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

Printed Monday, November 9, 2026

Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 9485

Payne, John L
16713 E Ashbrook Drive
Fountain hills, AZ 85268

602-315-4104

Inspected 11/5/26 8:00 AM
Built 1997
1349SF

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 9485 - Payne, John L 16713 E Ashbrook Drive, Fountain hills, AZ 85268

Safety Concern

EXTERIOR

Exterior Electrical Fixtures

Exterior patio and front porch fixtures are missing a bulb cover. The patio fixture also has an exposed light bulb. Exposed bulbs may explode if they get wet. Recommend installing proper light covers are needed.

Outside Outlets

Exterior outlet on the east side 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.

GARAGE/CARPORT

Garage Door To House

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

GFCI Outlets

Outlets found in the garage that are not GFCI protected. GFCI outlets were first required in garages in 1978. Recommend GFCI outlet protection for all outlets in the garage. The polarity and the grounding of all accessible exterior outlets were tested.

Outlets with missing or damaged cover plates this is a shock hazard. Recommend installing or replacing all missing or damaged electrical cover plates.

Light Fixture

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

Garage Electrical System

Extension cord run through the garage wall into the house. Extension cords are not designed to be run through walls.
Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Temp. Pres Relief Valve and Pipe

Temperature pressure relief valve extension pipe has too many bends. Recommend no more than 4 - 90 degree bends. Too many bends in a pipe restricts water flow. Recommend a qualified plumbing contractor evaluate and make all necessary repairs.

LAUNDRY

Light Fixture

The laundry area light fixture has a spliced extension cord going to it with exposed wire nuts.
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. Exposed wires and exposed romex at the area where a hood would be installed in the kitchen . This is a shock hazard. Recommend a qualified contractor evaluate and make all needed repairs.

Safety Concern

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.

INTERIOR

Switches and Light Fixtures

There is an extension cord type of wire running out of the wall in the living room at the sliding lass door area to a light fixture above the door. T=his type of wire is not designed to be run through walls.
Recommend a qualified contractor evaluate and make all necessary repairs.

Interior Outlets

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

ELECTRIC

*Sub Panel Locations

The sub electric panel in the garage has the neutral wires attached to the ground wires. This is improper wiring for a sub electric panel. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Double tapped neutral wires in the sub electric panel. Each neutral wire needs its own hole.
Recommend a qualified electrical contractor evaluate and make all necessary repair.

PLUMBING

Cross Connections

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

BED2

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??

BED3

Windows

No access to the window in this bedroom but from the exterior I see bar installed.
Bars permanently installed outside of window 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??

Service/Repair

EXTERIOR

Wall Covering \ Cladding

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

There is a hole in the stucco from the front porch into the garage. Recommend properly patching this hole and there is a hole in the stucco at the back of the home in the patio area.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Flashings and Trim

Large sections of wood on the front of the garage and the east side of the home have wood rot and loose paint.
Recommend a qualified contractor evaluate and make all necessary repairs.

Vegetation

Vegetation block in the steps to the back.
Recommend a qualified contractor evaluate and make all necessary repairs.

Yard Fences

There is a block fence between this half of the duplex and the one attached and this wall is falling over.
Recommend a qualified contractor evaluate and make all necessary repairs.

Other

Termite tubes found on the exterior garage foundation stem wall. Recommend a qualified termite inspector evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection.

GROUNDS

Patio

Cracks found in the back patio slab. Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

Roof Covering

Cracks in the built up foam roof and damage to the built up foam on the walls surrounding the roof. Pools of water on the garage roof and the middle section of roof. The back section of the houser roof looks good.
Multiple holes and missing foam on the walls surrounding the flat roof and cracks in the stucco on the top of the roof walls.
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

Gutter/Drainage System

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed.
Scuppers are installed too high or they have defects allowing water to pool on the roofs. Debris in the roof scuppers block water flow.
Recommend a qualified contractor evaluate and make all necessary repairs.

Garage / Carport Roof

The foam covered garage roof has lots of cracks in the surface of the roof and there is a lot of water pooled on the garage roof.
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

Skylight

The kitchen sky light is cracked in two spots.
Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

GARAGE

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

Garage Interior Ceiling

Water stains on the garage ceiling in several spots. See picture Recommend a qualified contractor evaluate and make all necessary repairs.
Settling crack(s) found in garage ceiling drywall. This is cosmetic. Recommend patching and painting when convenient.

LAUNDRY

Ventilation

No exhaust fan or window in the laundry room. Recommend installing an exhaust fan in the laundry room to help keep moisture out of the laundry area.

Service/Repair

COOLING

Thermostat wires

The low voltage wires from the thermostat to the AC coil on the exterior have sun damaged insulation. Sun damaged insulation make the wire insulation brittle. This will allow the insulation to break off leaving exposed bare copper wires that can cause the AC unit to malfunction or short out at any time. Recommend a qualified contractor replace this thermostat wire and make all necessary repairs.
This sun burnt wire is brittle so wrapping this in black electrical tape is not an option.

