
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 9306

Auction, United Country Excelled
18212 N 43rd Place
Phoenix, AZ 85032
480-422-6800

Inspected 6/19/25 8:00 AM
Built 1962
2071 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 9306 - Auction, United Country Excelledated 18212 N 43rd Place, Phoenix, AZ 85032

Safety Concern

GENERAL INFORMATION

Year Built

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

EXTERIOR

Outside Outlets

All exterior outlets found without GFCI protection. Recommend GFCI outlet protection and exterior cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. The polarity and the grounding of all accessible exterior outlets were tested.

Other

There is a sheet of plywood partly covering a hole in the back yard. This is a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Vapor retarder

Attic insulation vapor retarder on the back of batt insulation is left exposed in the attic. Most of the batt insulation is covered with blown in insulation. Exposed vapor paper retarder is a fire hazard. Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Attic Access Location

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type x drywall be used as an attic hatch cover and making sure the cover closes all the way. Some area no longer require this to be fire rated if there is no habitable space above the garage.

Attic Wiring

Missing junction box cover plates in the attic create a shock hazard. Recommend installing a cover plate on all junctions boxes that need them.

Spliced wires in attic not properly installed in electrical junction box. This is a shock hazard. Recommend placing all spliced wires in an electrical junction box. Recommend a qualified electrical contractor make all necessary repairs. See Picture

GARAGE/CARPORT

Garage Door To House

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

GFCI Outlets

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

Safety Concern

Garage Electronic Eye

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is 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.

LAUNDRY

Outlets

All accessible outlets were tested in the laundry.

Outlet/switch cover plate missing. This is a shock hazard. Recommend replacing all missing electrical cover plates.

KITCHEN

Kitchen Wall Receptacles

Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.

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

Dishwasher

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.

Range Oven

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

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

Other

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

ELECTRIC

Main Electrical Service

The main electric overhead service wires have cracked and deteriorated insulation. This is a shock hazard. This service drop is from the electric company

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

Recommend cleaning solar panels when needed to keep dirt and debris off the panels.

The age of the roof covering is an important consideration when adding solar panels. When the roof covering needs to be replaced the solar panels will also need to be removed and reinstalled costing thousands of dollars.

Solar energy cells installed to assist in electric power for this home. Recommend inspection solar panel leased carefully before buying.

Solar energy systems are observed for obvious signs of defects but not operated or tested by the home inspector.

Main Electric Panel

This main electric panel is a Stab-loc panel made by Federal Pacific and this panel is know to have many problems. Recommend replacing this main electric panel.

Wires attached to the main electric panel in the back are missing grommets 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

Safety Concern

PLUMBING

Cross Connections

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

MBATH

Receptacles

No GFCI protected outlets found in this bathroom. GFCI protected outlets were first required in bathrooms in 1975. To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

BATH2

Receptacles

Electrical outlets in this bathroom are not GFCI protected. To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

Service/Repair

EXTERIOR

Type of Columns

Damage to the bottom of a column on the back patio at the addition. The bottom has rotted away. Recommend a qualified contractor evaluate and make all necessary repairs.

Soffit\Eaves\Fascia

The house soffit area is covered with wood except the area behind the laundry all the soffit covering wood has been removed. The soffit covering is bowed down in the back. Recommend replacing the soffit covering or installing bird blocking at all the areas between the rafters to keep pests out of the attic. Recommend a qualified contractor evaluate and make all necessary repairs.

Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation on the south side. 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 or bushes over hanging the roof cause debris to build up on the roof and also damages the roof when the wind blows the branches across the roof. Recommend cutting trees or bushes back to protect the roof and removing all debris on the roof. See picture

The plants and grass are too dry. Recommend watering the plants and trees during the escrow period so all the plants do not die in the heat.

Door Bell

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

GROUND

Patio

Paint and plaster peeling off the patio ceiling. Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

ROOF

Roof Covering

The asphalt shingles are a multilayer or multidimensional and are showing sign of wear with loss of rock cover on the edge and bottoms of shingles.

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

Back Patio Roof

Lots of lost rock cover on the rolled roofing in the back. This rolled roofing is near the end of its useful life.

Recommend a qualified contractor evaluate and make all necessary repairs.

Other Roof Penetrations

There is a gap at the electrical conduit from the heat pump to the attic.

Recommend a qualified contractor evaluate and make all necessary corrections.

ATTIC

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 picture

GARAGE/CARPORT

Garage Fascia/Soffit

There are holes in the soffit area covering.

