
Perfection Home Inspections
1042 E. Fairbrook Circle
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 7556

Manley, Deborah
8707 E. San Felipe Drivw
Scottsdale, AZ 85258

Inspected 3/27/18 3:00 PM
Built 1993
2976 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 7556 - Manley, Deborah 8707 E. San Felipe Drivw, Scottsdale, AZ 85258

Safety Concern

EXTERIOR

Outside Outlets

The polarity and the grounding of all accessible exterior outlets were tested. Balcony outlet is damaged and not GFCI protected. Recommend replacing all damaged outlets and recommend GFCI outlet protection and exterior cover plates for all exterior outlet.

GROUNDS

Walkways

Trip hazard due to uneven areas in the sidewalk. Recommend finding out what has caused this problem and solving it to avoid the problem getting worse. Recommend a qualified contractor evaluate and make all necessary repairs. See sample picture

GARAGE/CARPORT

Garage Door To House

Automatic closure on the door to the garage does not close the door all the way and needs to be adjusted. This door acts as a fire stop and helps keep carbon monoxide out of the house.

GFCI Outlets

Non dedicated 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 non dedicated outlet in the garage. They may not have been required when the home was built but they provide extra safety. The polarity and the grounding of all accessible exterior outlets were tested.

Garage Overhead Door Spring

The garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem. Recommend a qualified contractor evaluate and make all necessary repair

LAUNDRY

Dryer Vented

Lots of lent in the dryer vent on the side of the home. Lent blocks airflow an can cause fires. Recommend cleaning the dryer vent.

KITCHEN

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 disposal water from flowing into the dishwasher. See picture

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.

Safety Concern

INTERIOR

Smoke Detectors

The upstairs smoke alarm did not work when tested.

Recommend keeping all smoke alarms in proper working order.

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.

Windows

Multiple window screens missing on windows that lead to the pool area. Recommend installing screens on all windows that lead to the pool area to protect small children form the pool.

Multiple window screen missing on the second story. This may allow small children to fall out the window.

Recommend screen be properly installed on all windows above the first floor.

Upstairs window has lost its seal.

When a window seal between the window panes is found to leak all the windows should be suspect of having a seal problem. Since all windows are normally purchased at the same time from the same batch when one goes the others may be soon to follow. Sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all sealed windows and make all necessary repairs.

Most window manufacturers warranty sealed windows for a minimum of 10 years and some for life.

ELECTRIC

Breakers & Wire Sizes

The electric panel breakers are not properly labeled in the main electric panel. Recommend properly labeling all breakers in the electric panel.

One breaker is double tapped this may create a loose connection and loose connections can cause electrical fires.

Recommend only one wire per breaker. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

MBATH

Receptacles

No GFCI protected outlets found in 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.

MBED

Windows

Screen missing on master bedroom window(s). Recommend installing screen to help avoid having small children fall out of 2nd story window.

BATH2

Receptacles

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.

BED2

Windows

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.

POOL

GFCI Outlet

The GFCI outlet for the pool equipment and for the pool light did not trip when tested. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

Deep End Drain Diverter

Beware this pool has only one deep end drain. One may get stuck to bottom of pool at the drain and drown when the pump is on. Recommend installing a different style of drain cover designed to prevent one from getting stuck to the drain and when resurfacing pool recommend installing an extra drain. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Automatic Safety Controls

No temperature pressure relief valve pipe found for the pool heater. Recommend all temperature pressure relief valve pipes be within 12 inches of the ground and pointed straight down. Recommend a qualified contractor evaluate and make all necessary repairs

Time Clock

The pool motor time clock is missing a wire cover. This is a shock hazard. Recommend installing wire cover for the time clock to avoid shocks. See picture

Safety Barrier

Window screen(s) missing on one or more windows from the house to the pool area. This may allow children direct access to the pool area. Recommend all windows that lead directly to the pool area have screens installed.

Bar

Outlets

Recommend installing GFCI outlets for all outlets within 6 feet of a source of water. In 1993 building standards started requiring GFCI protection for all receptacles within 6 feet of a bar sink.

Service/Repair

EXTERIOR

Wall Covering \ Cladding

Some stucco cracks on both sides of the home. Recommend repair. 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.

The stucco is too close to the ground in some areas.

Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained.

Running stucco to the ground is a common practice for masonry homes in this area.

Exterior Electrical Fixtures

Glass pane missing in the garage light fixture on the front of the garage. Recommend installing missing pane.

Exterior Doors

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

The front door jamb has wood rot.

Recommend a qualified contractor evaluate and make all necessary repairs.

Patio Doors

Exterior patio and or back door(s) tested and the dead bolt lock is missing a latch.

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 east 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 slopped 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 swales to ensure drainage away from the foundation.

Service/Repair

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

Vines and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vines and plants off the exterior of the house.

Sprinkler System

Broken sprinkler head or pipe in the back. Recommend repair.

Sprinkler systems are not fully inspected as part of this home inspection. The sprinkler valves in the valve boxes are inspected by turning them on manually and looking for major leaks only. Sometime other items are noted because the system turns on automatically and defects are noticed at that time.

Yard Fences

There is a home in the fence block wall in the back and some loose or displaced upper bricks. Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

ROOF

Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak. See sample picture

Roof Covering

W style concrete roof tiles installed.

Missing roof tiles on the front of the house and garage see row one. Loose and out of place roof tiles on the east side of the home.

