
Perfection Home Inspections
1042 E. Fairbrook Circle
Mesa, AZ 85203
480-833-9330
perfectionhomeinspections.com

Printed Tuesday, March 29, 2005

Inspected By:

Greg Oswald Arizona Lic. 38752

Referral Information

Judy Massier

Realty Executives

Client Information: Record Number 2688

Buyer, Joe

123 S. Big Street

Phoenix, AZ

Inspected 3/23/05 3:00pm

Built 1989

2710 SF

FRONT VIEW OF HOME *PHOTO*

Inspection Summary

Perfection Home Inspections
1042 E. Fairbrook Circle
Mesa, AZ 85203
480-833-9330
perfectionhomeinspections.com

Record 2688 - Buyer, Joe 123 S. Big Street, Phoenix, AZ

Safety Concern

EXTERIOR

Outside Outlets

At the front porch the outlet has the hot and ground reversed and at the water main the outlet has the hot and the neutral wires reversed. Both are a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

To prevent electrical shocks we recommend installing GFCI outlets on all exterior and garage outlets. They may not have been required at the time of construction but are recommended for safety.

GROUNDS

Balconies

Recommend 4 inch maximum spacing for all railings to protect small children from falling. This may have been acceptable at the time it was build.

Recommend checking for building permits for the balcony in the back. There does not appear to be proper footing under the columns supporting the balcony.

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

ATTIC

Attic Access Location

The garage attic hatch is not fire resistant. Recommend replacing the existing garage attic hatch with a fire resistant type of hatch such as one made from 5/8" type x drywall.

GARAGE

GFCI Outlets

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.

Two garage outlets have the hot and neutral wire reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

Auto Garage Door Lift Controls

Garage door opener would not stop and return when meeting obstacles and should be adjusted to stop and re-open properly. This is a safety hazard and should be repaired to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Overhead Door Spring

The two car garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem.

Recommend adjusting the door spring immediately.

Insulation & Vapor Retarder

The insulation vapor barrier is stamped DO NOT LEAVE EXPOSED FIRE HAZARD. Most of the insulation vapor barrier above the garage appears to be exposed.

Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

W. HEATER

Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve 6 to 12 inches above the floor. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground.

COOLING

Air Filters and Dampers

The air filter in the garage is blocked by the condensate line. This keep the filter from being removed or installed. The current filter is clogged. Recommend replacing dirty air conditioner filter. When air filters get dirty the chances of dirt and other contaminants getting by the filter and into the duct system increases. Recommend replacing or cleaning air filters once a month and sooner when needed. Dirty filters also put a strain on the heating and cooling system and may cause the system to malfunction.

Air Handler(s)

The air handler in the garage has a patch on the all from the garage to the air return and the patch allows air from the garage to be sucked into the return air box. This will allow carbon monoxide from the garage to enter the AC duct system. Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

Condensate Drain

The condensate line from the garage air handler has been installed in the side of a 4 inch drain line in the wall. There is no p-trap on this line so this will allow sewer gas to be drawn into the house through the AC system. This type of condition has lead to the spread of the Legionnaires disease. Recommend extending the condensate line directly to an exterior location and properly repairing hole in 4 inch drain line. See picture
In the attic both the normal condensate line and the emergency condensate line have been attached together so it one line clogs they both clog. Recommend a separate line for each.

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 have been built to code 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.

LAUNDRY

Outlets

Hot and neutral wires are reversed on outlet above the counter top. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.
Recommend installing GFCI outlets for all outlets within 6 feet of a source of water.

KITCHEN

Kitchen Wall Receptacles

Recommend GFCI protected outlets for all outlets within 6 feet of a water source 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

Interior Outlets

One outlet in the family room on the wood covered wall has the hot and neutral wires reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Balconies and Railings

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.
Loose railing at the bottom of the steps is a trip hazard.
Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

MBATH

Receptacles

GFCI outlet will not reset. This may not be properly wired.
Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Light Fixture

No light fixture installed and no switched outlet found. Recommend installing a light fixture or a switched outlet to avoid a trip hazard in a dark room.

Windows

Screens Missing. Recommend installing screens to avoid having small children fall out of 2nd story window.