Peeling paint in the soffit area. This is a cosmetic item. Recommend painting when convenient.

Garage Interior Ceiling

Settling crack(s) found in garage ceiling drywall. Recommend patching and painting to match existing.

Garage Doors

The 2nd from the top over head garage door panel is ripped or cracked open.

Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Windows

No access to the window in the garage so it was not operated. There is a crack or a BB hole in one window pane.

Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

WATER HEATER

Two water heaters one is not hooked up and the roof water heating panel system looks it is attached to the nonfunctional water heater. The solar water heater panel is still on the roof.

Recommend a qualified contractor evaluate and make all necessary repairs.

LAUNDRY

Walls & Ceiling

The laundry room block wall is racked on the interior and exterior.

Recommend a qualified contractor evaluate and make all necessary repairs.

Washer Drains

The washing machine drains to the back yard and water flows to the patio.

Recommend a qualified contractor evaluate and make all necessary repairs.

Laundry Sink Faucets

One or more of the supply pipes to laundry room faucets are loose in the wall. Loose pipe can make noises in the wall and lead to leaks. Recommend a licensed plumbing contractor evaluate and make all needed repairs.

Service/Repair

COOLING

Air Filters and Dampers

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

KITCHEN

Garbage Disposal

Rust at the top and bottom of the disposal.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Interior Walls and Ceiling

There is a sloppy patch on the wall by the door to the garage.
Recommend a qualified contractor evaluate and make all necessary repairs.

Windows

The dining area window lock is stuck in the locked position so this window was not tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

Switches and Light Fixtures

The dining area fan/light did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

ELECTRIC

Main Elect. Panel Location

The solar panel control panel is blank. No visible data. This is a defect. The solar panels on the roof are not providing any usable electricity. Zero volts recorded.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Sink Cabinet

One of more of the sink drawers in the master bathroom has defective drawer guides. Recommend repair.

Sink Faucet

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

Ventilation

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.

Tub/Shower Faucet

The hot and cold water supply to the shower is reversed. Recommend hot water on the left and cold on the right.
The shower/tub temperature control knob is difficult to operate.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Closet

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

Walls and Ceiling

Water stains on the ceiling in the addition to the master bedroom.
There is a patch on the wall in the master bedroom below a window and there is a water stain at the patch area.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Heating & Cooling Source

Only one HVAC register in the master bedroom and this is not enough for a room this size after the addition. A window AC has been added to the addition area but it will not provide heat if needed.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Drain, Trap, Waste and Vent Piping

This hall bathroom sink has a S shaped drain and this can drain the water out of the p-trap.
Recommend a qualified contractor evaluate and make all necessary repairs.

Walls and Ceiling

The hall bathroom ceiling above the toilet area in the hall bathroom is bowed down from water damage and the ceiling paint is loose and puffy from water damage.
Recommend a qualified contractor evaluate and make all necessary repairs.

Ventilation

There is a vent hole in the hall bathroom ceiling but no vent fan or fan cover.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Faucets

The diverter valve in this shower is defective. Water does not shut off to tub when the shower is running.
Recommend replacing shower diverter valve.
Water leaks from the shower valve when on.
Trim on the front of the shower valve is not properly attached to the wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

BED3

Closet

Closet doors missing. Recommend installing closet doors.

BED4

Light Fixture

The light fixture is missing a bulb cover.
Recommend installing a bulb cover.

Closet

Closet doors missing. Recommend installing closet doors.

Recommend Further Investigation

EXTERIOR

EXTERIOR

Addition(s) have been added to the original house. Recommend asking the seller for a signed final inspection permit. A permit by itself is of no value if it has not been signed off with the final inspection. Permits go with the house. If the seller does not have the permits recommend checking with the local building department for proper permits. Non permitted additions can be build and or zoning violations. Also recommend checking with your home owners insurance agent regarding none permitted additions. Some non-permitted additions can be a safety hazard.

GARAGE/CARPORT

Garage Floor

A crack in the garage slab has been patched.

W. HEATER

Overflow Pan

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

Recommend Further Investigation

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.

BED2

Heating & Cooling Source

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

Windows

Windows more than 44 inches above the finished floor restrict fire escape.

These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

BED3

Heating & Cooling Source

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

Windows

Windows more than 44 inches above the finished floor restrict fire escape.

These windows do not meet current standards for ingress and egress.

Consider adding a block, step, or stool under the window to aid in fire escape.

