
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 9302

Auction, United Country Excelled
2002 N 25th Street
Phoenix, AZ 85008
480-422-6800

Inspected 5/31/25 8:00 AM
Built 1951
1090sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 9302 - Auction, United Country Excelerated 2002 N 25th Street, Phoenix, AZ 85008

Safety Concern

GENERAL INFORMATION

Year Built

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

EXTERIOR

Outside Outlets

The polarity and the grounding of all accessible exterior outlets were tested. The front porch outlet has an open ground. Recommend a qualified contractor evaluate and make all necessary repairs.

Patio Doors

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

No light fixture found for back patio door. Exterior light fixtures with a switch by the door are normally required for all doors to the exterior.

Recommend a qualified contractor evaluate and make all necessary repairs.

Double sided dead bolt locks used on exterior patio 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.

Exterior Romex

Exposed romex type wire within 7 feet of the ground found on the exterior of the home at the front porch. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Laundry Energy Source

Both gas and 220 volt outlet installed in the laundry room for dryer energy source.

The gas valve is not capped off and not attached to a dryer. If something hits the gas valve it could leak gas into the home. Recommend capping all gas valves when not attached to a gas appliance.

COOLING

Energy Source

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

KITCHEN

Kitchen Wall Receptacles

The one and only kitchen counter top outlet has hot and neutral wires reversed and it is not GFCI protected. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

The refrigerator outlet is GFCI protected. This is not recommend. If this GFCI trips all the food in the refrigerator may be lost and to rest the outlet the refrigerator will need to be removed from the wall. Recommend a Non-GFCI outlet be installed for the refrigerator.

Safety Concern

Range Oven

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

Surface Cook top

The gas supply pipe for the stove/cook top is a flex gas line run through a cabinet wall. Flex gas lines are not designed to be run through walls

Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Smoke Detectors

No smoke alarms 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.

Interior Outlets

One or more outlet and or switches are missing cover plates.

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

ELECTRIC

Main Electrical Service

The insulation on the main electric service drop wires is cracked and falling off the lines at the masthead. This is a shock hazard and a fire hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.

Main Electric Panel

Sample picture of the main electric panel.

Wires attached to the main electric panel in the back are missing a grommet needed to keep the wires off the sharp metal box and the wires may short out on the sharp metal panel. This is a shock hazard and a fire hazard.

Recommend a qualified electrical contractor evaluate and make all necessary repairs. See Picture

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.

MBED

Light Fixture

No light switch installed with exposed wires and the ceiling light and fan blades have been removed.

Recommend a qualified contractor evaluate and make all necessary repairs.

Outlets

All outlets in the master bedroom are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

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.

Windows

Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars?

The window cranks do not operate the windows properly. Cracked window pane.

Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

BED2

Outlets

All outlets in this bedroom are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Windows

Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars?

The window cracks are missing on one window and not operating properly on the other..

Cracked window panes.

Recommend a qualified contractor evaluate and make all needed repairs.

Service/Repair

EXTERIOR

Wall Structure

Cracks in the exterior wall structure. Racked wall outside of the back bedroom.aka Bedroom 2. There is a sheet of drywall used to patch a hole in an exterior wall outside the master bedroom. Drywall is not water proof.

Recommend a qualified contractor evaluate and take all necessary steps to solve this problem.

Type of Columns

Two out of the three front porch columns are loose at the bottom.

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 in the front of the home. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.

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

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or slope the yard to ensure drainage away from the foundation.

Vegetation

Trees located too close to the house foundation, block walls, sidewalks, and or concrete slabs, can crack and or heave the concrete. Recommend removing trees too close to the concrete structures, foundations and or sidewalks. Large pile of debris in the front yard. Recommend removing the debris.

Door Bell

The door bell is missing a button to operate it.

Recommend a qualified contractor evaluate and make all necessary repairs.

Storage Room

Massive termite damage to visible section of the wall in the storage room addition. This looks like an enclosed section of a past carport.. Due to lack of access no outlets or switches were tested in this addition. No HVAC in this shed. Lots of water stain on the ceiling in this room. Ceiling covering caved in. Ceiling insulation missing and out of place.

Recommend a qualified contractor evaluate and make all necessary repairs.

GROUNDS

Driveway

Cracks in driveway. Recommend sealing cracks to keep moisture out and to keep the cracks from spreading. See sample picture

Porches

Termite damage and or wood rot in a rafter at the front porch.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

ROOF

Garage / Carport Roof

The carport and storage room roof is a rolled material in poor condition lifting in the front and in the back. Recommend a qualified roofing contractor evaluate and make all necessary repairs.

ATTIC

Attic Floor Insulation

The attic floor insulation is 2 to 3 inches thick. Recommend adding more attic insulation to meet current standards.

Attic Wall Insulation

Some insulation in the attic is missing from the wall to livable space. Recommend all walls to living space be insulated from the exterior. Recommend a qualified contractor evaluate and make all necessary repairs.

Attic Structural Framing Type

Structural damage to attic members from termite damage. Ceiling joist and other structural wood with termite damage. See sample pictures. Recommend a qualified contractor evaluate and make all necessary repairs.

Structural House Ceiling

Termite damage to ceiling joists in the attic. Inspected around the area of attic where visible and where accessible only. Recommend a qualified contractor evaluate and make all necessary repairs.