BATH2

Receptacles

Hot and neutral wires are reversed. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.
Recommend installing GFCI receptacle protection.

BATH3

Receptacles

Hot and neutral wires are reversed. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.
Recommend installing GFCI receptacle protection.

BED3

Outlets

Outlet on the balcony has hot and neutral wires reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Service/Repair

EXTERIOR

Soffit\Eaves\Fascia

The soffit and fascia at the front of the front porch has wood rot and what looks like wood eating fungus.
Some wood rot in the soffit neat the master bedroom window facing the front.
Recommend solving what caused this problem then have a qualified contractor evaluate and make all necessary repairs. See picture

Exterior Doors

The front door latch will not open completely which makes the front door get stuck and this has caused a crack in the front door. Recommend repairing or replacing door latch so it works properly and repairing door.

Patio Doors

Screen door missing.
The window pane has lost its seal.
Recommend a qualified contractor evaluate and make all necessary repairs.

Grading\Surface Drainage

Soil 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.

Sprinkler System

The sprinkler box in the back is full of debris. Recommend cleaning debris out of box and checking valves.

Service/Repair

ROOF

Roof Covering

One cracked roof tile in the front next to a plumbing vent pipe.
One cracked roof tile in the back on row 8 in 3 feet from the south side.
Recommend a qualified licensed roofing contractor evaluate and make all necessary repairs. See sample picture

Flashing

Two flashings on the north side and one on the south side do not extend out of the tiles below and appear to have been installed wrong.
Recommend a qualified roofing contractor evaluate and make all necessary repairs. See picture

Other Roof Penetrations

Two roof vent in the back have been installed with the flashing under the tiles this allows water to flow under the roof tile and may have caused the leak in the master bedroom ceiling.
Recommend a qualified roofing contractor evaluate and make all necessary repairs.

ATTIC

Attic Insulation Thickness

Insulation missing on some interior walls in attic. See picture
Recommend properly installing attic wall insulation. See picture

Attic Structural Framing Type

On truss in the attic directly above the attic hatch in the master closet has been cut and two structural wood members have been removed from this truss. See picture
Recommend a qualified framing contractor evaluate and make all necessary repairs.

GARAGE

Garage Doors

The single car garage door is stuck in the closed position.
Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

COOLING SYSTEM

Debris in the air handler overflow pan. This can block the emergency overflow pipe and cause the pan to overflow in the attic. Recommend cleaning overflow pan and making sure emergency over flow pipe is not clogged. See picture
When the out side temperature falls below 65 degrees within 24 hours of the inspection the AC systems is not tested to avoid damage to the compressor.
Dust and other contaminants usually find there way into all heating and cooling systems. For all used homes to help protect your health and for better air quality I recommend before moving in or soon thereafter a thorough cleaning of the entire heating and cooling duct system by a qualified professional.

Cooling Lines

Insulation missing on cooling line in attic. Recommend installing missing insulation to avoid condensation leaks form this cold pipe. See picture

FURNACE

Furnace Type

The upper level heat pump /AC did not heat up properly. The return temperature was 73 and the output was 82. This is too low. Since this is a heat pump when the heater does not work it is assumed the AC also will not work properly.
Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

Service/Repair

Distribution System For Central AC and Heating Sys

The outer plaster vapor barrier of the flexible AC duct is missing next to the air handler in the attic. This allows the hot attic air to warm the cool duct air before it reaches the living space below. When the hot attic air hits the cold AC duct condensation may be formed creating a moisture problem in the attic. Recommend a qualified AC contractor evaluate this situation and make all necessary repairs.

PLUMBING

PLUMBING

Plumbing clean out pipe missing proper cover. This may allow debris to enter the pipe and clog the drain line. Recommend a qualified plumbing contractor evaluate and make all needed repairs.

Water Pressure

The water pressure recorded today was 82 psi.

A water pressure regulator is recommended for homes with water pressure in excess of 80 psi, however unregulated water pressure between 80 and 90 psi is common in the Phoenix area.

ELECTRIC

Main Electric Panel

One of the hinges on the cover to the main electric panel is broken.

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

LAUNDRY

Laundry Sink

Base of cabinet has damage from prior water leaks.

Laundry Sink Faucets

Faucet drips.

