Tube: Copper
- 16. Expansion tank Yes Installed
- 17. Acceptable Hot water recirc pump Installed & working at the time of inspection
- 18. Drain pan Yes Installed



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Bathroom

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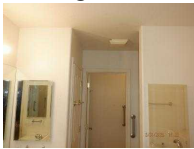
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Master Bathroom

1. Acceptable Closet: bi-fold, single - Strikerplate needs adjusted for door to latch securely for single closet.



2. Acceptable Ceiling: Texture paint



3. Acceptable Walls: Texture paint

4. Acceptable Floor: Linoleum - Some damage and wear and tear noted.



5. Acceptable Doors: Wood

6. Acceptable Electrical: 120 VAC GFCI

7. Acceptable Counter/Cabinet: Solid surface & wood

8. Acceptable Sink/Basin: Molded dual bowl



9. Marginal Faucets/Traps: Delta fixtures with a PVC trap - Faucet on left sprays out on counter, faucet on right has little to no flow, screen may be clogged up. Recommend evaluating and repair or replace by a qualified individual with plumbing knowledge.



10. Defective Tub/Surround: Safe Step Walk in tub - Drainstopper didn't hold water so unit wasn't fully tested. There is a dedicated GFCI outlet present for safety. Recommend having it serviced.



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Bathroom (Continued)

11. Acceptable Shower/Surround: Fiberglass pan and solid surface surround

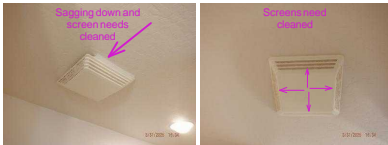


12. Marginal Toilets: Mansfield - Very lazy flush, recommend evaluating and repair or replace.



13. Acceptable HVAC Source: Register

14. Marginal Ventilation: Electric ventilation fan - Fan appears to be sagging down from ceiling and is noisy and dirty. Recommend maintenance and see if that fixes it, or replace.

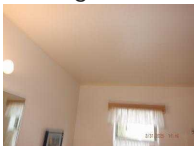


Main Bathroom

15. Acceptable Closet: Single

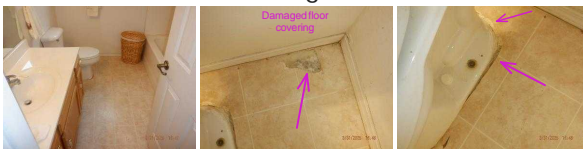


16. Acceptable Ceiling: Texture paint



17. Acceptable Walls: Texture paint

18. Acceptable Floor: Linoleum - Damaged areas noted around toilet and at wall.



19. Acceptable Doors: Wood

20. Acceptable Windows: Double pane

21. Acceptable Electrical: 120 VAC GFCI

22. Acceptable Counter/Cabinet: Solid surface & wood - Damaged areas under the sink .



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Bathroom (Continued)

23. Acceptable Sink/Basin: Molded single bowl



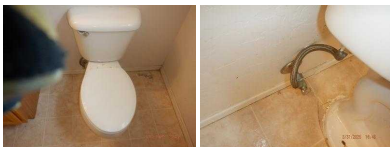
24. Marginal Faucets/Traps: Brand not visible and PVC - Faucet leaks a ball joint when on. Recommend evaluating and repair or replace by a qualified individual with plumbing knowledge.



25. Marginal Tub/Surround: Fiberglass tub and fiberglass surround - Drainstopper needs reinstalled, override for shower does not engage. Recommend replacing the faucet by a qualified individual with plumbing knowledge.



26. Acceptable Toilets: Mansfield



27. Acceptable HVAC Source: Register

28. Acceptable Ventilation: Window only no exhaust fan

Kitchen

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Main Kitchen

1. Acceptable Cooking Appliances: None - Area plumbed for gas or electric range, gasline is properly capped for safety at the time of inspection.

2. Acceptable Disposal: Moen



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Kitchen (Continued)

3. Acceptable Sink: Porcelain - Wear and tear noted.



4. Acceptable Electrical: 120 VAC GFCI

5. Marginal Plumbing/Fixtures: Not visible & PVC - Cold side not functioning, faucet leaks at base when on, drips when off, damage under the sink from previous water leaks.