Recommend a qualified contractor evaluate and make all necessary repairs.

Cement caps on the roof are cracked.

Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Garage Man Door Exterior

The garage door to the side yard is screwed shut and there is wood rot in the door jamb.

Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Overflow Pan

No pan installed under the garage water heaters.

Recommend installing an overflow pan under all water heaters and installing a drain line from this pan if possible to the exterior.

LAUNDRY

Walls & Ceiling

Water damage to the laundry wall below the valve box.

Recommend a qualified contractor evaluate and make all necessary repairs.

Washer Faucets

The hot water valve for the washing machine is stuck.

Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Vent Pipes

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside. See picture

Service/Repair

COOLING

Cooling System Electrical

Oversized breaker or fuse used on the Rheem air conditioning unit. Over sizing of both the fuse and breaker may damage the heat pump. The maximum breaker/fuse rating for this unit is 35 and the breaker/fuse used is 40. Recommend replacing breaker or fuse with one that is lower than or meets the manufactures requirements.

KITCHEN

Kitchen Floors

Water damage to the kitchen flooring.
Recommend a qualified contractor evaluate and make all necessary repairs.

Water Supply

The cold water supply valve under the kitchen sink is stuck or not operating properly. Recommend replacing all stuck water supply valves.

PLUMBING

Fuel Supply Tank Type

The west side propane tanks are not strapped. Recommend properly strapping both gas tanks to help keep them from falling over.

MBATH

Switches and Fixtures

The master bath ceiling fixture cover on the shower ceiling is warped and does not seal properly.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Drain, Trap, Waste and Vent Piping

The drain stop has been disconnected or is missing for the sink in this bathroom. Recommend installing drain screen or other device to help keep stuff out of the drain.

Floor Covering

There is a gap in the wood flooring along the shower.
Recommend a qualified contractor evaluate and make all necessary repairs.

Ventilation

Seal in the hall bathroom window is bad. Recommend replacing window. When one window seal goes bad others may also be bad but sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all windows and make all necessary repairs.

Tub/Shower Faucets

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

BATH3

Sink Faucet

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.
Corrosion on the hot water supply valve under this sink. Corrosion is a sign of past leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.

Receptacles

The outlet in this bathroom is loose in the wall. Recommend properly installing all outlets.

Walls and Ceiling

Some minor water damage to the drywall between the toilet and the shower.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Toilet Bowl and Tank

The toilet water supply valve leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Faucet

The shower valves are loose in the wall.
Recommend a qualified contractor evaluate and make all necessary repairs.

Tub/Shower Enclosure

There is a crack in the manufactured stone on the back wall of this shower enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH4

Sink Faucet

The hall bath sink angle stop or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

BED2

Closet

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

BED3

Floor

Wet spot on the carpet near the entrance door.
Recommend a qualified contractor evaluate and make all necessary repairs.

OFFICE/DEN

Door

The door to the balcony from the office has a dead bolt lock that does not latch.
Recommend a qualified contractor evaluate and make all necessary repairs.

Floor

Damage to the wood flooring in the office looks like termite damage.
Recommend a qualified contractor evaluate and make all necessary repairs.

POOL

Deck To Pool Seal/Coping

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

Water Pressure/ Gauges

The water pressure gauge on the top of the swimming pool filter reads 35 PSI when the pump is running.
This water pressure is too high.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Valves

A pool valve with a red handle has a broken handle.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Heater

Debris inside the pool heater burner area. Recommend removing all debris inside this cover.

Auto Sweep\Self Cleaning

No pool self cleaning device found. Recommend installing a pool self cleaning device.

Service/Repair

Aerator

The pool aerator did not work properly when tested. Recommend a qualified pool contractor evaluate and make all necessary repairs.

SPA

Surface

Chip is the spa surface plaster.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Bar

Floor covering

Wood flooring in the upstairs kitchen area is bowed and has gaps between the planks.
Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

EXTERIOR

Other

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment?

ROOF

Felt Paper

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

GARAGE/CARPORT

GARAGE

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

ATTIC

Attic Access

No attic access found to the upstairs attic space. Only the garage attic was inspected.

Attic Ventilation

No attic ventilation found. Lack of proper attic ventilation can cause excessive heat in the attic which can damage the roof felt paper and roof shingles if installed.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Visible Flues and Dampers

Gas fireplace so the damper should not close completely. When converted to gas this damper should have been made so it would not close.
If natural gas leaks it needs to escape out the chimney and not go into the home.
Propane used in both fireplace so this may not apply.
Recommend further investigation.

BED4

Windows

No access to the windows in this so they were not inspected. Recommend inspecting after access is provided.

Inspection Report Details

Record 7556 - Manley, Deborah 8707 E. San Felipe Drivw, Scottsdale, AZ 85258

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 and carpet are generally not included in this report. The washing machine, dryer and refrigerator may not be tested unless specifically requested. 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.

Satisfactory

Occupancy - Occupied

Occupied homes cannot be inspected as well as vacant homes due to personal belongings unintentionally covering up or hiding existing problems. I recommend a through inspection after all personal belongings are removed.

Satisfactory

Inspection Type - Single Family Home

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

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

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

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

EXTERIOR

Satisfactory

EXTERIOR - General Comment

There is a pool shower on the east side of the home in the back corner. Tested both hot and cold water it drains onto the ground.