Roof Sheathing

Water damage and termite damage to roof sheathing. Broken sheathing board at a vent pipe. Recommend a qualified contractor evaluate and make all necessary repairs.

Attic Leaks

Signs of prior roof leaks in attic. Sheathing has water stains in several areas. Recommend asking seller if this problem has been solved and if not recommend a qualified roofing contractor evaluate and make all necessary repairs. See pictures

GARAGE/CARPORT

Light Fixture

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

Garage Interior Ceiling

Lots of water stains in the carport roof sheathing and some wood rot. Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Roof Framing Type

Wood rot in carport/storage room ceiling rafters. No signs of structural defect from the garage area but I recommend providing attic access.

W. HEATER

Operating Controls

Water temperature of 130 degrees. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

Vent Pipe

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.

Service/Repair

LAUNDRY

Walls & Ceiling

Minor cracking in the laundry room wall plaster.
Recommend a qualified contractor evaluate and make all necessary repairs. see sample picture.

Floor

The vinyl flooring in the laundry is lifting up.
Recommend a qualified contractor evaluate and make all necessary repairs.

KITCHEN

Exhaust Fan Hood

No exhaust vent installed in the kitchen. Recommend installing exhaust fan for kitchen to properly vent cooking moisture and odors.

Kitchen Floors

Damage to vinyl floor planks in the kitchen and the flooring is lifting.
Recommend a qualified contractor evaluate and make all necessary repairs.

Heating and Cooling Source

The AC temperature at the kitchen register is 10 degrees hotter than other registers in the home.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Windows

Kitchen window cranks are missing.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Interior Floor Covering

The vinyl floor covering is lifting up in the home most likely do to the summer heat and the AC being shut off.
Recommend a qualified contractor evaluate and make all necessary repairs.

Windows

Living room window pane cracked.
Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

Main Water Shutoff Test

The gate valve for the water main is defective and missing a handle to operate it.
There is a galvanized pipe fitting at the water main connected to copper pipes and the two metals are not compatible.

Recommend a qualified contractor evaluate and make all necessary repairs.

Hose Bibs Tested

Tested all accessible exterior hose bibbs for water flow and leaks. Interior bibbs such as in a garage are not tested.

The hose bibb on the back of the house is stuck in the closed position.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Door

The door to the hall from the bathroom rubs hard on the top edge and the bottom hinge is not attached to the door.
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.

Service/Repair

Receptacles

No outlet in the bathroom. I recommend at least one GFCI protected outlet for all bathrooms.

Walls and Ceiling

Peeling paint on the ceiling in the bathroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

Ventilation

No ventilation in bathroom. The bathroom has no way to vent moisture. Recommend installing an exhaust fan in the bathroom to vent out excess moisture.

Toilet Bowl and Tank

The master bathroom toilet angle stop or water supply valve is stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Enclosure

Missing wall tiles for the shower enclosure. This may be the reason for the water stains in the bedroom closet on the other side of this enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.
Periodic caulking and or grouting of ceramic wall and floor tile in tub and shower area is an ongoing maintenance task which should not be neglected.

MBED

Walls and Ceiling

Large unfinished patches on the wall in the master bedroom.
Recommend a qualified contractor evaluate and make all necessary repairs.

Floor

Vinyl flooring lifting up in the master bedroom.
There is a crack in the master bedroom floor as seen through the vinyl flooring.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED2

Door

This bedroom door and door jamb are damaged. Recommend replacing this door.

Walls & Ceiling

There is a hole in the wall next to the door and the back wall is racked from the moving block wall and the ceiling has a zagged crack.
Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

Closet door lock does not latch.
There is a wood patch on the back wall of the closet and water stains on the wood and peeling paint on the wall..
Recommend a qualified contractor evaluate and make all needed repairs.

Recommend Further Investigation

GARAGE/CARPORT

Garage Type

The garage is a carport. and it and the storage shed may be too close to the property line for current city codes. This is not a code inspection. Recommend checking with the city. This shed was poorly inspected due to lack of access.
Recommend further inspecting after all the stuff is removed from this room.

W. HEATER

WATER HEATER

Water heater installed directly on the floor in the laundry. This may cause an explosion from flammable vapors.
Recommend raising the water heater a minimum of 18 inches above the garage floor for both gas and electric water heaters.

Recommend Further Investigation

LAUNDRY

Dryer Vent

The dryer vent is not visible so it was not visually inspected. Recommend inspecting after access is provided.

Appliances

The washing machine and dryer were both tested, The only test is to make sure they turn on and turn off with no signs of leaking.

The dryer is not plugged in and the gas pipe not attached so it did not work when tested.

PLUMBING

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 9302 - Auction, United Country Excelerated 2002 N 25th Street, Phoenix, AZ 85008

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

Satisfactory

Type of Wall Structure - Masonry

EXTERIOR

Service/Repair Wall Structure - Racked

Cracks in the exterior wall structure. Racked wall outside of the back bedroom. aka Bedroom 2. There is a sheet of drywall used to patch a hole in an exterior wall outside the master bedroom. Drywall is not water proof. Recommend a qualified contractor evaluate and take all necessary steps to solve this problem.