6. Acceptable Counter Tops: Laminate and composite materials

7. Marginal Cabinets: Wood - Screws extend up into cabinet right of sink, recommend replacing them with short ones or cut off to prevent injuries. Cabinets appear to be hung with drywall screws, which are not rated for shear and load bearing strength. Recommend replacing the drywall screws with the proper hardware for safety.

8. Acceptable Pantry: Walk In, Single - Damaged spot in walk in on ceiling, looks like someone stepped on the drywall.



9. Acceptable Ceiling: Texture paint - Globes missing from ceiling light.



10. Acceptable Walls: Texture paint

11. Acceptable Floor: Tile - Missing tiles under range and dishwasher areas.



12. Acceptable Windows: Double pane

13. Acceptable HVAC Source: Register

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3375 N. Meadowlark Dr

Bedroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

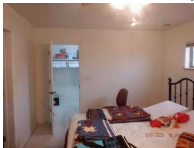
Master Bedroom

1. Acceptable Closet: Walk In

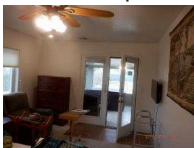


2. Acceptable Ceiling: Texture paint

3. Acceptable Walls: Texture paint



4. Acceptable Floor: Carpet



5. Acceptable Doors: Wood, Wood door with tempered glass

6. Acceptable Windows: Double pane

7. Acceptable Electrical: 120 VAC

8. Acceptable HVAC Source: Register

Rear Guest Bedroom

9. Acceptable Closet: Double slider



10. Acceptable Ceiling: Texture paint - Remote missing for ceiling fan was not tested. Drywall tape joint crack noted.



11. Acceptable Walls: Texture paint - Hole in the wall needs repaired.

12. Acceptable Floor: Carpet

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Bedroom (Continued)

Floor: (continued)



- 13. Acceptable Doors: Wood
- 14. Acceptable Windows: Double pane
- 15. Acceptable Electrical: 120 VAC
- 16. Acceptable HVAC Source: Register

Front Guest Bedroom

- 17. Acceptable Closet: Double slider - Floor guides missing.



- 18. Acceptable Ceiling: Texture paint - Remote for ceiling fan is missing, was not test operated at this time.



- 19. Acceptable Walls: Texture paint
- 20. Acceptable Floor: Carpet



- 21. Acceptable Doors: Wood
- 22. Acceptable Windows: Double pane
- 23. Acceptable Electrical: 120 VAC
- 24. Acceptable HVAC Source: Register

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3375 N. Meadowlark Dr

Laundry Room/Area

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Between kitchen & garage Laundry Room/Area

1. Acceptable Ceiling: Texture paint

2. Acceptable Walls: Texture paint



3. Acceptable Floor: Tile

4. Acceptable Doors: Wood

5. Acceptable Electrical: 120 VAC

6. Acceptable HVAC Source: Register

7. Exhaust fan No None installed just a window

8. Acceptable Washer Hose Bib: Ball valves

9. Acceptable Washer and Dryer Electrical: 110 VAC

10. Acceptable Dryer Vent: Rigid metal



11. Defective Dryer Gas Line: Black pipe - Gasline is uncapped and live at the time of inspection. This is an explosion danger and should be properly capped immediately.



12. Acceptable Washer Drain: Wall mounted drain

Living Space

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

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Living Space (Continued)

Living Area Living Space

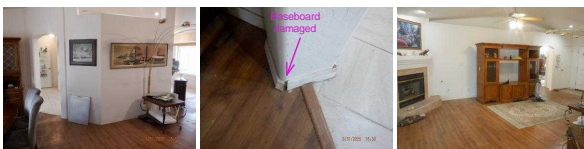
1. Acceptable Closet: Single



2. Acceptable Ceiling: Texture paint - Globe missing in hallway.



3. Acceptable Walls: Texture paint - This home is partially furnished, and in the process of being cleaned out, some defects may be found when the home is empty. Home also needs cleaned. Pet door installed.



4. Acceptable Floor: Tile, Vinyl floor covering - 1 cracked tile missing a piece. Recommend sealing it up to prevent further damage.