Satisfactory

Type of Wall Structure - Framed 2 Story

Satisfactory

Wall Structure - Appears Level

Satisfactory

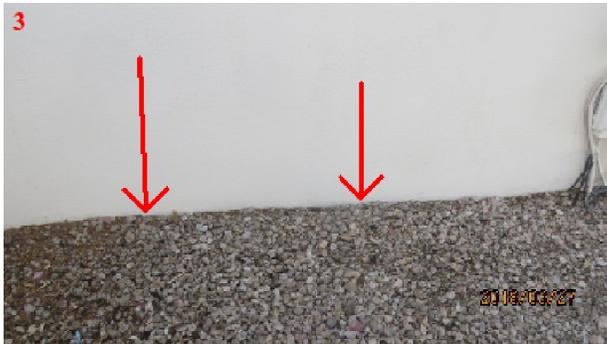
Type of Columns - Wood, Stucco covered Wood

EXTERIOR

Service/Repair Wall Covering \ Cladding - Stucco\Synthetic Stucco, Stucco To Soil

Some stucco cracks on both sides of the home. Recommend repair. 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.

The stucco is too close to the ground in some areas. Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained. Running stucco to the ground is a common practice for masonry homes in this area.



Service/Repair Exterior Electrical Fixtures - Inspected

Glass pane missing in the garage light fixture on the front of the garage. Recommend installing missing pane.



Safety Concern Outside Outlets - Tested

The polarity and the grounding of all accessible exterior outlets were tested. Balcony outlet is damaged and not GFCI protected. Recommend replacing all damaged outlets and recommend GFCI outlet protection and exterior cover plates for all exterior outlet.



Satisfactory Soffit\Eaves\Fascia - Stucco

EXTERIOR

Satisfactory Flashings and Trim - Stucco

Satisfactory Exposed Foundation - Poured Concrete

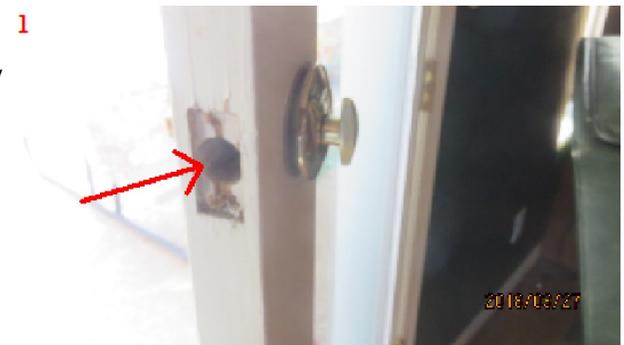
Service/Repair Exterior Doors - Tested

Exterior entrance door tested and found to be in proper working order.
The front door jamb has wood rot.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Patio Doors - Tested

Exterior patio and or back door(s) tested and the dead bolt lock is missing a latch.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair Grading\Surface Drainage - Inadequate

Soil or the concrete is not properly sloped away from the house foundation on the east 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 slopped 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 swales to ensure drainage away from the foundation.

EXTERIOR

Service/Repair Vegetation - Trees On Roof, On house

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

Vines and or other plants on the house are not recommend. Plants and vines hold moisture against the siding and can damage the siding and soffit area. Recommend keeping all vines and plants off the exterior of the house.



Service/Repair Sprinkler System - Vacuum Breaker

Broken sprinkler head or pipe in the back. Recommend repair. Sprinkler systems are not fully inspected as part of this home inspection. The sprinkler valves in the valve boxes are inspected by turning them on manually and looking for major leaks only. Sometime other items are noted because the system turns on automatically and defects are noticed at that time.



EXTERIOR

Service/Repair **Yard Fences - Masonry**

There is a hole in the fence block wall in the back and some loose or displaced upper bricks.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Window Character Material - Aluminum**

Satisfactory **Window Character Type - Slider and Fixed, Single Hung**

Satisfactory **Glass - Dual Pane**

Satisfactory **Door Bell - Tested OK**

Satisfactory **Basement - No Basement**

Satisfactory **Raised Foundation - None**

EXTERIOR

Recommend Further Investigation

Other - Past Treatment

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment?



GROUND

Satisfactory

Driveway - Concrete

Safety Concern

Walkways - Concrete, Trip Hazard

Trip hazard due to uneven areas in the sidewalk. Recommend finding out what has caused this problem and solving it to avoid the problem getting worse. Recommend a qualified contractor evaluate and make all necessary repairs. See sample picture



Satisfactory

Outside Steps - Inspected

Satisfactory

Hand Rail - Inspected

Satisfactory

Balconies - Guard Rails 36 inches or Higher

GROUNDS

Satisfactory **Patio - Concrete**

Satisfactory **Porches - Concrete**

Satisfactory **Wood Decks - None**

Satisfactory **Retaining Wall - None or No Effect Home**

Satisfactory **Stoops / Areaways - Inspected**

ROOF

Service/Repair **ROOF - Debris**

Debris on the roof should be removed. Debris can cause water to backup on the roof and create a roof leak. See sample picture



Satisfactory **How Inspected - From Ground**

ROOF

Service/Repair **Roof Covering - W-Tile**

W style concrete roof tiles installed.
Missing roof tiles on the front of the house and garage see row one.
Loose and out of place roof tiles on the east side of the home.
Recommend a qualified contractor evaluate and make all necessary repairs.
Cement caps on the roof are cracked.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Roof Style - Hip**

Satisfactory **Flashing - Lead**

Satisfactory **Valleys - Galvanized**

Satisfactory **Plumbing Vents - Inspected**

Satisfactory **Gutter/Drainage System - Gutters**

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

Satisfactory **Porch Roof - Same as House**

Satisfactory **Back Patio Roof - Same as House**

Satisfactory **Skylight - None**

ROOF

**Recommend
Further
Investigation**

Felt Paper - General

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

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.