KITCHEN

Kitchen Ceiling and Walls

Lots of water damage to the kitchen walls at the refrigerator area. Looks like the water line to the refrigerator leaked. Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Cabinets

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

Kitchen Drain and Trap

Corrugated type of drain pipe is not recommend since it clogs easily and does not meet industry standards. Recommend installing only smooth drain pipes.
Recommend a qualified contractor evaluate and make all necessary repairs.

Kitchen Switches Fixtures

The cover for the kitchen skylight is cracked. Dirt on the inside is from water leaking through the cracks in the skylight.
Recommend a qualified contractor evaluate and make all needed repairs.

Dishwasher

The water supply to the kitchen dishwasher has been removed so it the hot water is turned on under the sink water will spray out under the sink.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

INTERIOR ROOMS

Termite tubes found in the living room closet. Recommend a qualified pest control contractor evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection.

Interior Walls and Ceiling

Rippled drywall in the living room on the ceiling at the east wall. Can be caused by a water leak.
Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

PLUMBING

The water to the house is turned off so none of the plumbing fixtures could be tested. Plumbing fixtures were reported on to show their presents or absence in the home. All plumbing fixtures should be inspected after the water is turned on tho this home. Leak in the kitchen so water is shutoff and should stay off until all leaks can be solved.

MBATH

Door

The master bathroom door has been detached Recommend installing door.

Sink Cabinet

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

Service/Repair

MBED

Closet

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

Light Fixture

The light fixture in the master bedroom is missing a bulb cover. Recommend installing a bulb cover.

Walls and Ceiling

Termite tube on the top of the drywall at the sliding glass door in the master bedroom and on the wall by the sliding glass door..
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Sink Cabinet

Some water stains or signs of a past leak found on the base of the sink cabinet in the hall bathroom. Recommend monitoring for leaks.

Ventilation

Exhaust fan cover missing. Recommend installing a cover for the exhaust fan.

BED2

Walls & Ceiling

Water stains on the ceiling in this bedroom. IR camera shows a bigger stain area. This is an active leak. There is a termite tube ion the ceiling in this bedroom in the same area.
Recommend a qualified contractor evaluate and make all necessary repairs.

Closet

Closet doors missing. Recommend installing closet doors.

BED3

Closet

Closet doors missing. Recommend installing closet doors.

Recommend Further Investigation

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.

LAUNDRY

LAUNDRY

A dryer hookup in the garage may cause an explosion by igniting flammable vapors stored in garage. Recommend not storing flammable liquids in the garage. Recommend removing dryer from garage area if possible. This may not be a building violation but can be a safety problem.

COOLING

COOLING SYSTEM

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

Refrigerant Type

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

Recommend Further Investigation

Cooling System Electrical

the fuse on the quick disconnect is a 30 amp fuse. Recommend checking the main electric panel fuse after the lock is removed to make sure it is not too big, and it should be 25 amps or less.

ELECTRIC

ELECTRICAL SYSTEM

The main electric panel is locked so it could not be inspected. Many problems can be found in main electric panels from shock hazards to fire hazards.
Recommend inspecting the main electric panel after access is provided.

PLUMBING

Main Water Shut Off

The main water shut off valve is located on the east side of the house. There are two main water shutoff valves located next to each other on the east side. One has a water regulator installed, Both were shutoff but only the gate valve shutoff water to this part of the duplex. I looked at the front of the other duplex and there is a water shutoff valve in front of it so I do not know why there are two water shutoff valves here. Recommend further investigation.
I recommend that everyone living in the home familiarizes themselves with the location of ALL the utility shut off devices including the water main shut off, electrical panel/main breaker shut off, and gas shut off valve.
Knowing where shut offs are located and how to turn them off in an emergency can possibly save lives and limit damage.

BED3

BEDROOM 3

This room is located near the living room.
Extra limited access to this room due to stuff stored in this room. Recommend inspecting this room after the stuff is removed.

Walls & Ceiling

Inspected where visible.

Monitor/Maintain

None noted

Inspection Report Details

Record 9485 - Payne, John L 16713 E Ashbrook Drive, Fountain hills, AZ 85268

GENERAL INFORMATION

Satisfactory **GENERAL INFORMATION - Buyer**

Please take all recommendations in this report Seriously! and addresses all such recommendations before the end of your home inspection period. 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 the pictures included 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 your inspection period 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 or replaced after taking possession. 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. To Whom This Report is Made: Client is the only person to whom this Inspection Report and examination is made. All examinations and reports covered by this agreement are void to all others than Client.
THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.
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. THERMAL IMAGING:
An infrared device may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home.
All items in this report that were designated for safety, repair, major defect, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients inspection period. I may recommend a contractor but I do not guarantee their work.
A specialist may be recommend, by the home inspector or others, because a specialist may have special knowledge and or equipment to find additional issues with a system that a home inspector would not find. I do report on termite damage, past termite treatment, and presence of termite tubes and or tube stains, but I do not hold a termite applicator or inspector license or write a Wood-Destroying Insect Inspection report. For an actual WDIIR you will need a licensed termite company.