BED4

Heating & Cooling Source

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

Windows

Windows more than 44 inches above the finished floor restrict fire escape.

These windows do not meet current standards for ingress and egress.

Consider adding a block, step, or stool under the window to aid in fire escape.

Monitor/Maintain

None noted

Inspection Report Details

Record 9306 - Auction, United Country Excellerated 18212 N 43rd Place, Phoenix, AZ 85032

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 - Partly Vacant

Some furniture left in the home. Furniture can block access and hide defects in the home. Recommend inspecting property after all the furniture and debris is removed from the property.

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

Recommend Further Investigation

EXTERIOR - Addition Permits

Addition(s) have been added to the original house. Recommend asking the seller for a signed final inspection permit. A permit by itself is of no value if it has not been signed off with the final inspection. Permits go with the house. If the seller does not have the permits recommend checking with the local building department for proper permits. Non permitted additions can be build and or zoning violations. Also recommend checking with your home owners insurance agent regarding none permitted additions. Some non-permitted additions can be a safety hazard.

Satisfactory

Type of Wall Structure - Masonry

Satisfactory

Wall Structure - Appears Level

Service/Repair

Type of Columns - Wood, Masonry

Damage to the bottom of a column on the back patio at the addition. The bottom has rotted away. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Wall Covering \ Cladding - Masonry, Fiberboard

Satisfactory

Exterior Electrical Fixtures - Inspected

Safety Concern

Outside Outlets - Non-GFCI

All exterior outlets found without GFCI protection. Recommend GFCI outlet protection and exterior cover plates for all exterior outlet. GFCI outlets were first required on the exterior of homes in 1973. The polarity and the grounding of all accessible exterior outlets were tested.

EXTERIOR

Service/Repair Soffit\Eaves\Fascia - Wood

The house soffit area is covered with wood except the area behind the laundry all the soffit covering wood has been removed. The soffit covering is bowed down in the back. Recommend replacing the soffit covering or installing bird blocking at all the areas between the rafters to keep pests out of the attic. Recommend a qualified contractor evaluate and make all necessary repairs.



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.

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 on the south side. 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 - Trees On Roof, Needs Water

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

The plants and grass are too dry. Recommend watering the plants and trees during the escrow period so all the plants do not die in the heat.



Satisfactory Sprinkler System - None Found

Satisfactory Yard Fences - Masonry

Satisfactory Window Character Material - Aluminum, Vinyl, Wood

Satisfactory Window Character Type - Slider and Fixed, Single Hung

Satisfactory Glass - Single Pane, Multiple Pane Insulated

Service/Repair Door Bell - Does Not Work

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

Satisfactory Basement - No Basement

Satisfactory Raised Foundation - None

EXTERIOR

Safety Concern Other - Other

There is a sheet of plywood partly covering a hole in the back yard.
This is a trip hazard.
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 Porches - Brick

Service/Repair Patio - Concrete

Paint and plaster peeling off the patio ceiling.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Wood Decks - None

GROUNDS

Satisfactory Retaining Wall - None or No Effect Home

Satisfactory Stoops / Areaways - Inspected

ROOF

Satisfactory How Inspected - Walked on Roof

Service/Repair Roof Covering - Asphalt Shingles

The asphalt shingles are a multilayer or multidimensional and are showing sign of wear with loss of rock cover on the edge and bottoms of shingles. Recommend a qualified roofing contractor evaluate and make all necessary repairs.



Satisfactory Roof Style - Gable

Satisfactory Flashing - Inspected

The visible roof flashings were inspected.

ROOF

Satisfactory Valleys - None

Satisfactory Plumbing Vents - Galvanized, Cast Iron

Satisfactory Gutter/Drainage System - None

Satisfactory Garage / Carport Roof - Same as House

Satisfactory Porch Roof - Same as House

Service/Repair Back Patio Roof - Rolled Mineral

Lots of lost rock cover on the rolled roofing in the back. This rolled roofing is near the end of its useful life. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Skylight - Installed

ROOF

Service/Repair Other Roof Penetrations - Heat Pump

There is a gap at the electrical conduit from the heat pump to the attic.
Recommend a qualified contractor evaluate and make all necessary corrections.