5. Acceptable Doors: Wood, Wood door with tempered glass



6. Acceptable Windows: Double pane

7. Acceptable Electrical: 120 VAC

8. Acceptable HVAC Source: Register

Rear bonus room Living Space

9. Acceptable Ceiling: Texture paint - Globe missing on ceiling light.

10. Acceptable Walls: Texture paint

11. Acceptable Floor: Vinyl floor covering



12. Acceptable Doors: Wood

13. Acceptable Windows: Double pane

14. Acceptable Electrical: 120 VAC

15. Acceptable HVAC Source: Register

Pamela Zufelt
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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Whole house Roof Surface Material: Asphalt shingle - Hail pinging noted mostly on the south sides of roof surface on the house and RV garage, screw heads and vent pipes need sealed on house, A/C electrical conduit flashing needs sealed, kick out flashing missing in front of garage, ridge cap shingle missing in front of garage, shade screen in front of house is ripped. Recommend a qualified roofing company to evaluate and give estimate to repair all issues. Also gas lines going to gas pack on roof should be painted to stop rust.



2. Gutters: Aluminum - Gutter on RV garage in the front south corner is damaged and should be repaired. Gutter on house over patio needs granules cleaned out from hail pinging.



Exterior

3. Trim: Composite material, Wood - Some of the trim boards and window sills are due for paint, soffit areas around house are due for paint, front and back porch wood posts have water damage on the bottoms, hole in siding in front of garage, trim damaged in front of garage due to no kick out flashing. Stone veneer is due for mortar touch up between the stones.



4. Hose Bibs: Frost free, Gate - All hose bibs around property are missing anti-siphoning devices that should be installed for water health safety. Front hose bib drips when off may need new seals.

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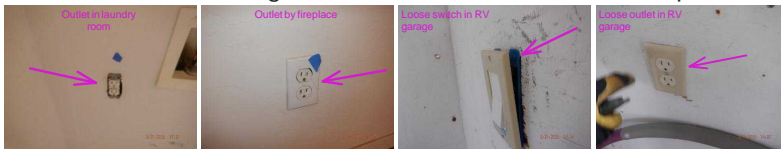
Exterior (Continued)

Hose Bibs: (continued)



Electrical

5. 120 VAC Branch Circuits: Copper - Loose outlet and missing outlet cover in the laundry room, broken outlet cover in kitchen, something broken off in outlet next to fireplace, loose outlets in RV garage and covers missing.



Lots and Grounds

6. Patio: Concrete - Hot tub needs serviced



Garage/Carport

7. Detached RV garage Garage Exterior Surface: Composite material siding - Hole on back wall needs sealed shut to keep out moisture, some loose siding that needs secured in back, 1 broken window, siding to grade noted around the front and south side, flue pipe for heated needs rain shield but back into place.



8. Detached RV garage Garage Windows: Double pane - 1 broken pane, 1 appears to have lost its gas on Southside.



Plumbing

9. Gas Service Lines: Black pipe - Both water heater and gas pack on roof are missing sediment traps.



Marginal Summary (Continued)

Bathroom

10. Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap - Faucet on left sprays out on counter, faucet on right has little to no flow, screen may be clogged up. Recommend evaluating and repair or replace by a qualified individual with plumbing knowledge.



11. Master Bathroom Toilets: Mansfield - Very lazy flush, recommend evaluating and repair or replace.



12. Master Bathroom Ventilation: Electric ventilation fan - Fan appears to be sagging down from ceiling and is noisy and dirty. Recommend maintenance and see if that fixes it, or replace.



13. Main Bathroom Faucets/Traps: Brand not visible and PVC - Faucet leaks a ball joint when on. Recommend evaluating and repair or replace by a qualified individual with plumbing knowledge.



14. Main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - Drainstopper needs reinstalled, override for shower does not engage. Recommend replacing the faucet by a qualified individual with plumbing knowledge.



Kitchen

15. Main Kitchen Plumbing/Fixtures: Not visible & PVC - Cold side not functioning, faucet leaks at base when on, drips when off, damage under the sink from previous water leaks.



16. Main Kitchen Cabinets: Wood - Screws extend up into cabinet right of sink, recommend replacing them with short ones or cut off to prevent injuries. Cabinets appear to be hung with drywall screws, which are not rated for shear and load bearing strength. Recommend replacing the drywall screws with the proper hardware for safety.