Satisfactory **Occupancy - Vacant**

Satisfactory **Inspection Type - Duplex**



Only one half of this duplex is being inspected. Blueprints for this duplex are in the master closet.
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 professional(s) in a professional manor. A qualified contractor or professional is one with a state issued license in their field that relates to this problem, adequate experience dealing with this type of problem, 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.

Satisfactory **Home Facing - North**

For the sake of this inspection the front door of the home will be considered as predominantly north.
The compass directions of the home is taken standing in the front door of the home facing the street.

EXTERIOR

Satisfactory **Type of Wall Structure - Framed**

Satisfactory **Wall Structure - Appears Level**

Satisfactory **Type of Columns - Metal**

Service/Repair **Wall Covering \ Cladding - Stucco\Synthetic Stucco**

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

There is a hole in the stucco from the front porch into the garage. Recommend properly patching this hole and there is a hole in the stucco at the back of the home in the patio area.
Recommend a qualified contractor evaluate and make all necessary repairs.





EXTERIOR

Safety Concern **Exterior Electrical Fixtures - Missing Bulb Cover**

Exterior patio and front porch fixtures are missing a bulb cover. The patio fixture also has an exposed light bulb. Exposed bulbs may explode if they get wet. Recommend installing proper light covers are needed.





Safety Concern **Outside Outlets - Non-GFCI**

Exterior outlet on the east side 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 **Flashings and Trim - Stucco**

Large sections of wood on the front of the garage and the east side of the home have wood rot and loose paint.
Recommend a qualified contractor evaluate and make all necessary repairs.


1


3


2


4

Satisfactory **Exposed Foundation - Poured Concrete**

Satisfactory **Exterior Doors - Tested**

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

Satisfactory **Patio Doors - Sliding**

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

EXTERIOR

Satisfactory **Grading\Surface Drainage - Adequate**

Recommend all soil be sloped away from house at all times to improve drainage and protect the foundation and recommend installing roof gutters to help keep rain water away from the foundation. Recommend all concrete poured at the house be sloped down and away from the home a 1/4" per foot. Recommend soil slope away from the home at a 6 inch drop away from the home in 10 feet.
When water is allowed to flow towards the foundation due to improperly slopped soil foundation problems may develop.

Service/Repair **Vegetation - Checked**

Vegetation block in the steps to the back.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair **Yard Fences - Masonry, Metal**

There is a block fence between this half of the duplex and the one attached and this wall is falling over.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Window Character Material - Aluminum**

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

Satisfactory **Door Bell - Tested OK**

Satisfactory **Basement - No Basement**

Satisfactory **Raised Foundation - None**

EXTERIOR

Service/Repair **Other - Termite Tubes**

Termite tubes found on the exterior garage foundation stem wall. Recommend a qualified termite inspector evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection.



GROUNDS

Satisfactory **Driveway - Concrete**

Satisfactory **Walkways - Concrete**

Satisfactory **Outside Steps - Inspected**

Satisfactory **Hand Rail - Metal**

Satisfactory **Balconies - None**

Satisfactory **Porches - Concrete**

Service/Repair **Patio - Concrete, Cracks**

Cracks found in the back patio slab. 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**

ROOF

Service/Repair **Roof Covering - Built Up\Foam**

Cracks in the built up foam roof and damage to the built up foam on the walls surrounding the roof. Pools of water on the garage roof and the middle section of roof. The back section of the houser roof looks good.
Multiple holes and missing foam on the walls surrounding the flat roof and cracks in the stucco on the top of the roof walls.
Recommend a qualified roofing contractor evaluate and make all necessary repairs.











ROOF

Service/Repair **Roof Covering - Built Up\Foam**



Satisfactory **Roof Style - Flat**

Satisfactory **Flashing - Inspected**

The visible roof flashings were inspected.

Satisfactory **Valleys - None**

Satisfactory **Plumbing Vents - Inspected**

ROOF

Service/Repair **Gutter/Drainage System - Scuppers**

Roof scuppers metal flanges tend to pop loose in 10 to 12 years after installation and need to be resealed.
Scuppers are installed too high or they have defects allowing water to pool on the roofs. Debris in the roof scuppers block water flow.
Recommend a qualified contractor evaluate and make all necessary repairs.







ROOF

Service/Repair **Garage / Carport Roof - Flat**

The foam covered garage roof has lots of cracks in the surface of the roof and there is a lot of water pooled on the garage roof. Recommend a qualified roofing contractor evaluate and make all necessary repairs.







Satisfactory **Porch Roof - Rolled Roofing**

Sample picture of the front porch roof.



ROOF

Satisfactory **Back Patio Roof - Rolled Mineral**

Sample picture of the patio roof.



Service/Repair **Skylight - Installed**

The kitchen sky light is cracked in two spots.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Other Roof Penetrations - Sky Light(s)**

ATTIC

Satisfactory **ATTIC - Flat Roof**

Flat roof no attic space found.