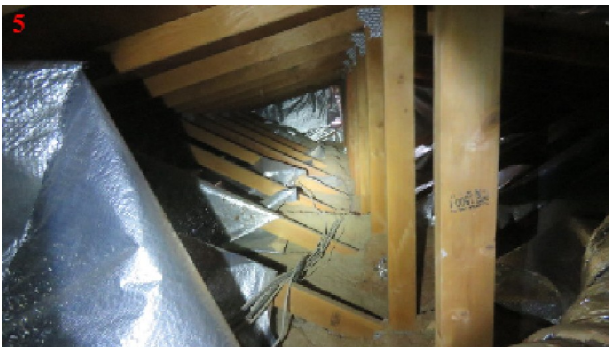
Satisfactory Number of Layers - 1

This roof appears to have only one layer of roofing material on it. Roofs can have up to three layers but one layer is best.

ATTIC

Satisfactory ATTIC - Sample picture

Sample attic picture.



ATTIC

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.

Satisfactory Attic Floor Insulation - Blown In Cellulose, Fiberglass Batt

Fiberglass batt insulation with vapor barrier craft paper attached.

Safety Concern Vapor retarder - Exposed

Attic insulation vapor retarder on the back of batt insulation is left exposed in the attic. Most of the batt insulation is covered with blown in insulation. Exposed vapor paper retarder is a fire hazard. Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Satisfactory Attic Structural Framing Type - Trusses

Satisfactory Structural House Ceiling - Not Visible

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

Satisfactory Roof Sheathing - Inspected

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

Satisfactory Attic Ventilation - Gable End, Wind Turbines

Satisfactory Attic Vent Pipes - Vented Outside

Satisfactory Attic Entry Access - Pull Down Steps

ATTIC

Safety Concern Attic Access Location - Garage, Not Fire Rated

Attic hatch in garage is not properly fire rated. Recommend installing fire resistant hatch as needed. Recommend a 5/8 inch thick type x drywall be used as an attic hatch cover and making sure the cover closes all the way. Some area no longer require this to be fire rated if there is no habitable space above the garage.



Safety Concern Attic Wiring - Spliced Wires, Cover Plates

Missing junction box cover plates in the attic create a shock hazard. Recommend installing a cover plate on all junctions boxes that need them.

Spliced wires in attic not properly installed in electrical junction box. This is a shock hazard. Recommend placing all spliced wires in an electrical junction box. Recommend a qualified electrical contractor make all necessary repairs. See Picture



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 picture



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 - 2 Car Attached

Satisfactory Garage Exterior Walls - Inspected

GARAGE/CARPORT

Recommend Further Investigation

Garage Floor - Concrete

A crack in the garage slab has been patched.



Safety Concern

Garage Door To House - No Automatic Closure

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

Safety Concern

GFCI Outlets - None Found

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

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.

Safety Concern

Garage Electronic Eye - More Than 6 Inches

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is 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 - Masonry

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

GARAGE/CARPORT

Service/Repair Garage Fascia\Soffit - Wood

There are holes in the soffit area covering.
Peeling paint in the soffit area. This is a cosmetic item.
Recommend painting when convenient.



Satisfactory Garage Gutters - None

Satisfactory Garage Interior Walls - Masonry

Service/Repair Garage Interior Ceiling - Drywall\Plaster, Settling Crack

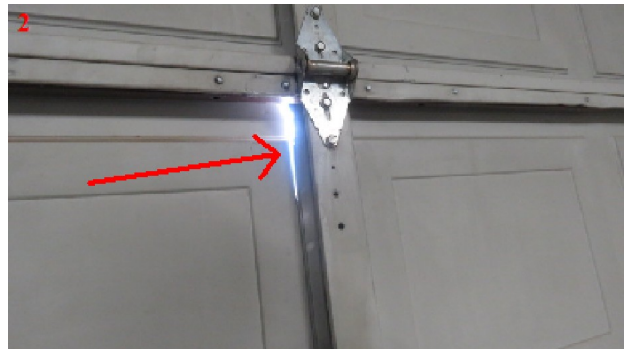
Settling crack(s) found in garage ceiling drywall. Recommend patching and painting to match existing.