Service/Repair Type of Columns - Wood

Two out of the three front porch columns are loose at the bottom. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Wall Covering \ Cladding - Masonry

EXTERIOR

Satisfactory Exterior Electrical Fixtures - Inspected

Safety Concern Outside Outlets - Tested

The polarity and the grounding of all accessible exterior outlets were tested. The front porch outlet has an open ground. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Soffit\Eaves\Fascia - Wood

Satisfactory Flashings and Trim - Wood/Imitation Wood

Satisfactory Exposed Foundation - Poured Concrete

Satisfactory Exterior Doors - Tested

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

Safety Concern Patio Doors - Tested, No Light

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

No light fixture found for back patio door. Exterior light fixtures with a switch by the door are normally required for all doors to the exterior.

Recommend a qualified contractor evaluate and make all necessary repairs.

Double sided dead bolt locks used on exterior patio 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.



Service/Repair Grading\Surface Drainage - Inadequate

Soil or the concrete is not properly sloped away from the house foundation in the front of the home. Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation. When water is allowed to accumulate or flow towards the house foundation due to improperly sloped soil foundation problems may develop.

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or slope the yard to ensure drainage away from the foundation.

EXTERIOR

Service/Repair Vegetation - Tree Near Foundation

Trees located too close to the house foundation, block walls, sidewalks, and or concrete slabs, can crack and or heave the concrete. Recommend removing trees too close to the concrete structures, foundations and or sidewalks.
Large pile of debris in the front yard. Recommend removing the debris.



Satisfactory Sprinkler System - None Found

Satisfactory Yard Fences - Masonry, Wood

Satisfactory Window Character Material - Steel

Satisfactory Window Character Type - Casement

Satisfactory Glass - Single Pane

Service/Repair Door Bell - Tested OK

The door bell is missing a button to operate it.
Recommend a qualified contractor evaluate and make all necessary repairs.

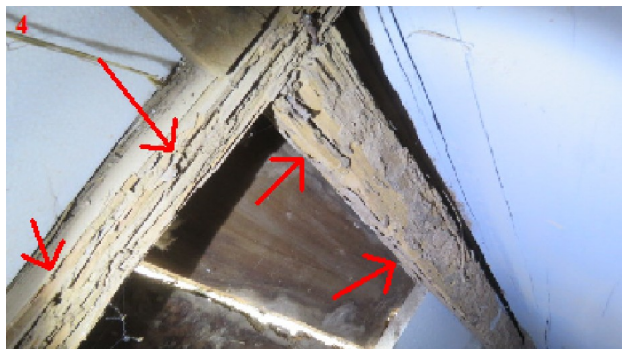
Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

EXTERIOR

Service/Repair Storage Room - Other

Massive termite damage to visible section of the wall in the storage room addition. This looks like an enclosed section of a past carport.. Due to lack of access no outlets or switches were tested in this addition. No HVAC in this shed. Lots of water stain on the ceiling in this room. Ceiling covering caved in. Ceiling insulation missing and out of place. Recommend a qualified contractor evaluate and make all necessary repairs.



EXTERIOR

Safety Concern Exterior Romex - Exterior

Exposed romex type wire within 7 feet of the ground found on the exterior of the home at the front porch. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



GROUND

Satisfactory GROUND - General Comment

Sample pictures of the exterior.



GROUNDS

Service/Repair Driveway - Concrete, Cracks

Cracks in driveway. Recommend sealing cracks to keep moisture out and to keep the cracks from spreading. See sample picture



Satisfactory Walkways - Concrete

Satisfactory Outside Steps - None

Satisfactory Hand Rail - No Exterior Hand Rails

Satisfactory Balconies - None

Service/Repair Porches - Concrete

Termite damage and or wood rot in a rafter at the front porch. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Patio - Concrete

GROUNDS

Satisfactory Wood Decks - None

Satisfactory Retaining Wall - None or No Effect Home

Satisfactory Stoops / Areaways - Inspected

ROOF

Satisfactory ROOF - Sample

See sample picture of the roof.



Satisfactory How Inspected - Walked on Roof

Satisfactory Roof Covering - Asphalt Shingles

ROOF

Satisfactory Roof Style - Hip

Satisfactory Flashing - Inspected

The visible roof flashings were inspected.

Satisfactory Valleys - Closed Valley

Satisfactory Plumbing Vents - Galvanized, Cast Iron

Satisfactory Gutter/Drainage System - None

Service/Repair Garage / Carport Roof - Flat

The carport and storage room roof is a rolled material in poor condition lifting in the front and in the back. Recommend a qualified roofing contractor evaluate and make all necessary repairs.



Satisfactory Porch Roof - Same as House

Satisfactory Other Roof Penetrations - Heat Pump

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.

Service/Repair

Attic Floor Insulation - Mineral wool

The attic floor insulation is 2 to 3 inches thick. Recommend adding more attic insulation to meet current standards.



ATTIC

Service/Repair Attic Wall Insulation - Missing

Some insulation in the attic is missing from the wall to livable space. Recommend all walls to living space be insulated from the exterior. Recommend a qualified contractor evaluate and make all necessary repairs.