KITCHEN

Kitchen Cabinets

The base of the kitchen sink cabinet is missing.

MBATH

Sink Faucet

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

Toilet Bowl and Tank

Toilet paper holder falling off wall and missing parts.

Tub/Shower Enclosure

Bracket on the bottom of the shower doors is missing. This bracket is needed to keep the doors from falling off. Recommend installing bracket before using shower.

This tile appears to have been installed directly on the drywall. Installing tile on drywall is not recommended because the wall flexes easily and this make tiles loose and if the grout is not properly maintained water may get into the drywall. Periodic re-caulking and grouting of ceramic wall tile in tub and shower area is an ongoing maintenance task which should not be neglected.

MBED

Walls and Ceiling

There has been a patch on the north sided of the bay windows and the ceiling above has been painted with a flat paint that does not match the rest of the room. There may have been a roof leak here. Recommend monitoring this area when it rains. This area is directly below a roof vent that is not properly flashed.

Recommend asking seller if the problem has been properly repaired and if not have a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Closet

Cracked glass in both closet doors. Recommend replacing both closet doors.

BATH2

Toilet Bowl and Tank

The toilet is loose at the base. The bowl gasket at the base of the toilet can easily be damaged by a loose toilet. Recommend tightening toilet to floor and monitoring base for any signs of leakage.

Tub/Shower Enclosure

The walls on both sides of the tub have been poorly patched from prior leaking. This tile appears to have been installed directly on the drywall. Installing tile on drywall is not recommended because the wall flexes easily and this makes tiles loose. If the grout is not properly maintained moisture can get to the drywall behind the tile.

BATH3

Drain, Trap, Waste and Vent Piping

Leak found at the stopper nut on the tail pipe needs to be repaired fast to avoid damage to the cabinet below. The base of the cabinet has bowed down from prior water leaks.

BED2

Closet

Two closet poles not installed.

BED3

Closet

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.
One closet pole missing.

BED4

Windows

Springs defective in left window. The window will not stay open and slams shut. Recommend repairing window springs.

Closet

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.
One closet pole is missing.

Inspection Report Details

Record 2688 - Buyer, Joe 123 S. Big Street, Phoenix, AZ

GENERAL INFORMATION

Appears acceptable

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 are not tested unless specifically requested because they do not usually stay with the home. The Agreement For 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 all 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.

Appears acceptable

Occupancy - Vacant

Appears acceptable

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 professional(s) in a professional manor. A qualified contractor or professional is one with a state issued license in their field of expertise 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 were noticed during the inspection.

Appears acceptable

Year Built - 1978 or Older

Homes built in 1978 or before may contain lead based paint, asbestos, or other hazardous materials. These materials may be unhealthful and or unsafe. Recommend checking for such materials. Inspecting for these materials is NOT part of a home inspection.

Appears acceptable

New Paint - New Interior Paint

New paint can hide signs of defects such as past water stains from water leaks, signs of pest problems, such as termite problems, Settling problems and others. Recommend monitoring freshly painted home for possible hidden defects.

EXTERIOR

Appears acceptable

Type of Wall Structure - Framed 2 Story

Appears acceptable

Wall Structure - Appears Level

Appears acceptable

Type of Columns - Wood

Appears acceptable

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 1/16 of an inch or larger as soon as they are found.

Safety Concern

Outside Outlets - Non-GFCI

At the front porch the outlet has the hot and ground reversed and at the water main the outlet has the hot and the neutral wires reversed. Both are a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

To prevent electrical shocks we recommend installing GFCI outlets on all exterior and garage outlets. They may not have been required at the time of construction but are recommended for safety.

EXTERIOR

Appears acceptable

Exterior Electrical Fixtures - Appear OK

Exterior light fixtures attached to photo cells, timers, and motion detectors are not tested because sensors need to be disabled during the day to test. Recommend buyer check these fixtures at night time during normal operating conditions to ensure they work properly.