GARAGE/CARPORT

Service/Repair Garage Doors - Overhead

The 2nd from the top over head garage door panel is ripped or cracked open.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Man Door Exterior - Tested

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

Service/Repair Garage Windows - Other

No access to the window in the garage so it was not operated.
There is a crack or a BB hole in one window pane.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Sink - None

Satisfactory Garage Roof Style - Gable

Satisfactory Garage Roof Framing Type - Truss

W. HEATER

Service/Repair WATER HEATER - Tested

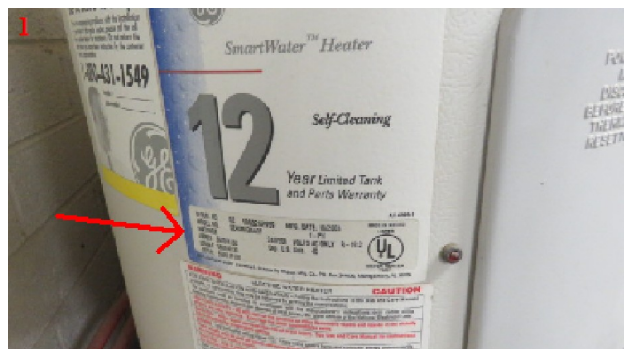
Two water heaters one is not hooked up and the roof water heating panel system looks it is attached to the nonfunctional water heater. The solar water heater panel is still on the roof. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Water Heater 1 Mfg. - General Electric

Satisfactory Water Heater 1 Rated BTU/Watts - 5500

5500 watts.



Satisfactory Water Heater 1 Size in Gallons - 40

Satisfactory Water Heater 1 Location - Laundry Room

Satisfactory Water Heater Fuel - Electric

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.

W. HEATER

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

**Recommend
Further
Investigation** 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

LAUNDRY

Service/Repair Walls & Ceiling - Inspected

The laundry room block wall is racked on the interior and exterior. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Ventilation - Window

Satisfactory Dryer Vent - Wall

Satisfactory Washer Faucets - Gate Type

LAUNDRY

Service/Repair Washer Drains - Other

The washing machine drains to the back yard and water flows to the patio.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Laundry Energy Source - 220 Electric

Satisfactory 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.

Satisfactory Floor - Concrete

Satisfactory Light Fixture - Tested

Safety Concern Outlets - Tested, Missing Cover Plate

All accessible outlets were tested in the laundry.

Outlet/switch cover plate missing. This is a shock hazard. Recommend replacing all missing electrical cover plates.

Satisfactory Heating and Cooling Source - None

Satisfactory Laundry Sink - Tested

LAUNDRY

Service/Repair Laundry Sink Faucets - Tested, Loose Supply Pipes

One or more of the supply pipes to laundry room faucets are loose in the wall. Loose pipe can make noises in the wall and lead to leaks. Recommend a licensed plumbing contractor evaluate and make all needed repairs.



Satisfactory Laundry Sink Drain Trap - Tested

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 - Unknown

Satisfactory Estimated AC Size - 5-Ton

Model Number: 60

Compressor RLA:

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) - No Service Tag

Tag on unit either non-legible or missing. All or some of the information in this section assumed.



Satisfactory

Energy Source - Electric

Satisfactory

Thermostat wires - Inspected

Satisfactory

Quick Disconnect - Installed

Satisfactory

Registers - Adjustable

Service/Repair

Air Filters and Dampers - Need cleaning

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

Satisfactory

Duct Type - 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 22 degree split.



Satisfactory

Evaporative Cooler - None

FURNACE

Satisfactory

FURNACE - Not Tested (Heat Pump)

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

Satisfactory

Furnace Type - Heat Pump

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

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). - Other**

Manufacturer unknown/

Satisfactory **Forced Air Sys. Energy Source - Electric**

Satisfactory **Automatic Safety Controls - Not Inspected**

No service tag so no information to inspect.

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**

Satisfactory **Exhaust Fan Hood - Hood Exhaust**

Satisfactory **Kitchen Ceiling and Walls - Inspected**

Satisfactory **Kitchen Floors - Tile**

Satisfactory **Heating and Cooling Source - Central**

Satisfactory **Kitchen Cabinets - Inspected**

Satisfactory **Counter top - Tile, Stone**

Satisfactory **Kitchen Sink - Inspected, Stainless**

Satisfactory **Kitchen Sink Faucet - Tested**

Satisfactory **Water Supply - Inspected**

KITCHEN

Satisfactory

Kitchen Drain and Trap - Tested

Satisfactory

Kitchen Switches Fixtures - Inspected

Safety Concern

Kitchen Wall Receptacles - Grounded

Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.