GARAGE/CARPORT

Service/Repair **GARAGE - Termite**

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



Satisfactory **Garage Type - 2 Car Attached**

Satisfactory **Garage Exterior Walls - Inspected**

Satisfactory **Garage Floor - Concrete**

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

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



Safety Concern **GFCI Outlets - Some Non GFCI, Cover Plates**

Outlets found in the garage that are not GFCI protected. GFCI outlets were first required in garages in 1978. Recommend GFCI outlet protection for all outlets in the garage. The polarity and the grounding of all accessible exterior outlets were tested.

Outlets with missing or damaged cover plates this is a shock hazard. Recommend installing or replacing all missing or damaged electrical cover plates.

Safety Concern **Light Fixture - Not Working**

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

Satisfactory **Garage Door Spring - Checked**

GARAGE/CARPORT

Satisfactory **Auto Garage Door Lift Controls - Auto Stop\ Reverse**

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

Satisfactory **Garage Electronic Eye - 4 to 6 Inches Above Floor**

Satisfactory **Garage to House Wall & Ceiling - Drywall Covered**

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

Satisfactory **Garage Fascia\Soffit - None**

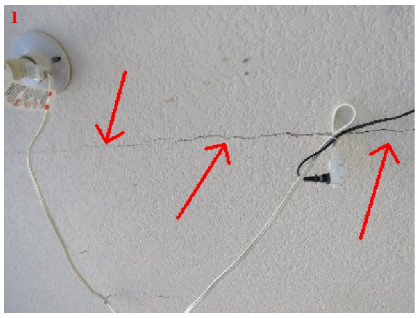
Satisfactory **Garage Gutters - Scuppers**

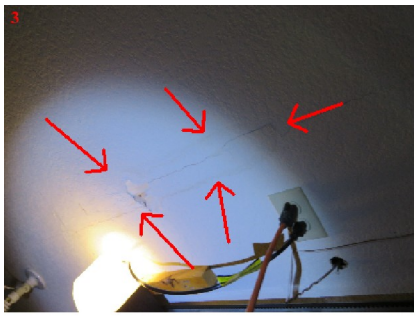
Satisfactory **Garage Interior Walls - Inspected**

GARAGE/CARPORT

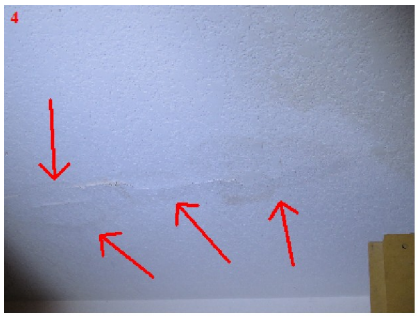
Service/Repair **Garage Interior Ceiling - Water Stains**

Water stains on the garage ceiling in several spots. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.
Settling crack(s) found in garage ceiling drywall. This is cosmetic.
Recommend patching and painting when convenient.









Satisfactory **Garage Doors - Overhead**

Satisfactory **Garage Man Door Exterior - None**

Satisfactory **Garage Windows - None**

GARAGE/CARPORT

Satisfactory **Sink - None**

Satisfactory **Garage Roof Style - Flat**

Satisfactory **Garage Roof Framing Type - No Access**

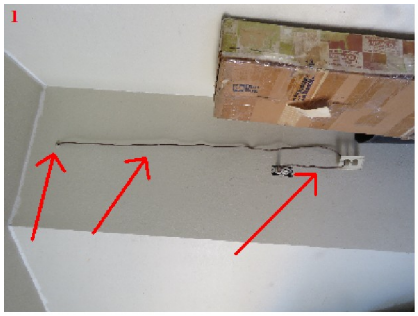
No access to the garage ceiling framing but no obvious signs of problems found.

Satisfactory **Ceiling Insulation - No Access**

Satisfactory **Insulation & Vapor Retarder - **None Located**

Safety Concern **Garage Electrical System - Other**

Extension cord run through the garage wall into the house.
Extension cords are not designed to be run through walls.
Recommend a qualified contractor evaluate and make all necessary repairs.

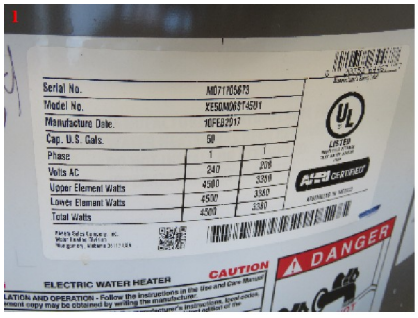


W. HEATER

Satisfactory **Water Heater 1 Mfg. - Rheem**

Satisfactory **Water Heater 1 Rated BTU/Watts - 4500**

Water heater rated at 4500 Watts.