GARAGE/CARPORT

**Recommend
Further
Investigation**

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

Satisfactory

Garage Floor - Concrete

Safety Concern

Garage Door To House - Def Auto Closure

Automatic closure on the door to the garage does not close the door all the way and needs to be adjusted. This door acts as a fire stop and helps keep carbon monoxide out of the house.

Safety Concern

GFCI Outlets - Some Non GFCI

Non dedicated 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 non dedicated outlet in the garage. They may not have been required when the home was built but they provide extra safety. The polarity and the grounding of all accessible exterior outlets were tested.

Satisfactory

Light Fixture - Tested

GARAGE/CARPORT

Safety Concern **Garage Overhead Door Spring - Improper Adjustment**

The garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem.
Recommend a qualified contractor evaluate and make all necessary repair

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

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

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

Satisfactory **Garage Roof Framing Style - Hip**

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 fire rated. This drywall fire barrier was visually inspected for defects.

Satisfactory **Garage Fascia\Soffit - Wood**

Satisfactory **Garage Gutters - None**

Satisfactory **Garage Interior Walls - Drywall\Plaster**

Satisfactory **Garage Interior Ceiling - Drywall\Plaster**

Satisfactory **Garage Doors - Overhead**

GARAGE/CARPORT

Service/Repair Garage Man Door Exterior - Other

The garage door to the side yard is screwed shut and there is wood rot in the door jamb.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Garage Windows - None

Satisfactory Sink - None

Satisfactory Garage Roof Framing Type - Truss

Satisfactory Ceiling Insulation - None

Satisfactory Insulation & Vapor Retarder - **None Located

W. HEATER

Satisfactory **WATER HEATER - Tested**

Two water heaters in this home one in the upstairs closet and the other in the garage.



Satisfactory **Water Heater 1 Mfg. - American, Bradford White**

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

4500 Watts for both water heaters.

Satisfactory **Water Heater 1 Size in Gallons - 40, 50**

Satisfactory **Water Heater 1 Location - Closet in Garage, Hall Closet**

Satisfactory **Water Heater Fuel - Electric**

Satisfactory **Temp. Pres Relief Valve and Pipe - Present**

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

Satisfactory **Automatic Safety Controls - No Problems Found**

Satisfactory **Water Heater Nipples - Inspected**

Satisfactory **Water shutoff Valve - Present**

Satisfactory **Water Heater Exterior Jacket - Inspected**

Service/Repair **Overflow Pan - None**

No pan installed under the garage water heaters.
Recommend installing an overflow pan under all water heaters and installing a drain line from this pan if possible to the exterior.

W. HEATER

Satisfactory Ground Wire - Inspected

LAUNDRY

Satisfactory Door - Tested

Service/Repair Walls & Ceiling - Inspected

Water damage to the laundry wall below the valve box.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Ventilation - Window

Safety Concern Dryer Vented - Wall

Lots of lint in the dryer vent on the side of the home. Lint blocks airflow and can cause fires. Recommend cleaning the dryer vent.



Service/Repair Washer Faucets - Gate Type

The hot water valve for the washing machine is stuck.
Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Washer Drains - Trapped Line

Satisfactory Laundry Energy Source - 220 Electric

Satisfactory Appliances - Not Tested

The washer and dryer were not tested but no visual defects were found.

LAUNDRY

Satisfactory Floor - Tile

Satisfactory Light Fixture - Tested

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - Central

Satisfactory Laundry Sink - Hookups Only

Hookups for the laundry sink have been provided but no sink has been installed.

ATTIC

Satisfactory ATTIC - Sample picture

Sample attic picture.



Recommend Further Investigation Attic Access - Other

No attic access found to the upstairs attic space. Only the garage attic was inspected.

Satisfactory Method of Inspection - Viewed From Access Hole

The attic area was viewed from the attic access hole.

Satisfactory Attic Floor Insulation - None

Satisfactory Vapor retarder - None Found

Vapor barriers in insulation for residential construction are not considered necessary in the Metropolitan Phoenix area.

Satisfactory Attic Structural Framing Type - Trusses

Satisfactory Structural House Ceiling - Inspected

Inspected around the area of attic access only.

ATTIC

Satisfactory **Roof Sheathing - Inspected**

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

Recommend Further Investigation **Attic Ventilation - None Found**

No attic ventilation found. Lack of proper attic ventilation can cause excessive heat in the attic which can damage the roof felt paper and roof shingles if installed.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair **Attic Vent Pipes - Terminates in Attic**

Vent pipes not properly connected to roof vent. Recommend all vent pipes be directed outside. See picture



Satisfactory **Attic Entry Access - Hatch**

Satisfactory **Attic Access Location - Garage**

Satisfactory **Attic Wiring - Exposed on Top of Joists**

Satisfactory **Attic Leaks - No attic leaks found**

CHIMNEY

Satisfactory **CHIMNEY - Not Tested**

The gas fireplaces were not tested.