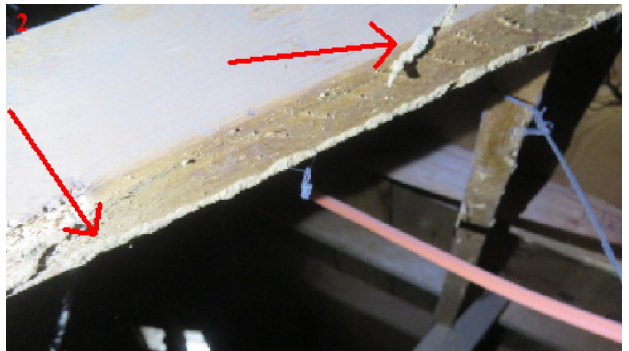
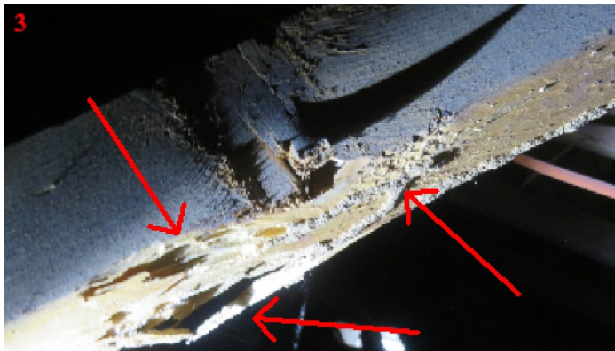
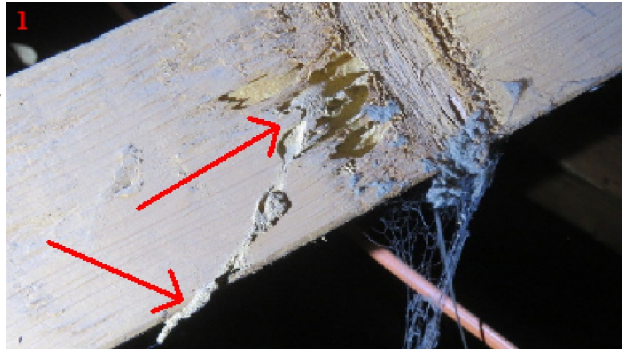
Satisfactory Vapor retarder - None Found

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

ATTIC

Service/Repair Attic Structural Framing Type - Conventional

Structural damage to attic members from termite damage. Ceiling joist and other structural wood with termite damage. See sample pictures. Recommend a qualified contractor evaluate and make all necessary repairs.



ATTIC

Service/Repair Attic Structural Framing Type - Conventional



Service/Repair Structural House Ceiling - Inspected

Termite damage to ceiling joists in the attic.
Inspected around the area of attic where visible and where accessible only.
Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Service/Repair **Roof Sheathing - Board Sheathing**

Water damage and termite damage to roof sheathing. Broken sheathing board at a vent pipe. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Attic Ventilation - Roof Vents**

Satisfactory **Attic Vent Pipes - Vented Outside**

Satisfactory **Attic Entry Access - Hatch**

Satisfactory **Attic Access Location - Bathroom**

Satisfactory **Attic Wiring - Covered with Insulation**

ATTIC

Service/Repair Attic Leaks - Sheathing

Signs of prior roof leaks in attic. Sheathing has water stains in several areas. Recommend asking seller if this problem has been solved and if not recommend a qualified roofing contractor evaluate and make all necessary repairs. See pictures



GARAGE/CARPORT

Recommend Further Investigation Garage Type - Car Carport

The garage is a carport, and it and the storage shed may be too close to the property line for current city codes. This is not a code inspection. Recommend checking with the city. This shed was poorly inspected due to lack of access. Recommend further inspecting after all the stuff is removed from this room.



Satisfactory Garage Floor - Concrete

Satisfactory GFCI Outlets - No outlets found

No outlets found in the carport/garage area.

Service/Repair Light Fixture - Not Working

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

Satisfactory Garage Fascia/Soffit - Wood

GARAGE/CARPORT

Satisfactory

Garage Gutters - None

Satisfactory

Garage Interior Walls - Masonry, Wood Paneled

Service/Repair

Garage Interior Ceiling - Unfinished

Lots of water stains in the carport roof sheathing and some wood rot.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Garage Man Door Exterior - None

Satisfactory

Garage Windows - None

Satisfactory

Sink - None

Satisfactory

Garage Roof Style - Flat

GARAGE/CARPORT

Service/Repair Garage Roof Framing Type - Conventional

Wood rot in carport/storage room ceiling rafters.
No signs of structural defect from the garage area but I recommend providing attic access.



Satisfactory Ceiling Insulation - None

Satisfactory Insulation & Vapor Retarder - **None Located

W. HEATER

Recommend Further Investigation WATER HEATER - Tested

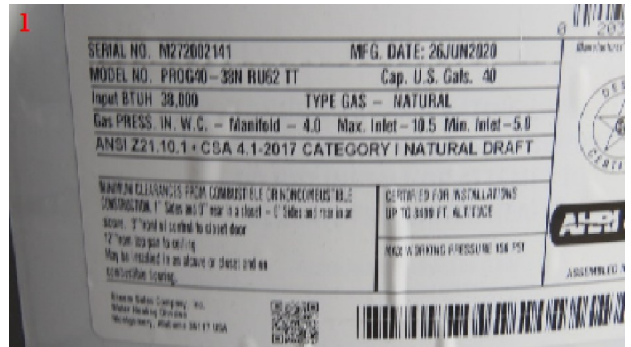
Water heater installed directly on the floor in the laundry. This may cause an explosion from flammable vapors. Recommend raising the water heater a minimum of 18 inches above the garage floor for both gas and electric water heaters.