Satisfactory **Water Heater 1 Size in Gallons - 50**

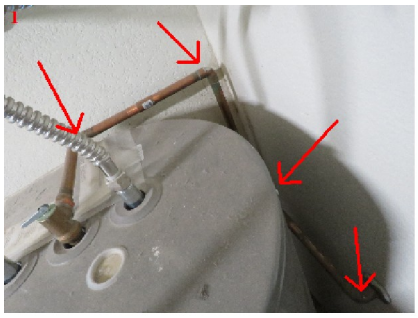
W. HEATER

Satisfactory **Water Heater 1 Location - Garage**

Satisfactory **Water Heater Fuel - Electric**

Safety Concern **Temp. Pres Relief Valve and Pipe - 4 + bends**

Temperature pressure relief valve extension pipe has too many bends. Recommend no more than 4 - 90 degree bends. Too many bends in a pipe restricts water flow. Recommend a qualified plumbing contractor evaluate and make all necessary repairs.



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.

LAUNDRY

Recommend Further Investigation **LAUNDRY - DRYER IN GARAGE**

A dryer hookup in the garage may cause an explosion by igniting flammable vapors stored in garage. Recommend not storing flammable liquids in the garage. Recommend removing dryer from garage area if possible. This may not be a building violation but can be a safety problem.



Satisfactory **Walls & Ceiling - Inspected**

Service/Repair **Ventilation - None**

No exhaust fan or window in the laundry room. Recommend installing an exhaust fan in the laundry room to help keep moisture out of the laundry area.

Satisfactory **Dryer Vent - Wall**

Satisfactory **Washer Faucets - Gate Type**

Satisfactory **Washer Drains - Trapped Line**

Satisfactory **Laundry Energy Source - 220 Electric**

Satisfactory **Appliances - No washer or Dryer Installed**

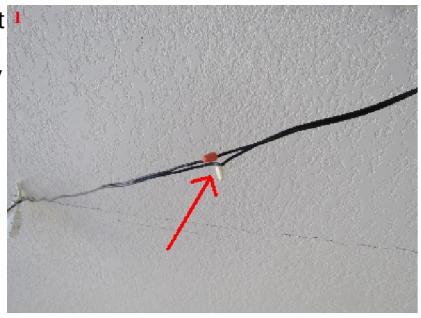
No washing machine installed so the water supply valves and drain were not tested.

Satisfactory **Floor - Concrete**

LAUNDRY

Safety Concern **Light Fixture - Tested**

The laundry area light fixture has a spliced extension cord going to it with exposed wire nuts.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Outlets - Tested**

All accessible outlets were tested in the laundry.

Satisfactory **Heating and Cooling Source - None**

Satisfactory **Laundry Sink - None**

CHIMNEY

Satisfactory **CHIMNEY - Not Tested**

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

Satisfactory **Chimney Fuel Type - Wood Burning**

Satisfactory **Fireplace1 - Metal Box**

Satisfactory **Fireplace Locations - Living Room**

Satisfactory **Chimney 1 Type - Wood Wrapped With Stucco**

Satisfactory **Flue Lining - Metal**

Satisfactory **Spark Arrestor - Installled**

Satisfactory **Chimney Top - Metal**

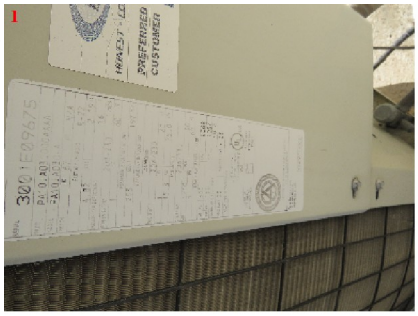
Satisfactory **Fire Proofing - Fireplace Screen/Door**

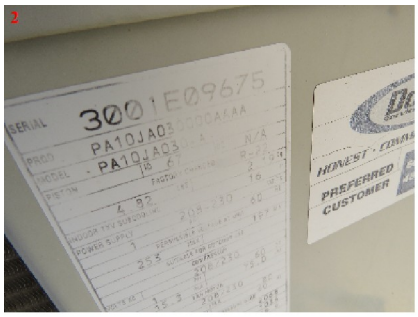
COOLING

Recommend Further Investigation

COOLING SYSTEM - Old Unit

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





Recommend Further Investigation

Refrigerant Type - R-22

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

Satisfactory

Estimated AC Size - 2.5-Ton

Model Number: 30
Compressor RLA:
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) - Made By

This AC coils is made by: Payne.
Payne AC is the BDP Company

Satisfactory

Energy Source - Electric

Recommend Further Investigation

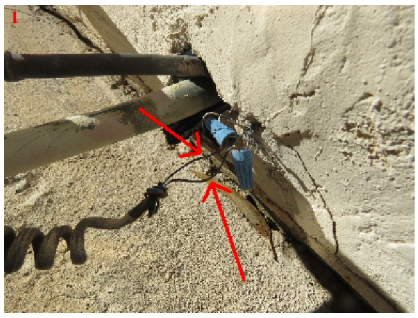
Cooling System Electrical - Other

the fuse on the quick disconnect is a 30 amp fuse. Recommend checking the main electric panel fuse after the lock is removed to make sure it is not too big, and it should be 25 amps or less.