Satisfactory **Chimney Fuel Type - Propane**

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

Satisfactory **Fireplace1 - Metal Box**

Satisfactory **Fireplace Locations - Living Room, Other**

Propane gas fire place installed in the living room and the upstairs family room.

CHIMNEY

Satisfactory Chimney 1 Type - Wood Wrapped With Stucco

Satisfactory Flue Lining - Metal

Satisfactory Spark Arrestor - Installed



Satisfactory Chimney Top - Metal

Satisfactory Fire Proofing - Fireplace Screen/Door

COOLING

Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Satisfactory Air Filters and Dampers - Clean

Satisfactory Duct Type - 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 - Split System

Two split system units with two coils on the back side yard.

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

Air handler located in a closet in the garage and one in the upstairs family room closet.

Satisfactory Condensate Drain - Installed

Satisfactory Differential Temperature(s) - Details

A differential temperature between 20 and 30 degrees is considered good for a air conditioning system. Over 30 the unit may have a clogged filter or other problem which may cause the unit to ice up. For a split of 16 degrees and lower and for units with a split of 30 degrees and higher I recommend the AC unit be serviced.

Unit on upstairs has a 20 degree split.

Unit two first floor has a 25 degree split.

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 - Heat Pump

The central heating and cooling system is a heat pump 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

FURNACE

Satisfactory Filter System For Central AC & Heat - Central Filter

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

Satisfactory Distribution System For Central AC and Heating Sys - Insul. Flex Duct

Satisfactory Forced Air Sys. Energy Source - Electric

Satisfactory Automatic Safety Controls - Inspected

KITCHEN

Satisfactory KITCHEN - Refrigerator Tested

The refrigerator was tested and it did get cold. This is the only thing tested for a refrigerator.

Satisfactory Microwave - Tested

Satisfactory Exhaust Fan Hood - Hood Exhaust

Satisfactory Kitchen Ceiling and Walls - Inspected

Service/Repair Kitchen Floors - Wood/Imitation Wood

Water damage to the kitchen flooring.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating and Cooling Source - Central

Satisfactory Kitchen Cabinets - Inspected

Satisfactory Counter top - Tile

KITCHEN

Satisfactory Kitchen Sink - Inspected

Satisfactory Kitchen Sink Faucet - Tested

Service/Repair Water Supply - Inspected

The cold water supply valve under the kitchen sink is stuck or not operating properly. Recommend replacing all stuck water supply valves.

Satisfactory Kitchen Drain and Trap - Tested

Satisfactory Kitchen Switches Fixtures - Inspected

Satisfactory Kitchen Wall Receptacles - GFCI Protected

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

Satisfactory Garbage Disposal - Tested

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 disposal water from flowing into the dishwasher. See picture



Satisfactory Kitchen Windows - Tested

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

KITCHEN

Satisfactory Reverse Osmosis/Water Filter - Installed

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

Satisfactory Trash Compactor - None

INTERIOR

Satisfactory Floor Structure - Concrete Slab, Not Visible

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.

The upper floor structure is not visible but no signs of defects were found at the time of the home inspection.

Satisfactory Interior Walls and Ceiling - Inspected

Satisfactory Rooms With Heat Source - All Habitable Rooms

Satisfactory Rooms With Cooling Source - All Habitable Rooms

Safety Concern Smoke Detectors - One or More Tested

The upstairs smoke alarm did not work when tested.

Recommend keeping all smoke alarms in proper working order.

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.

INTERIOR

Safety Concern **Windows - Damaged Seal**

Multiple window screens missing on windows that lead to the pool area. Recommend installing screens on all windows that lead to the pool area to protect small children from the pool.
Multiple window screen missing on the second story. This may allow small children to fall out the window. Recommend screen be properly installed on all windows above the first floor.
Upstairs window has lost its seal.
When a window seal between the window panes is found to leak all the windows should be suspect of having a seal problem. Since all windows are normally purchased at the same time from the same batch when one goes the others may be soon to follow. Sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all sealed windows and make all necessary repairs.
Most window manufacturers warranty sealed windows for a minimum of 10 years and some for life.



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

Satisfactory **Interior Outlets - Three Prong Grounded**

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

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

Satisfactory **Signs of Water Penetration - None observed**

No water penetration found inside house.

Satisfactory **Insulation Walls - None Visible**

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

Satisfactory **Skylight - None**

INTERIOR

**Recommend
Further
Investigation**

Visible Flues and Dampers - Observed, Operated

Gas fireplace so the damper should not close completely. When converted to gas this damper should have been made so it would not close.
If natural gas leaks it needs to escape out the chimney and not go into the home.
Propane used in both fireplace so this may not apply.
Recommend further investigation.



Satisfactory

Stairways and Steps - Inspected

Satisfactory

Balconies and Railings - Spacing 4" or Less

Satisfactory

Firewall separation Walls & Ceiling - Inspected

ELECTRIC

Satisfactory

Main Electrical Service - Underground Service

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

Satisfactory

Main Elect. Panel Location - Side of Garage

The main electric panel is located on the side of the garage.

Satisfactory

Main Electrical Disconnect - Side of Garage

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

Satisfactory

Main Electric Panel - Inspected, Sample Picture

Sample picture of the main electric panel.