Satisfactory Water Heater 1 Mfg. - Ruud

W. HEATER

Satisfactory Water Heater 1 Rated BTU/Watts - 30,000 +



Satisfactory Water Heater 1 Size in Gallons - 40

Satisfactory Water Heater 1 Location - Laundry Room

Satisfactory Water Heater Fuel - Gas

Satisfactory Temp. Pres Relief Valve and Pipe - Present

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

Satisfactory Automatic Safety Controls - No Problems Found

Satisfactory Water Heater Nipples - Inspected

Satisfactory Water Heater Jacket - Inspected

The visible sections of the water heater jacket were inspected.

Satisfactory Water shutoff Valve - Present

Satisfactory Overflow Pan - Installed

W. HEATER

Service/Repair Operating Controls - Temperature Set Too High

Water temperature of 130 degrees. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.



Satisfactory Water Heater Gas Piping - On Off Valve Installed

Service/Repair Vent Pipe - Metal to Transite

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 Combustion Air Supply /Vents - House

LAUNDRY

Service/Repair Walls & Ceiling - Inspected

Minor cracking in the laundry room wall plaster.
Recommend a qualified contractor evaluate and make all necessary repairs. see sample picture.



Satisfactory Ventilation - Other

The laundry room is open to the home.

LAUNDRY

**Recommend
Further
Investigation**

Dryer Vent - Not Visible

The dryer vent is not visible so it was not visually inspected. Recommend inspecting after access is provided.

Satisfactory

Washer Faucets - Gate Type

No access to test the laundry valves to make sure they turn on and off. Recommend checking after access is provided.



Satisfactory

Washer Drains - Trapped Line

Safety Concern

Laundry Energy Source - Both Gas & Electric, No Gas Cap

Both gas and 220 volt outlet installed in the laundry room for dryer energy source.

The gas valve is not capped off and not attached to a dryer. If something hits the gas valve it could leak gas into the home. Recommend capping all gas valves when not attached to a gas appliance.



**Recommend
Further
Investigation**

Appliances - Washing Machine & Dryer Tested

The washing machine and dryer were both tested. The only test is to make sure they turn on and turn off with no signs of leaking. The dryer is not plugged in and the gas pipe not attached so it did not work when tested.



Service/Repair

Floor - Vinyl

The vinyl flooring in the laundry is lifting up. Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Satisfactory

Light Fixture - Tested

Satisfactory

Heating and Cooling Source - None

Satisfactory

Laundry Sink - None

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 - 2.5-Ton

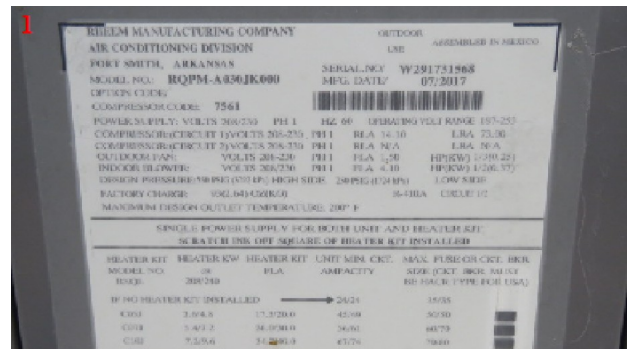
Model Number: 30

Compressor RLA: 14.1

Estimated Size: 2.5 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.



Satisfactory

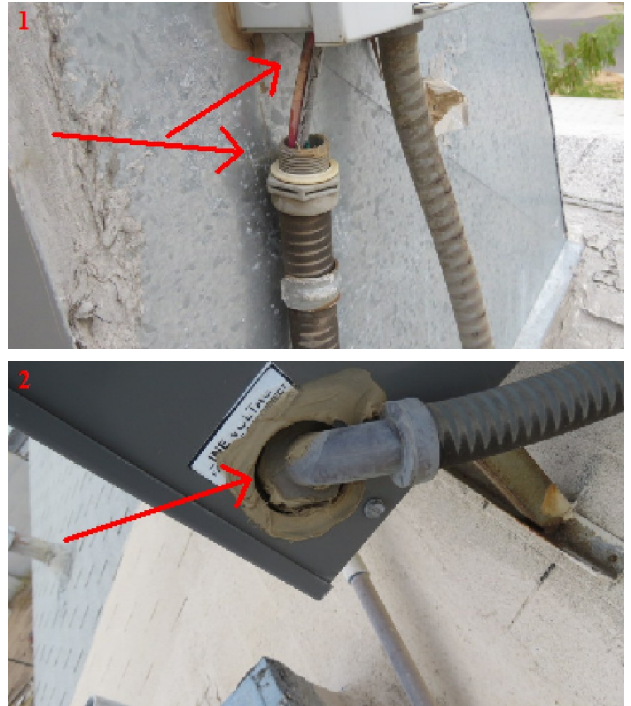
Cooling System(s) - Coleman

Cooling coil made by Coleman.