COOLING

Service/Repair **Thermostat wires - Cracked insulation**

The low voltage wires from the thermostat to the AC coil on the exterior have sun damaged insulation. Sun damaged insulation make the wire insulation brittle. This will allow the insulation to break off leaving exposed bare copper wires that can cause the AC unit to malfunction or short out at any time. Recommend a qualified contractor replace this thermostat wire and make all necessary repairs.
This sun burnt wire is brittle so wrapping this in black electrical tape is not an option.



Satisfactory **Quick Disconnect - Installed**

Satisfactory **Registers - Adjustable**

Satisfactory **Air Filters and Dampers - Clean**

Satisfactory **Duct Type - Not Visible**

Satisfactory **Cooling System Coils - Exterior**

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

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

Satisfactory **Condensate Drain - Installed**

Satisfactory **Evaporative Cooler - None**

FURNACE

Satisfactory **FURNACE - Tested**

Central heating system(s) tested using normal operating controls. Visually observed automatic safety controls were inspected and found to be in proper working order.

Satisfactory **Furnace Type - Forced Air Electric**

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 - Not Visible**

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

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

Heater(s) made by Goodman Manufacturing.

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

Satisfactory **Automatic Safety Controls - Inspected**

KITCHEN

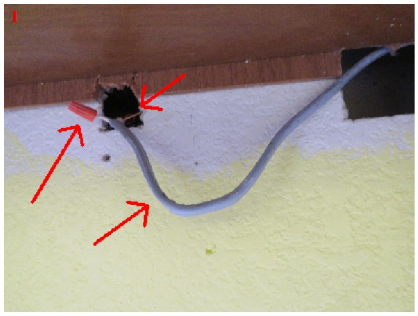
Satisfactory **KITCHEN - No Refrigerator**

Satisfactory **Microwave - None**

No built in microwave oven.

Safety Concern **Exhaust Fan Hood - None**

No exhaust vent installed in the kitchen. Recommend installing exhaust fan for kitchen to properly vent cooking moisture and odors. Exposed wires and exposed romex at the area where a hood would be installed in the kitchen .
This is a shock hazard. Recommend a qualified contractor evaluate and make all needed repairs.



KITCHEN

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

Lots of water damage to the kitchen walls at the refrigerator area. Looks like the water line to the refrigerator leaked.
Recommend a qualified contractor evaluate and make all necessary repairs.





Satisfactory **Kitchen Floors - Tile**

Satisfactory **Heating and Cooling Source - Central**

Service/Repair **Kitchen Cabinets - Inspected, Cabinet Base Bowed**

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



Satisfactory **Counter top - Laminate**

KITCHEN

Satisfactory **Kitchen Sink - Stainless**

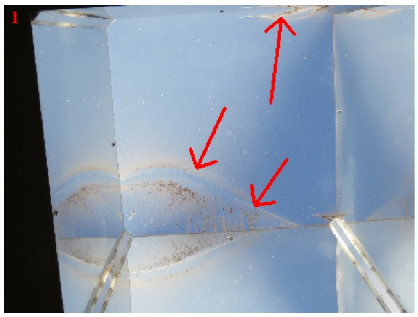
Service/Repair **Kitchen Drain and Trap - Corrugated Pipe**

Corrugated type of drain pipe is not recommend since it clogs easily and does not meet industry standards. Recommend installing only smooth drain pipes.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair **Kitchen Switches Fixtures - Inspected, Skylight**

The cover for the kitchen skylight is cracked. Dirt on the inside is from water leaking through the cracks in the skylight.
Recommend a qualified contractor evaluate and make all needed repairs.



Safety Concern **Kitchen Wall Receptacles - Grounded**

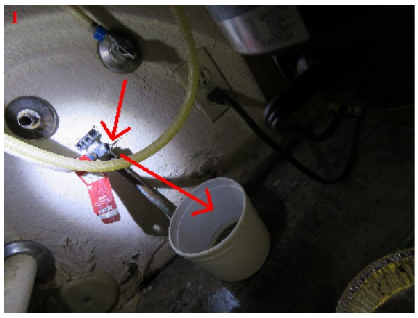
Kitchen counter top outlets within 6 feet of a source of water are not GFCI protected. GFCI outlets were first required for kitchen counter tops in 1987.
Recommend GFCI protected outlets for all outlets within 6 feet of a water source (except refrigerator outlet) to protect against shocks. This may not have been required when it was built but it is a good way to prevent a shock hazard.

Satisfactory **Garbage Disposal - Tested**

KITCHEN

Service/Repair **Dishwasher - None**

The water supply to the kitchen dishwasher has been removed so it the hot water is turned on under the sink water will spray out under the sink.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Range Oven - None**

Satisfactory **Surface Cook top - None**

Satisfactory **Reverse Osmosis/Water Filter - None**

Satisfactory **Trash Compactor - None**

INTERIOR

Service/Repair **INTERIOR ROOMS - Termite Tubes**

Termite tubes found in the living room closet. Recommend a qualified pest control contractor evaluate and treat as needed. Destructive testing for termite damage such as lifting carpets, removing paneling, drywall or siding is not part of a visual home inspection.