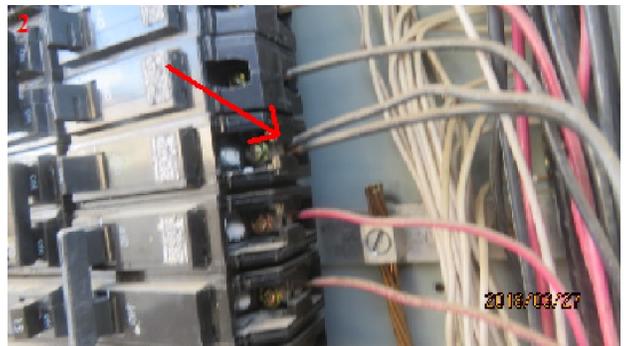
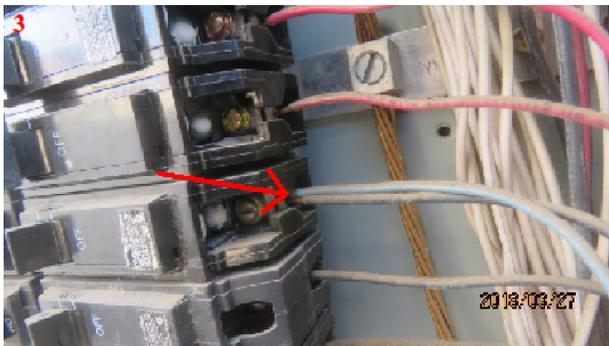


ELECTRIC

Safety Concern Breakers & Wire Sizes - 15 and 20 amp, 25 amp, 30 amp, 50 amp, Breakers Not Labeled, 2 Tap

The electric panel breakers are not properly labeled in the main electric panel. Recommend properly labeling all breakers in the electric panel.

One breaker is double tapped this may create a loose connection and loose connections can cause electrical fires. Recommend only one wire per breaker. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture



Satisfactory Compatibility Issues - None Observed

Satisfactory Main electric Wire Type - Not Visible

Satisfactory Main Service Wire Size - Not Visible

Satisfactory Main Panel Amp. Rating - 200

Satisfactory Voltage Available - 110 / 220

Satisfactory GFCI Outlets Tested - Recommend GFCI

To prevent electrical shocks we recommend providing GFCI protection for all exterior and garage outlets and also on all interior outlets within six feet of a water source such as a sink, or tub. When a home is remodeled GFCI outlets are normally required. GFCI outlets may not have been required at the time of construction but are recommended for safety.

Satisfactory Grounding - Water Pipe

Satisfactory Bonding - Plumbing System

ELECTRIC

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 - Copper**

Satisfactory **Electrical Outlets - 3 Slotted**

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

PLUMBING

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

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

Satisfactory **Main Water Shutoff Test - Ball Valve Test**

Satisfactory **Main Supply Type - Copper**

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

Satisfactory **Main Supply Size - 1.25 inches**

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

Water pressure recorded today was 56 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.

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

The gas meter and main gas shut off valve are located in the back yard. The gas valve was not operated but no visual problems were found.
Recommend all homes with gas appliances have one or more working carbon monoxide detectors.

PLUMBING

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.

Satisfactory Interior Waste/Vent Pipes - ABS

Satisfactory Ejector Pump Location - None Found

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

Service/Repair Fuel Supply Tank Type - Strap Missing

The west side propane tanks are not strapped. Recommend properly strapping both gas tanks to help keep them from falling over.



Satisfactory Fuel Supply Piping & Supports - Inspected

Satisfactory Well Pump Type - None Found

Satisfactory Plumbing Pipe Support and Insulation - No Visible Problems

Satisfactory Water Softener - Installed

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

MBATH

Satisfactory Master Bath or Bath 1 - General Comment

This bathroom is located upstairs in the master bedroom.

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Single

MBATH

Satisfactory Sink Cabinet - Inspected

Satisfactory Sink Faucet - Tested

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Service/Repair Switches and Fixtures - Wall, Ceiling

The master bath ceiling fixture cover on the shower ceiling is warped and does not seal properly. Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern Receptacles - Grounded

No GFCI protected outlets found in 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 - Wood / Imitation wood

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

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

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

MBATH

Satisfactory Tub/Shower Enclosure - Manufactured Stone

Satisfactory Jacuzzi Bath or Tub - Tub Faucet & 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.

MBED

Satisfactory MASTER BEDROOM - Located

The room is located upstairs.

Satisfactory Closet - Door(s), Light, Pole

Satisfactory Door - Hardware Checked

Satisfactory Light Fixture - Installed, Ceiling Fan Tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor - Wood/Imitation Wood

Satisfactory Heating & Cooling Source - Central Heating and Cooling

Safety Concern Windows - Approx. 44" or Less to Sill, Screen Missing Upstairs

Screen missing on master bedroom window(s). Recommend installing screen to help avoid having small children fall out of 2nd story window.



BATH2

Satisfactory BATH2 - Upstairs Hall

This bathroom is located upstairs in the hall.

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, No Drain Stopper

The drain stop has been disconnected or is missing for the sink in this bathroom. Recommend installing drain screen or other device to help keep stuff out of the drain.

Satisfactory Switches and Fixtures - Wall

Safety Concern Receptacles - Grounded

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

Service/Repair Floor Covering - Wood/Imitation Wood

There is a gap in the wood flooring along the shower. Recommend a qualified contractor evaluate and make all necessary repairs.



BATH2

Service/Repair **Ventilation - Electric Fan, Window**

Seal in the hall bathroom window is bad. Recommend replacing window. When one window seal goes bad others may also be bad but sometimes it is difficult to see the moisture between the panes. Recommend a qualified window contractor evaluate all windows and make all necessary repairs.