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Marginal Summary (Continued)

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Defective Summary

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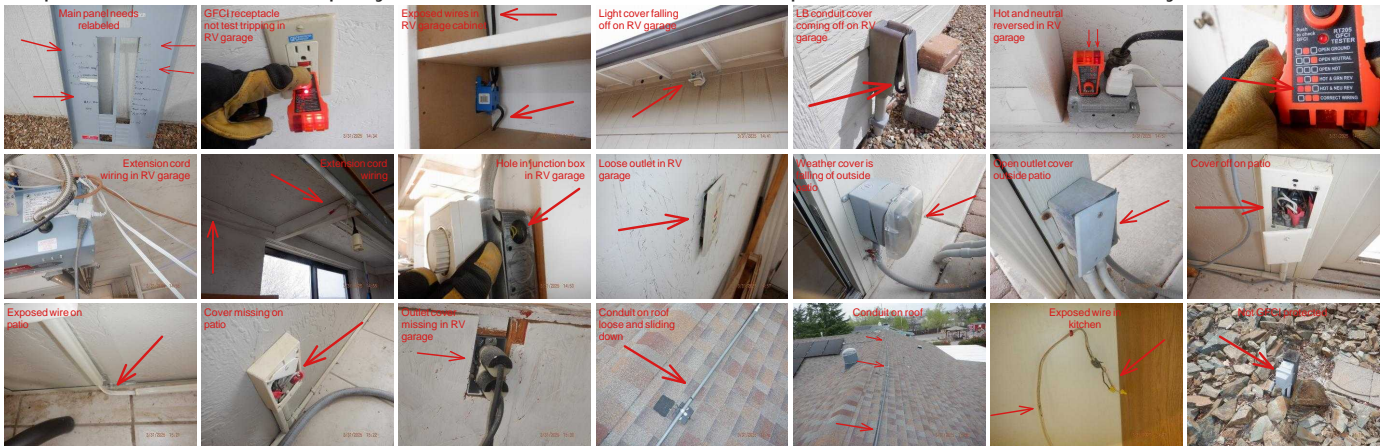
Roof

1. Electrical Mast: Mast with tie back at roof - Drip loop needs flipped around for proper installation to keep water out of masthead. Recommend APS to evaluate and repair as needed.



Electrical

2. Service: Copper and aluminum - Attached garage and RV garage have no GFCI protection, most all of the outdoor outlets around house and RV garage are not GFCI protected, main panel needs relabeled, hot and neutral are reversed in outlet in RV garage above sub panel, open weather tight conduit elbow in front of RV garage, exposed wires inside cabinet in RV garage, hole in junction box in RV garage, extension cord wiring in RV garage, outlet covers missing in RV garage, outside light cover coming off on the south side of RV garage. Patio behind house has junction box covers missing, outside weather cover is falling off outside patio, exposed wires on patio, exposed wires in kitchen where dishwasher used to go, conduit on roof is coming loose and sliding down roof. Recommend a qualified electrical company to evaluate these issues and repair as needed. This is a safety issue.



3. Smoke Detectors: Hard wired - Smoke detectors are yellow and outdated, some are missing, therefore no longer viable. Recommend replacing with new ones, adding 1 for each bedroom and 1 for living area. This is a fire safety issue.



4. Co Detector None found in house - Recommend installing a C.O detector by the room you spend more than hours a day in, usually the master bedroom. This is a safety issue

Defective Summary (Continued)

Garage/Carport

5. Attached Garage Door Operation: Mechanized - Small car door opener is damaged and not working at this time, door could not be tested at this time.



6. Attached Garage Walls: Texture paint - Fire breach on house wall that needs sealed back up with drywall and drywall tape.



Fireplace/Wood Stove

7. Living Room Fireplace Fireplace Insert: With blower fan - Could not test operate fireplace at this time, control knob is missing and needs serviced.



Plumbing

8. Garage Water Heater Flue Pipe: Double wall - Flue pipe in attic is touching insulation and should have at the least 1 inch clearance from all combustibles. This is a fire safety issue. Insulation should be moved back away from flue pipe and a sleeve installed around pipe to keep insulation off pipe.



Bathroom

9. Master Bathroom Tub/Surround: Safe Step Walk in tub - Drainstopper didn't hold water so unit wasn't fully tested. There is a dedicated GFCI outlet present for safety. Recommend having it serviced.



Laundry Room/Area

10. Between kitchen & garage Laundry Room/Area Dryer Gas Line: Black pipe - Gasline is uncapped and live at the time of inspection. This is an explosion danger and should be properly capped immediately.

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Laundry Room/Area (Continued)

Dryer Gas Line: (continued)