Satisfactory **Floor Structure - Concrete Slab**

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

INTERIOR

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

Rippled drywall in the living room on the ceiling at the east wall.
Can be caused by a water leak.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Interior Floor Covering - Tile, Wood/Imitation Wood**

Laminate wood flooring is easily damaged with water. Water damage to this type of flooring material is considered cosmetic and cosmetic items are not requires to be reported on. Recommend buyers throughly inspect all such flooring material before the end of your inspection period if this is a concern of yours.

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

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

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.

Satisfactory **Windows - Sample Number Tested**

Safety Concern **Switches and Light Fixtures - Sample Number Test**

There is an extension cord type of wire running out of the wall in the living room at the sliding lass door area to a light fixture above the door. T=his type of wire is not designed to be run through walls.
Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern **Interior Outlets - Missing cover plates**

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

INTERIOR

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

Satisfactory **Insulation Walls - None Visible**

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

Satisfactory **Skylight - No Evidence of Leakage**

Satisfactory **Visible Flues and Dampers - Observed, Operated**

Observed and inspected visible gas pipes.

Satisfactory **Stairways and Steps - None**

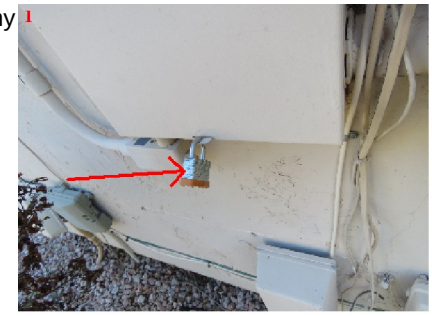
Satisfactory **Balconies and Railings - None**

Satisfactory **Environmental odors or smells - None**

ELECTRIC

Recommend Further Investigation **ELECTRICAL SYSTEM - Locked Panel**

The main electric panel is locked so it could not be inspected. Many problems can be found in main electric panels from shock hazards to fire hazards.
Recommend inspecting the main electric panel after access is provided.



Satisfactory **Main Electrical Service - Underground Service**

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

ELECTRIC

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

The main electric pane is located on the west side of the garage. The main electric shutoff breaker is located under the cover in the picture.



Satisfactory **Main Electrical Disconnect - Side of Garage**

The main shut off breaker is located outside in the main electric panel on the west ide of the garage.

Satisfactory **Voltage Available - 110 / 220**

Satisfactory **Grounding - Water Pipe**

Satisfactory **Bonding - Plumbing System**

Satisfactory **Electrical Outlets - 3 Slotted**

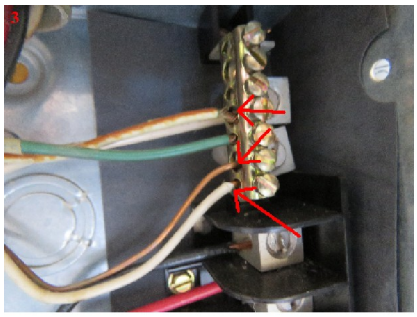
ELECTRIC

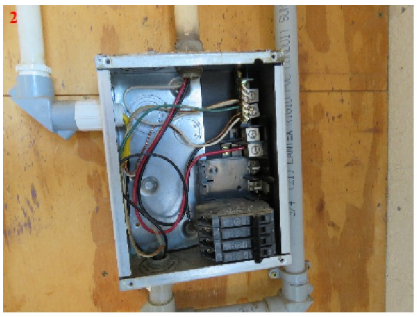
Safety Concern ***Sub Panel Locations - Ground Wire to Neutral, 2 Tap Neu, Garage**

The sub electric panel in the garage has the neutral wires attached to the ground wires. This is improper wiring for a sub electric panel. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Double tapped neutral wires in the sub electric panel. Each neutral wire needs its own hole.
Recommend a qualified electrical contractor evaluate and make all necessary repair.







PLUMBING

Service/Repair **PLUMBING - Water Shut Off**

The water to the house is turned off so none of the plumbing fixtures could be tested. Plumbing fixtures were reported on to show their presents or absence in the home. All plumbing fixtures should be inspected after the water is turned on tho this home. Leak in the kitchen so water is shutoff and should stay off until all leaks can be solved.

Recommend Further Investigation **Main Water Shut Off - Side of House**

The main water shut off valve is located on the east side of the house. There are two main water shutoff valves located next to each other on the east side. One has a water regulator installed, Both were shutoff but only the gate valve shutoff water to this part of the duplex. I looked at the front of the other duplex and there is a water shutoff valve in front of it so I do not know why there are two water shutoff valves here. Recommend further investigation.
I recommend that everyone living in the home familiarizes themselves with the location of ALL the utility shut off devices including the water main shut off, electrical panel/main breaker shut off, and gas shut off valve.
Knowing where shut offs are located and how to turn them off in an emergency can possibly save lives and limit damage.