COOLING

Safety Concern Energy Source - Electric, Electric Line Improper

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



Satisfactory Cooling System Electrical - Checked Breaker

Breaker Used 30
Maximum Breaker Size 35

Satisfactory Thermostat wires - Inspected

Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Satisfactory Air Filters and Dampers - Clean

Satisfactory Duct Type - Rigid and Flexible

Satisfactory Heat Pump - Air to Air

The heating and cooling system(s) are heat pumps and heat pumps use the same heating and cooling duct system, the same air filter, the same coils, air handler and the same thermostat for heating and cooling.

Satisfactory Cooling System Coils - On Roof

The AC coil is located in on the roof.

COOLING

Satisfactory Air Handler(s) - On Roof

Satisfactory Condensate Drain - Installed

Satisfactory Differential Temperature(s) - Inspected, Details

A differential temperature between 16 and 30 degrees is considered good for a air conditioning system. Over 30 the unit may have a clogged filter or other problem which may cause the unit to ice up. For a split of 16 degrees and lower and for units with a split of 30 degrees and higher I recommend the AC unit be serviced. Unit one has a 25 degree split.



Satisfactory Evaporative Cooler - None, Removed

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.

FURNACE

Satisfactory Distribution System For Central AC and Heating Sys - Rigid and Flexible

Satisfactory Forced Air System Mfg(s). - Rheem

Heater made by Rheem.

Satisfactory Forced Air Sys. Energy Source - Electric

Satisfactory Automatic Safety Controls - Inspected

KITCHEN

Satisfactory KITCHEN - No Refrigerator

Satisfactory Microwave - None

No built in microwave oven.

Service/Repair Exhaust Fan Hood - None

No exhaust vent installed in the kitchen. Recommend installing exhaust fan for kitchen to properly vent cooking moisture and odors.

Satisfactory Kitchen Ceiling and Walls - Inspected

Service/Repair Kitchen Floors - Vinyl

Damage to vinyl floor planks in the kitchen and the flooring is lifting. Recommend a qualified contractor evaluate and make all necessary repairs.



KITCHEN

Service/Repair Heating and Cooling Source - Central

The AC temperature at the kitchen register is 10 degrees hotter than other registers in the home.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Kitchen Cabinets - Inspected

Satisfactory Counter top - Laminate

Satisfactory Kitchen Sink - Stainless

Satisfactory Kitchen Sink Faucet - Tested

Satisfactory Water Supply - Inspected

Satisfactory Kitchen Drain and Trap - Tested

Satisfactory Kitchen Switches Fixtures - Inspected

Safety Concern Kitchen Wall Receptacles - Hot & Neutral Rev

The one and only kitchen counter top outlet has hot and neutral wires reversed and it is not GFCI protected. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.
The refrigerator outlet is GFCI protected. This is not recommend. If this GFCI trips all the food in the refrigerator may be lost and to rest the outlet the refrigerator will need to be removed from the wall. Recommend a Non-GFCI outlet be installed for the refrigerator.

Satisfactory Garbage Disposal - None

Satisfactory Dishwasher - None

Service/Repair Kitchen Windows - Other

Kitchen window cranks are missing.
Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern Range Oven - Free Standing, Gas

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

KITCHEN

Safety Concern Surface Cook top - Gas

The gas supply pipe for the stove/cook top is a flex gas line run through a cabinet wall. Flex gas lines are not designed to be run through walls
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Reverse Osmosis/Water Filter - None

Satisfactory Trash Compactor - None

INTERIOR

Satisfactory Floor Structure - Concrete Slab

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

Satisfactory Interior Walls and Ceiling - Inspected

Service/Repair Interior Floor Covering - Inspected

The vinyl floor covering is lifting up in the home most likely do to the summer heat and the AC being shut off. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Rooms With Heat Source - All Habitable Rooms

Satisfactory Rooms With Cooling Source - All Habitable Rooms

Safety Concern Smoke Detectors - None Found

No smoke alarms 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.

INTERIOR

Service/Repair Windows - Tested

Living room window pane cracked.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Light Fixtures - Tested

Safety Concern Interior Outlets - Two Prong Ungrounded, Missing cover plates

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

Satisfactory GFCI - None

Satisfactory Interior Rooms - Living Room

Satisfactory Skylight - None

Satisfactory Visible Flues and Dampers - Observed

Observed and inspected visible gas pipes only.

Satisfactory Stairways and Steps - None

Satisfactory Balconies and Railings - None

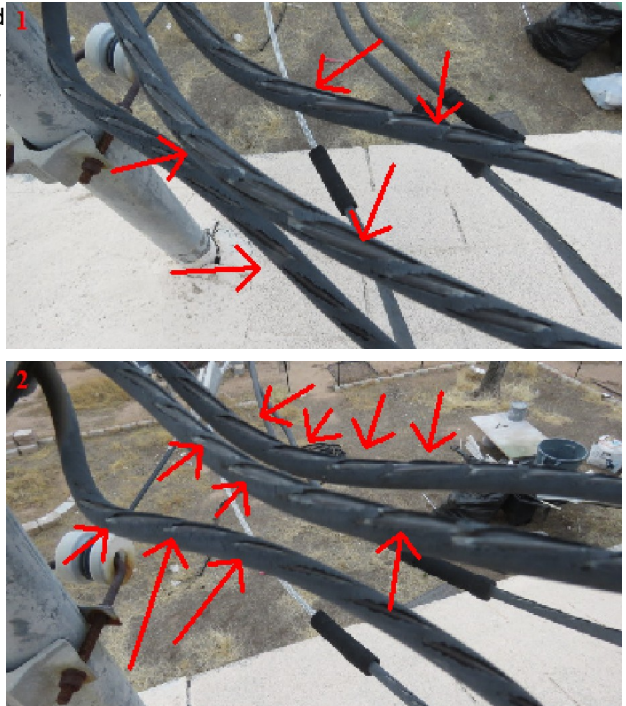
Satisfactory Environmental odors or smells - None

ELECTRIC

Safety Concern Main Electrical Service - Overhead Service

The insulation on the main electric service drop wires is cracked and falling off the lines at the masthead. This is a shock hazard and a fire hazard.

Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Main Elect. Panel Location - Back of House

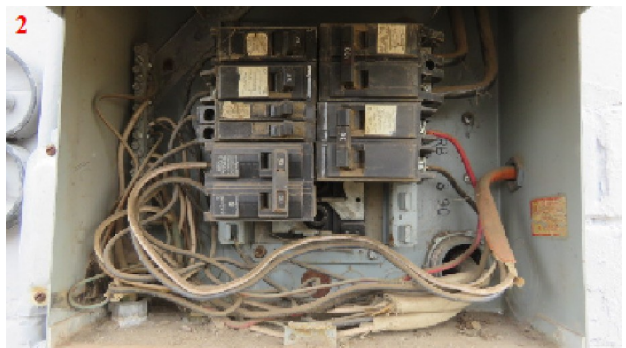
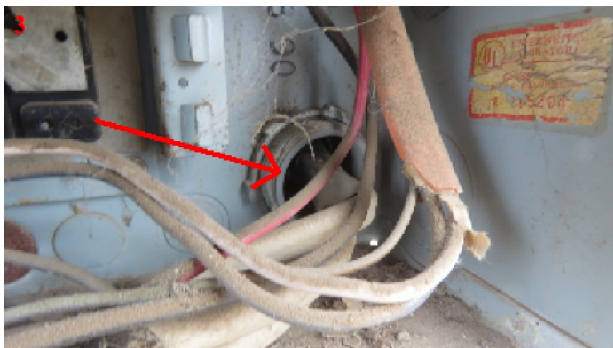
Satisfactory Main Electrical Disconnect - In Back

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

Safety Concern Main Electric Panel - Inspected, Sample Picture, Missing Grommet

Sample picture of the main electric panel.

Wires attached to the main electric panel in the back are missing a grommet needed to keep the wires off the sharp metal box and the wires may short out on the sharp metal panel. This is a shock hazard and a fire hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See Picture



ELECTRIC

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

Satisfactory Compatibility Issues - None Observed

Satisfactory Main electric Wire Type - Copper

Satisfactory Main Service Wire Size - Other

Satisfactory Main Panel Amp. Rating - 100

Satisfactory Voltage Available - 110 / 220

Satisfactory Grounding - Water Pipe

Satisfactory Bonding - Water Main

Satisfactory Aluminum Branch Circuits - None

No solid strand aluminum wiring to branch circuits found.

Satisfactory Type of House Wire - Romex, Conduit, BX Cable

Non-metallic shielded wire.

Satisfactory Interior House Wiring - Copper

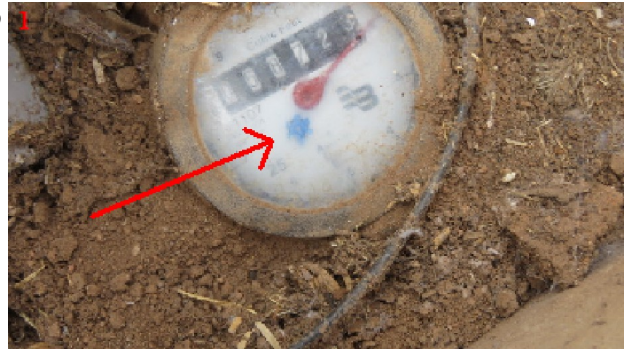
Satisfactory *Sub Panel Locations - No Sub Panels

PLUMBING

Satisfactory

PLUMBING - Meter Inspected

The water meter was inspected and the dial was not moving. So no water was detected as leaking at the start of the home inspection.



Satisfactory

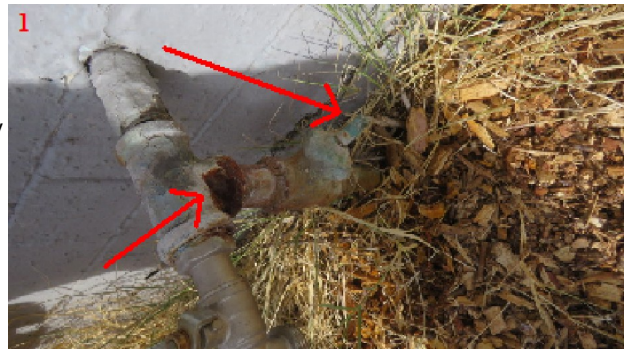
Main Water Shut Off - Front Yard

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

Service/Repair

Main Water Shutoff Test - Gate Valve Test, Defective

The gate valve for the water main is defective and missing a handle to operate it. There is a galvanized pipe fitting at the water main connected to copper pipes and the two metals are not compatible. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Main Supply Type - Copper