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

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

Service/Repair **Tub/Shower Faucets - Adequate Flow, Diverter Valve Leaks**

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



Satisfactory **Tub/Shower Drain - Tested**

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

Satisfactory **Tub/Shower Enclosure - Manufactured Stone**

BATH3

Satisfactory **Bath3 - 1st Floor**

This bathroom is located on the first floor in the hall.

Satisfactory **Doors - Door Lock and Hardware**

Satisfactory **Sink - Single**

BATH3

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucet - Tested, Angle Stops

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.
Corrosion on the hot water supply valve under this sink. Corrosion is a sign of past leaking.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Service/Repair Receptacles - GFCI

The outlet in this bathroom is loose in the wall. Recommend properly installing all outlets.

Service/Repair Walls and Ceiling - Drywall/Plaster

Some minor water damage to the drywall between the toilet and the shower. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan, Window

Satisfactory Heating and Cooling - Central Heating & Cooling

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

The toilet water supply valve leaks.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH3

Service/Repair Tub/Shower Faucet - Adequate Flow

The shower valves are loose in 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.

Service/Repair Tub/Shower Enclosure - Manufactured Stone

There is a crack in the manufactured stone on the back wall of this shower enclosure.
Recommend a qualified contractor evaluate and make all necessary repairs.



BATH4

Satisfactory Bath4 - First floor

This bathroom is located in the master bathroom on the first floor.

Satisfactory Doors - Door Lock and Hardware

Satisfactory Sink - Single

Service/Repair Sink Faucet - Tested, Angle Stops

The hall bath sink angle stop or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Inspected, Wall, Ceiling

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

BATH4

Satisfactory Ventilation - Electric Fan, Window

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, Refills

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Satisfactory Tub/Shower Enclosure - Manufactured Stone

BED2

Satisfactory BEDROOM 2 - Room Location

This room is located upstairs next to the master bedroom.

Satisfactory Door - Hardware Checked

Satisfactory Light Fixtures - Installed, Ceiling Fan tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Wood/Imitation Wood

Satisfactory Heating & Cooling Source - Central Heating & Cooling

BED2

Safety Concern **Windows - Screen Missing Upstairs**

Screen missing. Recommend installing screen to help avoid having small children fall out of 2nd story window.



Service/Repair **Closet - Door(s) & Pole, Missing Door Bracket**

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

BED3

Satisfactory **BEDROOM 3 - Room Location**

This room is the master bedroom on the first floor.

Satisfactory **Door - Hardware Tested**

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

Satisfactory **Outlets - 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Service/Repair **Floor - Carpet**

Wet spot on the carpet near the entrance door.
Recommend a qualified contractor evaluate and make all necessary repairs.

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

Satisfactory **Windows - Approx. 44" or Less to Sill**

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

BED4

Satisfactory **BEDROOM 4 - Across hall bath**

This bedroom is located across from the hall bathroom. Two bedrooms were combined to make one big bedroom.

Satisfactory **Door - Hardware Tested**

There are two entrance door to this bedroom.

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

Satisfactory **Outlets - 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Carpet**

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

Recommend Further Investigation **Windows - Approx. 44" or Less to Sill**

No access to the windows in this so they were not inspected. Recommend inspecting after access is provided.

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

OFFICE/DEN

Satisfactory **OFFICE/DEN - General**

The office is upstairs in the back.

Service/Repair **Door - Checked hardware**

The door to the balcony from the office has a dead bolt lock that does not latch. Recommend a qualified contractor evaluate and make all necessary repairs.

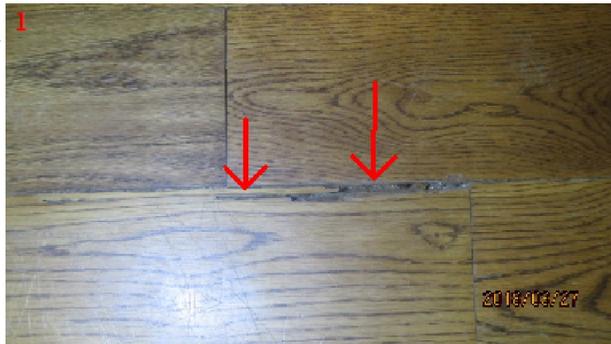
Satisfactory **Walls & Ceiling - Inspected**

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

OFFICE/DEN

Service/Repair Floor - Wood/Imitation Wood

Damage to the wood flooring in the office looks like termite damage. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Heating & Cooling - Central

Satisfactory Window - Tested

Satisfactory Outlets - 3 prong grounded

POOL

Satisfactory Type of Pool /Spa - In ground



Satisfactory Water - Clear

Satisfactory Pool Surface - Plaster

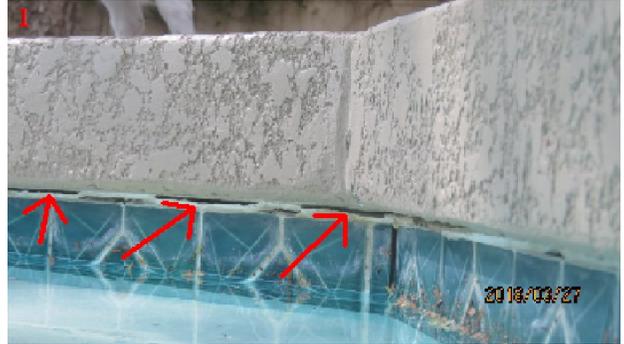
Satisfactory Steps - Inspected

Satisfactory Algae - None Found

POOL

Service/Repair Deck To Pool Seal/Coping - Needs Grout or Caulking

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



Satisfactory Skimmer Basket - Checked

Satisfactory Tiles - Checked

Satisfactory Pool Light - Tested

Safety Concern GFCI Outlet - No Trip

The GFCI outlet for the pool equipment and for the pool light did not trip when tested. This is a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Decking - General