PLUMBING

Satisfactory **Main Water Shutoff Test - Gate 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 - 1 inch**

Satisfactory **Interior Visible Water Pipes - Copper**

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

Satisfactory **Interior Waste/Vent Pipes - PVC**

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. A vacuum breaker on a hose bib prevents backflow of contaminated water into the drinking water supply.

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 **Well Pump Type - None Found**

Satisfactory **Water Softener - None Found**

Satisfactory **Cleanouts - Other**

Sewer cleanout located in the patio slab.

MBATH

Service/Repair **Door - Removed**

The master bathroom door has been detached Recommend installing door.

Satisfactory **Sink - Single**

MBATH

Service/Repair **Sink Cabinet - Water Damage**

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



Satisfactory **Switches and Fixtures - Wall, Skylight**

Satisfactory **Receptacles - GFCI**

Satisfactory **Walls and Ceiling - Inspected**

Satisfactory **Floor Covering - Tile**

Satisfactory **Ventilation - Electic Fan**

Satisfactory **Heating and Cooling - Central Heating & Cooling**

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

MBED

Service/Repair **Closet - No Doors**

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

Satisfactory **Door - Hardware Checked**

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

The light fixture in the master bedroom is missing a bulb cover. Recommend installing a bulb cover.

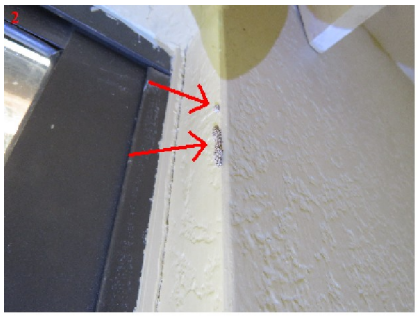
Satisfactory **Outlets - Tested, 3 Prong Grounded**

MBED

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

Termite tube on the top of the drywall at the sliding glass door in the master bedroom and on the wall by the sliding glass door..
Recommend a qualified contractor evaluate and make all necessary repairs.





Satisfactory **Floor - Wood/Imitation Wood**

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

Satisfactory **Windows - Sliding Glass Door**

BATH2

Satisfactory **Door - Door Lock and Hardware**

Satisfactory **Sink - Single**

BATH2

Service/Repair **Sink Cabinet - Water Stains**

Some water stains or signs of a past leak found on the base of the sink cabinet in the hall bathroom. Recommend monitoring for leaks.



Satisfactory **Switches and Fixtures - Wall, Skylight**

Satisfactory **Receptacles - GFCI**

Satisfactory **Walls and Ceiling - Inspected**

Satisfactory **Floor Covering - Tile**

Service/Repair **Ventilation - Electric Fan, Fan Cover Missing**

Exhaust fan cover missing. Recommend installing a cover for the exhaust fan.



Satisfactory **Heating and Cooling - Central Heating & Cooling**

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

Satisfactory **Tub/Shower Enclosure - Fiberglass**

BED2

Satisfactory **BEDROOM 2 - Across From Hall Bath**

The bedroom is located across from the hall bathroom.

Satisfactory **Door - Hardware Checked**

Satisfactory **Light Fixtures - Installed, Ceiling Fan tested**

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

Service/Repair **Walls & Ceiling - Inspected, Ceiling Stains**

Water stains on the ceiling in this bedroom. IR camera shows a bigger stain area. This is an active leak. There is a termite tube ion the ceiling in this bedroom in the same area.
Recommend a qualified contractor evaluate and make all necessary repairs.







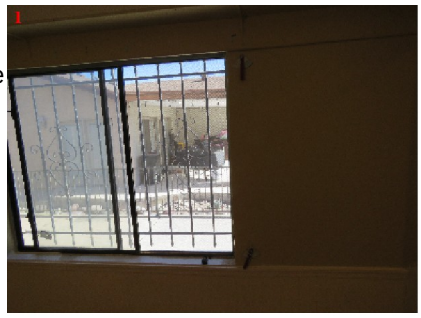
Satisfactory **Floor - Wood/Imitation Wood**

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??



Service/Repair **Closet - No Doors**

Closet doors missing. Recommend installing closet doors.

BED3

Recommend Further Investigation **BEDROOM 3 - Room Location**

This room is located near the living room.
Extra limited access to this room due to stuff stored in this room.
Recommend inspecting this room after the stuff is removed.



Satisfactory **Door - Hardware Tested**

Satisfactory **Light Fixture - Ceiling Fan Tested**

Satisfactory **Outlets - 3 Prong Grounded**

Recommend Further Investigation **Walls & Ceiling - Inspected**

Inspected where visible.

Satisfactory **Floor - Wood/Imitation Wood**

BED3

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

Safety Concern **Windows - Bars On Windows**

No access to the window in this bedroom but from the exterior I see bar installed.
Bars permanently installed outside of window 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??

Service/Repair **Closet - No Doors**

Closet doors missing. Recommend installing closet doors.