Service/Repair

Soffit\Eaves\Fascia - Wood

The soffit and fascia at the front of the front porch has wood rot and what looks like wood eating fungus. Some wood rot in the soffit neat the master bedroom window facing the front. Recommend solving what caused this problem then have a qualified contractor evaluate and make all necessary repairs. See picture



Appears acceptable

Exposed Foundation - Poured Concrete

Service/Repair

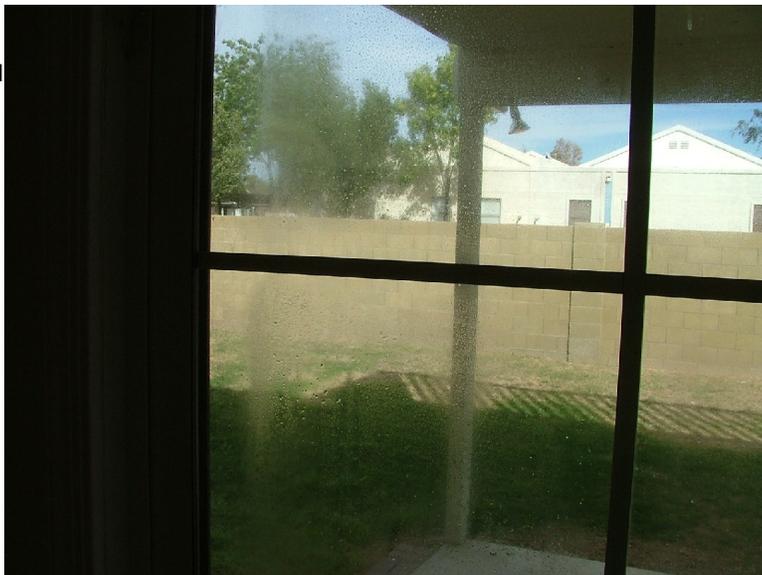
Exterior Doors - Wood/Imitation wood.

The front door latch will not open completely which makes the front door get stuck and this has caused a crack in the front door. Recommend repairing or replacing door latch so it works properly and repairing door.

Service/Repair

Patio Doors - Sliding, Screen Door Missing

Screen door missing. The window pane has lost its seal. Recommend a qualified contractor evaluate and make all necessary repairs.



EXTERIOR

Service/Repair **Grading\Surface Drainage - Inadequate**

Soil should be sloped away from house and drains installed as needed for proper drainage to protect the foundation. When water is allowed to accumulate or flow towards the house foundation due to improperly sloped soil foundation problems may develop.

Appears acceptable **Vegetation - Checked**

Service/Repair **Sprinkler System - Vacuum Breaker**

The sprinkler box in the back is full of debris. Recommend cleaning debris out of box and checking valves.



Appears acceptable **Flashings and Trim - Wood**

Appears acceptable **Yard Fences - Block**

Appears acceptable **Window Character Material - Aluminum**

Appears acceptable **Window Character Type - Slider, Fixed, Single Hung**

Appears acceptable **Glass - Single Pane, Insulated**

Appears acceptable **Basement - No Basement**

Appears acceptable **Raised Foundation - None**

Appears acceptable **Door Bell - Tested OK**

GROUNDS

Appears acceptable **Driveway - Concrete**

Appears acceptable **Walkways - Concrete**

Appears acceptable **Outside Steps - None**

GROUNDS

Appears acceptable

Patio - Concrete

Appears acceptable

Porches - Concrete

Appears acceptable

Wood Decks - None

Appears acceptable

Retaining Wall - None or No Effect Home

Safety Concern

Balconies - Guard Rails 36 inches or Higher

Recommend 4 inch maximum spacing for all railings to protect small children from falling. This may have been acceptable at the time it was build.

Recommend checking for building permits for the balcony in the back. There does not appear to be proper footing under the columns supporting the balcony.

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



ROOF

Appears acceptable

How Inspected - Ladder

Roofs are normally best inspected by walking on them but due to the fragile nature of tile roofs we inspect them by ladder.