Satisfactory Auto Fill Device - Installed

Safety Concern Deep End Drain Diverter - Only One Drain

Beware this pool has only one deep end drain. One may get stuck to bottom of pool at the drain and drown when the pump is on. Recommend installing a different style of drain cover designed to prevent one from getting stuck to the drain and when resurfacing pool recommend installing an extra drain. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

Satisfactory Pump - Tested

Satisfactory Filter - Tested

Satisfactory Filter Type - Diatomaceous Earth

Service/Repair Water Pressure/ Gauges - Water Perssure

The water pressure gauge on the top of the swimming pool filter reads 35 PSI when the pump is running. This water pressure is too high. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.

POOL

Safety Concern Automatic Safety Controls - No TPRV

No temperature pressure relief valve pipe found for the pool heater. Recommend all temperature pressure relief valve pipes be within 12 inches of the ground and pointed straight down. Recommend a qualified contractor evaluate and make all necessary repairs



Satisfactory Pipes - Covered

Service/Repair Valves - Tested

A pool valve with a red handle has a broken handle. Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



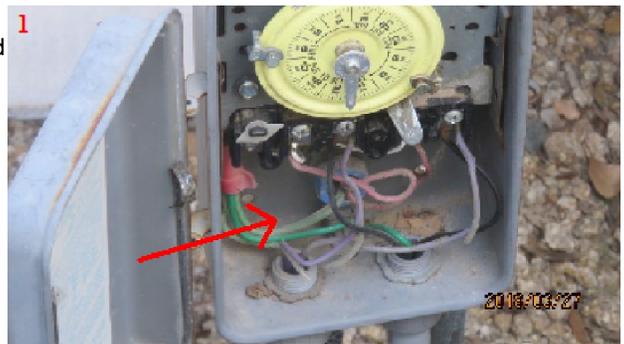
Service/Repair Heater - Gas

Debris inside the pool heater burner area. Recommend removing all debris inside this cover.



Safety Concern Time Clock - Wire Cover

The pool motor time clock is missing a wire cover. This is a shock hazard. Recommend installing wire cover for the time clock to avoid shocks. See picture



POOL

Service/Repair Auto Sweep\Self Cleaning - None

No pool self cleaning device found. Recommend installing a pool self cleaning device.

Satisfactory Bonding 5 Feet From Pool - Pump/motor

Satisfactory Over 5 Feet Deep - Shelf

Safety Concern Safety Barrier - Window Screen

Window screen(s) missing on one or more windows from the house to the pool area. This may allow children direct access to the pool area. Recommend all windows that lead directly to the pool area have screens installed.

Satisfactory Grading Near Pool - Checked

Satisfactory Automatic Chlorinator - None

Satisfactory Back Flow Pipe - Inspected

The back flow pipe was inspected for leaks while the pump is running. It is not back washed by the inspector.

Service/Repair Aerator - Not Working

The pool aerator did not work properly when tested. Recommend a qualified pool contractor evaluate and make all necessary repairs.



Satisfactory Diving Board - None

SPA

Satisfactory Spa - In Ground

Satisfactory Pump - Tested

Satisfactory Heater - Gas

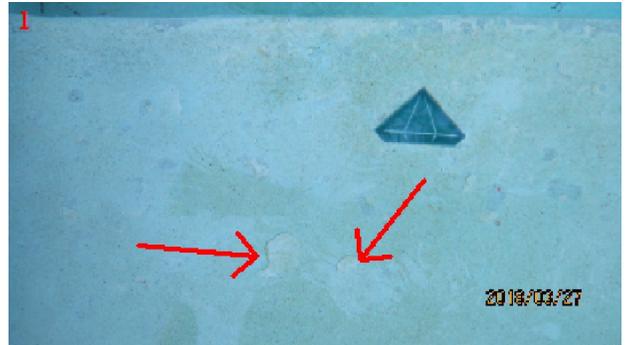
SPA

Satisfactory Bonding - Pump

Satisfactory Circulation - Flow From Spa to Pool

Service/Repair Surface - Other

Chip is the spa surface plaster.
Recommend a qualified swimming pool contractor evaluate and make all necessary repairs.



Bar

Satisfactory BAR - General

This is the kitchen area upstairs.

Satisfactory Sink - Tested

Satisfactory Faucet - Tested

Satisfactory Counter Top - Tile

Safety Concern Outlets - Non-GFCI

Recommend installing GFCI outlets for all outlets within 6 feet of a source of water. In 1993 building standards started requiring GFCI protection for all receptacles within 6 feet of a bar sink.

Satisfactory Light Fixture - Ceiling

Satisfactory Drain - Tested

Bar

Service/Repair Floor covering - Wood/imitation wood

Wood flooring in the upstairs kitchen area is bowed and has gaps between the planks.
Recommend a qualified contractor evaluate and make all necessary repairs.