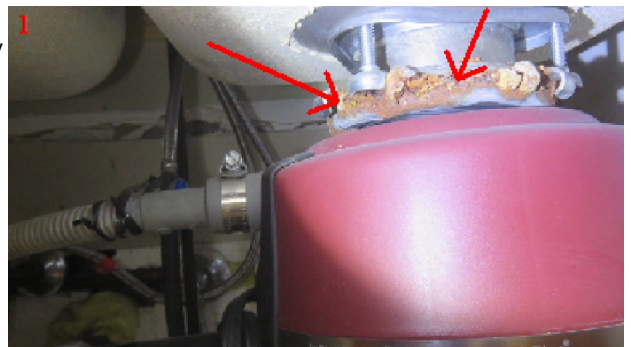
Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may not have been required when it was built but it is a good way to prevent a shock hazard.

Service/Repair

Garbage Disposal - Tested

Rust at the top and bottom of the disposal.

Recommend a qualified contractor evaluate and make all necessary repairs.

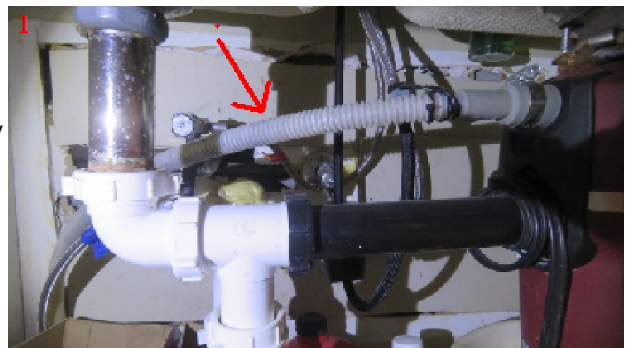


Safety Concern

Dishwasher - Drain Hose

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture

Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Kitchen Windows - Tested

KITCHEN

Safety Concern Range Oven - Free Standing, Electric

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

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

Satisfactory Surface Cook top - Electric

Satisfactory Reverse Osmosis/Water Filter - None

Satisfactory Trash Compactor - None

Safety Concern Other - Exposed Romex

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



INTERIOR

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

There is a sloppy patch on the wall by the door to the garage. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Interior Floor Covering - Inspected

INTERIOR

Satisfactory Rooms With Heat Source - Living Room

Satisfactory Rooms With Cooling Source - Living Room

Satisfactory Smoke Detectors - One or More Tested

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.

Service/Repair Windows - Sample Number Tested

The dining area window lock is stuck in the locked position so this window was not tested.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Switches and Light Fixtures - Sample Number Test

The dining area fan/light did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Interior Outlets - Three Prong Grounded

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

Satisfactory GFCI - None

Satisfactory Insulation Walls - None Visible

Satisfactory Interior Rooms - Living Room

Satisfactory Skylight - No Evidence of Leakage

Satisfactory Visible Flues and Dampers - None

Satisfactory Stairways and Steps - None

INTERIOR

Satisfactory

Balconies and Railings - None

Satisfactory

Environmental odors or smells - None

ELECTRIC

Safety Concern

Main Electrical Service - Overhead Service, Solar

The main electric overhead service wires have cracked and deteriorated insulation. This is a shock hazard. This service drop is from the electric company. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Recommend cleaning solar panels when needed to keep dirt and debris off the panels.

The age of the roof covering is an important consideration when adding solar panels. When the roof covering needs to be replaced the solar panels will also need to be removed and reinstalled costing thousands of dollars.

Solar energy cells installed to assist in electric power for this home. Recommend inspection solar panel leased carefully before buying. Solar energy systems are observed for obvious signs of defects but not operated or tested by the home inspector.



ELECTRIC

Service/Repair Main Elect. Panel Location - Side of House

The solar panel control panel is blank. No visible data. This is a defect. The solar panels on the roof are not providing any usable electricity. Zero volts recorded. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Main Electrical Disconnect - Side of House