ROOF

Service/Repair

Roof Covering - Tile

One cracked roof tile in the front next to a plumbing vent pipe.
One cracked roof tile in the back on row 8 in 3 feet from the south side.
Recommend a qualified licensed roofing contractor evaluate and make all necessary repairs. See sample picture



Appears acceptable

Roof Style - Gable, Hip

Service/Repair

Flashing - Lead

Two flashings on the north side and one on the south side do not extend out of the tiles below and appear to have been installed wrong. Recommend a qualified roofing contractor evaluate and make all necessary repairs. See picture



Appears acceptable

Valleys - Galvanized

Appears acceptable

Plumbing Vents - ABS

Appears acceptable

Drainage System - None

Appears acceptable

Garage / Carport Roof - Same as House

Appears acceptable

Porch Roof - Same as House

ROOF

Appears
acceptable

Skylight - None

Service/Repair

Other Roof Penetrations - Roof Vents

Two roof vent in the back have been installed with the flashing under the tiles this allows water to flow under the roof tile and may have caused the leak in the master bedroom ceiling. Recommend a qualified roofing contractor evaluate and make all necessary repairs.



ATTIC

Appears
acceptable

Attic Access - Limited Access

Appears
acceptable

Method of Inspection - Crawled

Appears
acceptable

Attic Floor Insulation - Blown In Insulation

Service/Repair

Attic Insulation Thickness - 7.5 inches

Insulation missing on some interior walls in attic. See picture
Recommend properly installing attic wall insulation. See picture



Appears
acceptable

Vapor retarder - None Found

ATTIC

Service/Repair

Attic Structural Framing Type - Trusses

On truss in the attic directly above the attic hatch in the master closet has been cut and two structural wood members have been removed from this truss. See picture
 Recommend a qualified framing contractor evaluate and make all necessary repairs.



Appears acceptable

Attic Roof Structural Framing - 2x4 @24 inches OC

Appears acceptable

Structural House Ceiling - 2x4 @ 24" OC

Appears acceptable

Roof Sheathing - OSB Sheathing

Appears acceptable

Attic Ventilation - Gable End, Soffit

Appears acceptable

Attic Vent Pipes - Vented Outside

Appears acceptable

Attic Entry Access - Hatch

Safety Concern

Attic Access Location - Garage, Closet

The garage attic hatch is not fire resistant. Recommend replacing the existing garage attic hatch with a fire resistant type of hatch such as one made from 5/8" type x drywall.

Appears acceptable

Attic Wiring - Covered with Insulation

Appears acceptable

Attic Leaks - No attic leaks found

GARAGE

Appears acceptable

Garage Type - 3 Car Attached

Appears acceptable

Garage Exterior Walls - Same as House

Appears acceptable

Garage Roof Framing Type - Truss, 2X4

Appears acceptable

Garage Floor - Concrete

GARAGE

Appears acceptable

Garage Door To House - Auto Closure

Safety Concern

GFCI Outlets - None Found

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.
Two garage outlets have the hot and neutral wire reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs. See picture

Appears acceptable

Garage Electrical System - Fed From House

Safety Concern

Auto Garage Door Lift Controls - Auto Stop\ Reverse Defective

Garage door opener would not stop and return when meeting obstacles and should be adjusted to stop and re-open properly. This is a safety hazard and should be repaired to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. Recommend a qualified contractor evaluate and make all necessary repairs.

Safety Concern

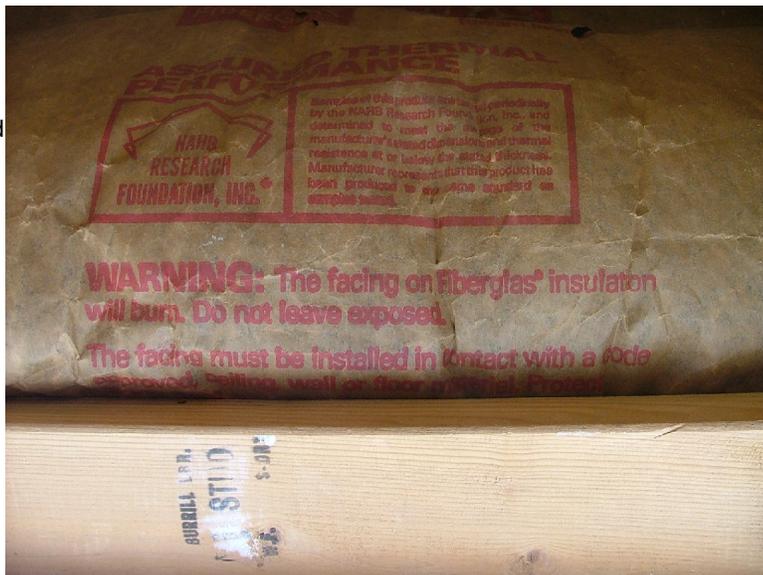
Garage Overhead Door Spring - Improper Adjustment

The two car garage door spring needs adjustment. When disconnected from the opener the overhead door slams to the ground. This is a safety problem.
Recommend adjusting the door spring immediately.