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

Satisfactory

Main Supply Size - 3/4

PLUMBING

Satisfactory

Water Pressure - 40 to 80 PSI

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



Satisfactory

Functional Water Flow - Average

Satisfactory

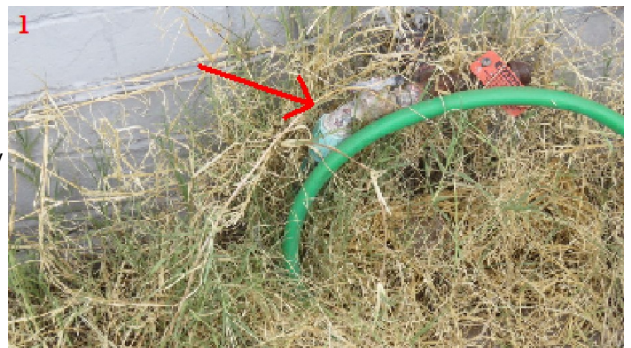
Functional Drainage - Average

Service/Repair

Hose Bibs Tested - Tested

Tested all accessible exterior hose bibbs for water flow and leaks.
Interior bibbs such as in a garage are not tested.

The hose bibb on the back of the house is stuck in the closed position.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Interior Visible Water Pipes - Copper

All visible interior pipes are copper but some pipes hidden in the attic and in the walls may not be copper. Recommend asking seller what types of pipes have been used. Copper pipes do not last forever. Copper pipes have an estimated life of 40 to 50 years in this area. Depending on how the pipes were installed and the type of water in your area they may not last as long.

**Recommend
Further
Investigation**

Interior Waste/Vent Pipes - Cast Iron, 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.

Satisfactory

Water Leaks Supply/Drain - None Found

Safety Concern

Cross Connections - Hose Bibb

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

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 - None Found**

Satisfactory **Main Gas Valve Shut Off - Back Yard**

The gas meter and main gas shut off valve are located in the back yard. 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**

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

Service/Repair **Door - Door Lock and Hardware**

The door to the hall from the bathroom rubs hard on the top edge and the bottom hinge is not attached to the door. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Sink - Single**

Satisfactory **Sink Cabinet - Inspected**

Service/Repair **Sink Faucet - Tested, Angle Stops**

The master bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate.

Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall

Service/Repair Receptacles - None

No outlet in the bathroom. I recommend at least one GFCI protected outlet for all bathrooms.

Service/Repair Walls and Ceiling - Inspected

Peeling paint on the ceiling in the bathroom.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor Covering - Tile

Service/Repair Ventilation - None

No ventilation in bathroom. The bathroom has no way to vent moisture. Recommend installing an exhaust fan in the bathroom to vent out excess moisture.

Satisfactory Heating and Cooling - Central Heating & Cooling

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

The master bathroom toilet angle stop or water supply valve is stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

MBATH

Service/Repair Tub/Shower Enclosure - Tile

Missing wall tiles for the shower enclosure. This may be the reason for the water stains in the bedroom closet on the other side of this enclosure.

Recommend a qualified contractor evaluate and make all necessary repairs.

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



MBED

Satisfactory MASTER BEDROOM - Located

The room is located in the front.

Satisfactory Closet - Door(s) & Pole

Satisfactory Door - Hardware Checked

Safety Concern Light Fixture - Other

No light switch installed with exposed wires and the ceiling light and fan blades have been removed. Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern Outlets - 3 Prong Ungrounded , Missing Cover plate

All outlets in the master bedroom are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

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.

Service/Repair Walls and Ceiling - Inspected

Large unfinished patches on the wall in the master bedroom. Recommend a qualified contractor evaluate and make all necessary repairs.



MBED

Service/Repair Floor - Vinyl

Vinyl flooring lifting up in the master bedroom.
There is a crack in the master bedroom floor as seen through the vinyl flooring.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating & Cooling Source - Central Heating and Cooling

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

Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars?
The window cranks do not operate the windows properly. Cracked window pane.
Recommend a qualified contractor evaluate and make all necessary repairs.



BED2

Satisfactory BEDROOM 2 - Room Location

This room is located in the back.

BED2

Service/Repair Door - Damaged

This bedroom door and door jamb are damaged. Recommend replacing this door.



Satisfactory Light Fixtures - Installed, Ceiling Fan tested

Safety Concern Outlets - 3 Prong Ungrounded

All outlets in this bedroom are three prong with open ground. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Service/Repair Walls & Ceiling - Inspected

There is a hole in the wall next to the door and the back wall is racked from the moving block wall and the ceiling has a zagged crack. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor - Vinyl

Satisfactory Heating & Cooling Source - Central Heating & Cooling

BED2

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

Bars permanently installed on window with or without a quick release are a fire escape hazard. Recommend removing bars from window before sleeping in room. Bars on windows are a fire escape hazard even if they have a quick disconnect. How can a fireman enter if no one opens the bars? The window cracks are missing on one window and and not operating property on the other.. Cracked window panes. Recommend a qualified contractor evaluate and make all needed repairs.



Service/Repair Closet - Door(s) & Pole

Closet door lock does not latch. There is a wood patch on the back wall of the closet and water stains on the wood and peeling paint on the wall.. Recommend a qualified contractor evaluate and make all needed repairs.