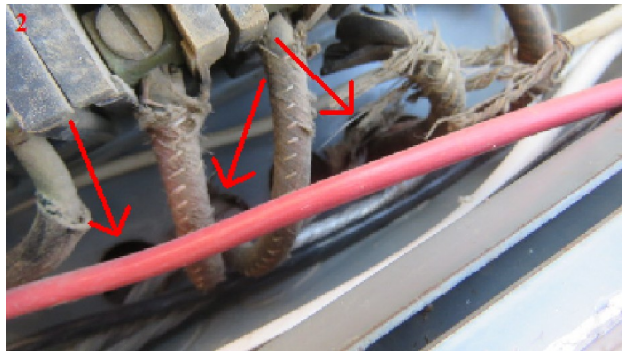
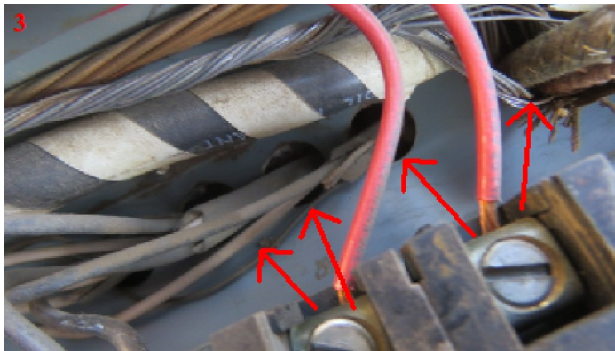
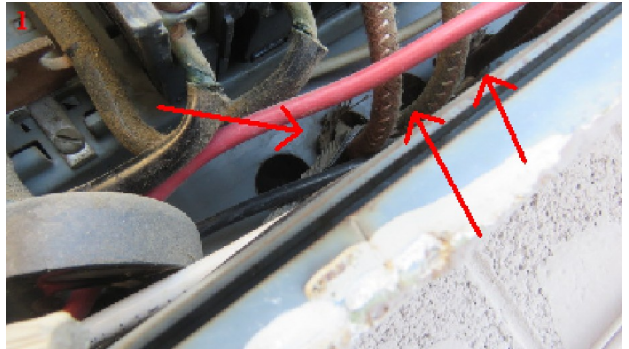
The main shut off breakers are located outside on the south side of the house.

ELECTRIC

Safety Concern Main Electric Panel - Missing Grommet, Federal Pacific

This main electric panel is a Stab-loc panel made by Federal Pacific and this panel is know to have many problems. Recommend replacing this main electric panel.

Wires attached to the main electric panel in the back are missing grommets 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



Satisfactory Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 40 amp, 50 amp, 60 amp, 70 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 - Other

Main panel amp rating is unknown and the solar panels should add to the amp rating.

ELECTRIC

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Grounding - Water Pipe, Wire to Ground

One electric grounding wire goes into the ground. No ground rod was found. Recommend verifying the wire does go to a good ground rod or the house foundation.

Satisfactory

Bonding - Water Main

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

Satisfactory

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

PLUMBING

Satisfactory

Main Water Shut Off - Side of House

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

Satisfactory

Main Water Shutoff Test - Ball Valve Test

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.

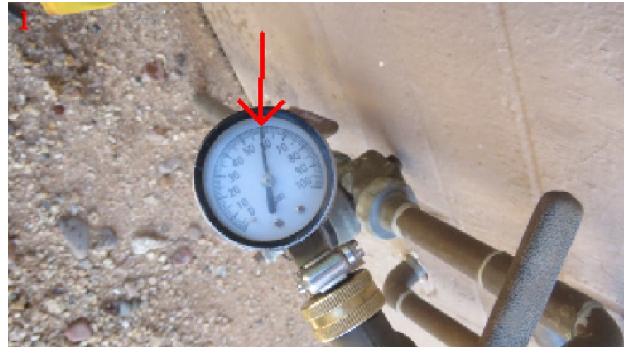
Satisfactory

Main Supply Size - 3/4

PLUMBING

Satisfactory Water Pressure - 40 to 80 PSI

Water pressure recorded today was 60 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.

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.

Safety Concern Cross Connections - Hose Bibb

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

Satisfactory Ejector Pump Location - None Found

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

Satisfactory Fuel Supply Tank Type - None Found

Satisfactory Water Softener - None Found

Satisfactory Cleanouts - Other

Septic system installed but not inspected. This is not part of a home inspection.

MBATH

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

Service/Repair Sink Cabinet - Inspected, Drawer Guide

One of more of the sink drawers in the master bathroom has defective drawer guides. Recommend repair.

Service/Repair Sink Faucet - Tested, Angle Stops

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

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Safety Concern Receptacles - Grounded

No GFCI protected outlets found in this bathroom. GFCI protected outlets were first required in bathrooms in 1975. To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Natural Stone 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

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

Service/Repair Tub/Shower Faucet - Adequate Flow, Hot & Cold Reversed

The hot and cold water supply to the shower is reversed. Recommend hot water on the left and cold on the right. The shower/tub temperature control knob is difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Tub/Shower Drain - Tested

MBATH

Satisfactory Tub/Shower Enclosure - Natural Stone Tile

MBED

Service/Repair Closet - No Doors

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

Satisfactory Door - Hardware Checked

Satisfactory Light Fixture - Installed, Ceiling Fan Tested, Skylight

Satisfactory Outlets - Tested, 3 Prong Grounded

Service/Repair Walls and Ceiling - Ceiling Stains

Water stains on the ceiling in the addition to the master bedroom. There is a patch on the wall in the master bedroom below a window and there is a water stain at the patch area. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor - Carpet, Other

Carpet and natural stone flooring in the master bedroom.