Safety Concern

Insulation & Vapor Retarder - Found in Unfinished Area

The insulation vapor barrier is stamped DO NOT LEAVE EXPOSED FIRE HAZARD. Most of the insulation vapor barrier above the garage appears to be exposed.
Recommend a qualified contractor evaluate and make all necessary repairs.



Appears acceptable

Garage to House Wall - Drywall Covered

Appears acceptable

Garage Fascia\soffit - Wood

Appears acceptable

Garage Guttering - None

Appears acceptable

Garage Interior Walls - Drywall\Plaster

Appears acceptable

Garage Interior Ceiling - Drywall\Plaster

GARAGE

Service/Repair

Garage Doors - Overhead

The single car garage door is stuck in the closed position.
 Recommend a qualified contractor evaluate and make all necessary repairs.

Appears acceptable

Garage Man Door Exterior - Metal Door

W. HEATER

Appears acceptable

Water Heater 1 Mfg. - General Electric

Appears acceptable

Water Heater 1 Rated BTU/Watts - 4500

Appears acceptable

Water Heater 1 Size in Gallons - 50

Appears acceptable

Water Heater 1 Location - Garage

Appears acceptable

Water Heater Fuel - Electric

Appears acceptable

Ground Wire - Inspected

Safety Concern

Temp. Pres Relief Valve and Pipe - Ext Pipe Missing

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve 6 to 12 inches above the floor. The current arrangement is a safety issue. Scalding steam can unexpectedly blow out the end of this pipe and the chances of someone getting burned increases the further the pipe gets above the ground.



Appears acceptable

Water Heater Nipples - Galvanized

Appears acceptable

Automatic Safety Controls - No Problems Found

Appears acceptable

Operating Controls - Visually OK

Appears acceptable

Water Heater Cold Water Valve - Present

Appears acceptable

Water Heater Exterior Jacket - OK

COOLING

Service/Repair

COOLING SYSTEM - Not Tested

Debris in the air handler overflow pan. This can block the emergency overflow pipe and cause the pan to overflow in the attic. Recommend cleaning overflow pan and making sure emergency over flow pipe is not clogged. See picture

When the out side temperature falls below 65 degrees within 24 hours of the inspection the AC systems is not tested to avoid damage to the compressor.

Dust and other contaminants usually find there way into all heating and cooling systems. For all used homes to help protect your health and for better air quality I recommend before moving in or soon thereafter a thorough cleaning of the entire heating and cooling duct system by a qualified professional.



Safety Concern

Air Filters and Dampers - Clogged

The air filter in the garage is blocked by the condensate line. This keep the filter from being removed or installed. The current filter is clogged.

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



COOLING

Safety Concern

Air Handler(s) - In Garage

The air handler in the garage has a patch on the all from the garage to the air return and the patch allows air from the garage to be sucked into the return air box. This will allow carbon monoxide from the garage to enter the AC duct system. Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.



Service/Repair

Cooling Lines - Missing At Attic Unit

Insulation missing on cooling line in attic. Recommend installing missing insulation to avoid condensation leaks form this cold pipe. See picture



COOLING

Safety Concern

Condensate Drain - Plastic

The condensate line from the garage air handler has been installed in the side of a 4 inch drain line in the wall. There is no p-trap on this line so this will allow sewer gas to be drawn into the house through the AC system. This type of condition has led to the spread of the Legionnaires disease. Recommend extending the condensate line directly to an exterior location and properly repairing hole in 4 inch drain line. See picture

In the attic both the normal condensate line and the emergency condensate line have been attached together so if one line clogs they both clog. Recommend a separate line for each.



FURNACE

Appears acceptable

FURNACE - Tested

Appears acceptable

Energy Source - Electric

Service/Repair

Furnace Type - Heat Pump

The upper level heat pump /AC did not heat up properly. The return temperature was 73 and the output was 82. This is too low. Since this is a heat pump when the heater does not work it is assumed the AC also will not work properly.

Recommend a qualified heating and air conditioning contractor evaluate and make all necessary repairs.

Appears acceptable

Thermostat - Single and Multi

Service/Repair

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

The outer plaster vapor barrier of the flexible AC duct is missing next to the air handler in the attic. This allows the hot attic air to warm the cool duct air before it reaches the living space below. When the hot attic air hits the cold AC duct condensation may be formed creating a moisture problem in the attic. Recommend a qualified AC contractor evaluate this situation and make all necessary repairs.



FURNACE

Appears acceptable

Forced Air System Mfg(s) - Comfort Maker, Trane

Appears acceptable

Forced Air Sys. Energy Source - Electric

PLUMBING

Service/Repair

PLUMBING - General Comment

Plumbing clean out pipe missing proper cover. This may allow debris to enter the pipe and clog the drain line. Recommend a qualified plumbing contractor evaluate and make all needed repairs.



Appears acceptable

Main Water Shut Off - Front Yard

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

Appears acceptable

Main Supply Type - Copper

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

Appears acceptable

Main Supply Size - 1 inch

Service/Repair

Water Pressure - High

The water pressure recorded today was 82 psi.

A water pressure regulator is recommended for homes with water pressure in excess of 80 psi, however unregulated water pressure between 80 and 90 psi is common in the Phoenix area.

Appears acceptable

Functional Water Flow - Average

Appears acceptable

Functional Drainage - Average

Appears acceptable

Outside Hose Bibs Tested - All Tested

Appears acceptable

Main Gas Valve Shut Off - No Gas Meter

Appears acceptable

Interior Visible Water Pipes - Copper

All visible 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.

PLUMBING

Appears acceptable

Interior Waste/Vent Pipes - ABS

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 have been built to code 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.

Appears acceptable

Sump Pump Location - None Found

Appears acceptable

Fuel Supply Tank Type - None Found

Appears acceptable

Well Pump Type - None Found

ELECTRIC

Appears acceptable

Main Electrical Service - Underground Service

Appears acceptable

Main Elect. Panel Location - Side of Garage

Appears acceptable

Main Electrical Disconnect - Side of Garage

The 200 amp main shut off breaker is located outside in the main electric panel on the side of the garage.

Service/Repair

Main Electric Panel - Main Panel Bonded to Neutral, Hinges

One of the hinges on the cover to the main electric panel is broken.
Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Appears acceptable

Breakers & Wire Sizes - 15 and 20 amp

Appears acceptable

Main electric Wire Type - Not Visible

Appears acceptable

Main Service Wire Size - Not Visible

Appears acceptable

Main Panel Amp. Rating - 200

Appears acceptable

Voltage Available - 110 / 220

Appears acceptable

GFCI Outlets Tested - Recommend GFCI

To prevent electrical shocks we recommend installing GFCI outlets on all exterior and garage outlets and also on all interior outlets within three 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.

Appears acceptable

Grounding - Water Pipe

Appears acceptable

Aluminum Branch Wiring - None

No solid strand aluminum wiring to branch circuits found.

Appears acceptable

Compatibility Issues - None Observed

Appears acceptable

Type of House Wire - Romex

ELECTRIC

Appears acceptable

Interior House Wiring - Combination

Anti oxidant paste is recommend for all exposed aluminum wire near or at connections and breakers.

Appears acceptable

Electrical Outlets - 3 Slotted

Appears acceptable

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

LAUNDRY

Appears acceptable

Door - Tested

Appears acceptable

Ventilation - Power attic vent

Appears acceptable

Heating and Cooling Source - Central

Appears acceptable

Dryer Vented - Wall

Appears acceptable

Washer Faucets - Gate Type

Appears acceptable

Laundry Energy Source - 220 Electric

Safety Concern

Outlets - Three Prong Grounded

Hot and neutral wires are reversed on outlet above the counter top. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.

Recommend installing GFCI outlets for all outlets within 6 feet of a source of water.