Service/Repair Heating & Cooling Source - Central Heating and Cooling, Window or Wall AC

Only one HVAC register in the master bedroom and this is not enough for a room this size after the addition. A window AC has been added to the addition area but it will not provide heat if needed. Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Satisfactory Windows - Approx. 44" or Less to Sill

BATH2

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

Satisfactory Sink Faucets - Tested

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

This hall bathroom sink has a S shaped drain and this can drain the water out of the p-trap.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall, Ceiling

Safety Concern Receptacles - Grounded

Electrical outlets in this bathroom are not GFCI protected.
To prevent electrical shocks we recommend providing GFCI protection for all interior outlets within six feet of a water source such as a sink, or tub. They may not have been required at the time of construction but are recommended for safety.

BATH2

Service/Repair Walls and Ceiling - Inspected

The hall bathroom ceiling above the toilet area in the hall bathroom is bowed down from water damage and the ceiling paint is loose and puffy from water damage. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor Covering - Tile

Service/Repair Ventilation - Other

There is a vent hole in the hall bathroom ceiling but no vent fan or fan cover. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating and Cooling - Central Heating & Cooling

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

BATH2

Service/Repair

Tub/Shower Faucets - Adequate Flow, Diverter Valve Leaks

The diverter valve in this shower is defective. Water does not shut off to tub when the shower is running. Recommend replacing shower diverter valve.

Water leaks from the shower valve when on.

Trim on the front of the shower valve is not properly attached to the wall.

Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory

Tub/Shower Drain - Tested

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

Satisfactory

Tub/Shower Enclosure - Tile

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

BED2

Satisfactory

BEDROOM 2 - Room Location

This room is located in the front south corner.

Satisfactory

Door - Hardware Checked

Satisfactory

Light Fixtures - Installed, Ceiling Fan tested

Satisfactory

Outlets - Tested, 3 Prong Grounded

Satisfactory

Walls & Ceiling - Inspected

Satisfactory

Floor - Carpet

BED2

**Recommend
Further
Investigation**

Heating & Cooling Source - Central Heating & Cooling

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

**Recommend
Further
Investigation**

Windows - Over 44" To Sill

Windows more than 44 inches above the finished floor restrict fire escape.

These windows do not meet current standards for ingress and egress. Consider adding a block, step, or stool under the window to aid in fire escape.

Satisfactory

Closet - Door(s) & Pole

BED3

Satisfactory

BEDROOM 3 - Across Hall Bath

This bedroom is located across from the hall bathroom.

Satisfactory

Door - Hardware Tested

Satisfactory

Light Fixture - Installed, Ceiling Fan Tested

Satisfactory

Outlets - Tested, 3 Prong Grounded

Satisfactory

Walls & Ceiling - Inspected

Satisfactory

Floor - Carpet

**Recommend
Further
Investigation**

Heating & Cooling Source - Central Heating & Cooling

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

**Recommend
Further
Investigation**

Windows - Over 44" To Sill

Windows more than 44 inches above the finished floor restrict fire escape.

These windows do not meet current standards for ingress and egress.

Consider adding a block, step, or stool under the window to aid in fire escape.

Service/Repair

Closet - No Doors

Closet doors missing. Recommend installing closet doors.

BED4

Satisfactory **BEDROOM 4 - Room Location**

This room is located next to the living room.

Satisfactory **Door - Hardware Tested**

Service/Repair **Light Fixture - Installed, Ceiling Fan Tested**

The light fixture is missing a bulb cover.
Recommend installing a bulb cover.

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

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Carpet**

**Recommend
Further
Investigation** **Heating & Cooling Source - Central Heating & Cooling**

The HVAC register is covered to block air flow into this room. Recommend removing this cover.

**Recommend
Further
Investigation** **Windows - Over 44" To Sill**

Windows more than 44 inches above the finished floor restrict fire escape.
These windows do not meet current standards for ingress and egress.
Consider adding a block, step, or stool under the window to aid in fire escape.

Service/Repair **Closet - No Doors**

Closet doors missing. Recommend installing closet doors.