Service/Repair

Laundry Sink - Metal

Base of cabinet has damage from prior water leaks.

Service/Repair

Laundry Sink Faucets - Tested

Faucet drips.

Appears acceptable

Laundry Sink Drain Trap - ABS

KITCHEN

Appears acceptable

Kitchen Ceiling and Walls - Drywall

Appears acceptable

Kitchen Floors - Ceramic Tile

Appears acceptable

Heating and Cooling Source - Central

Appears acceptable

Kitchen Windows - Tested

Service/Repair

Kitchen Cabinets - Wood veneer

The base of the kitchen sink cabinet is missing.

Appears acceptable

Counter top - Laminate

KITCHEN

Appears acceptable	Kitchen Sink - Cast Iron Porcelain
--------------------	---

Appears acceptable	Kitchen Sink Faucet - Hot and Cold
--------------------	---

Appears acceptable	Kitchen Drain and Trap - ABS
--------------------	-------------------------------------

Appears acceptable	Garbage Disposal - Tested
--------------------	----------------------------------

Appears acceptable	Dishwasher - Tested
--------------------	----------------------------

Model: Maytag
Serial Number:

Appears acceptable	Exhaust Fan Hood - Hood Exhaust
--------------------	--

Appears acceptable	Range Oven - Electric
--------------------	------------------------------

Appears acceptable	Surface Cook top - Electric
--------------------	------------------------------------

Safety Concern	Kitchen Wall Receptacles - Grounded
-----------------------	--

Recommend GFCI protected outlets for all outlets within 6 feet of a water source 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.

Appears acceptable	Kitchen Switches Fixtures - Hanging
--------------------	--

INTERIOR

Appears acceptable	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.

Appears acceptable	Interior Walls and Ceiling - Drywall
--------------------	---

Appears acceptable	Interior Floor Covering - Carpet, Tile
--------------------	---

Appears acceptable	Windows - Tested
--------------------	-------------------------

Safety Concern	Interior Outlets - Three Prong Grounded
-----------------------	--

One outlet in the family room on the wood covered wall has the hot and neutral wires reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Appears acceptable	GFCI - Tested, Reset
--------------------	-----------------------------

All GFCI outlets were tested and reset.

Appears acceptable	Switches and Light Fixtures - Sample Number Test
--------------------	---

Appears acceptable	Insulation Walls - None Visible
--------------------	--

Appears acceptable	Interior Rooms - Living Room, Family Room
--------------------	--

Appears acceptable	Rooms With Heat Source - Living Room, Family Room
--------------------	--

INTERIOR

Appears acceptable	Rooms With Cooling Source - Living Room, Family Room
Appears acceptable	Skylight - None
Appears acceptable	Visible Flues and Dampers - Observed, Operated
Appears acceptable	Stairways and Steps - With Hand Railings
Safety Concern	Balconies and Railings - Spacing 4" or More, Railing Loose Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built. Loose railing at the bottom of the steps is a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

MBATH

Appears acceptable	Doors and Windows - Door Lock and Hardware
Appears acceptable	Switches and Fixtures - Wall, Ceiling
Safety Concern	Receptacles - GFCI GFCI outlet will not reset. This may not be properly wired. Recommend a qualified contractor evaluate and make all necessary repairs.
Appears acceptable	Walls and Ceilings - Drywall
Appears acceptable	Floor Covering - Ceramic Tile, Carpet
Appears acceptable	Ventilation - Electric Attic Fan
Appears acceptable	Heating and Cooling - Central Heating & Cooling
Appears acceptable	Sink - Double
Service/Repair	Sink Faucet - Tested, Loose Supply Pipes One or more of the supply pipes to bathroom faucets are loose in the wall. Loose pipe can make noises in the wall and lead to leaks. Recommend a licensed plumbing contractor evaluate and make all needed repairs.
Appears acceptable	Drain, Trap, Waste and Vent Piping - ABS
Service/Repair	Toilet Bowl and Tank - Flushes, Drains, and Refills Toilet paper holder falling off wall and missing parts.
Appears acceptable	Tub/Shower Faucet - Adequate Flow
Appears acceptable	Tub/Shower Drain - Tested

MBATH

Service/Repair **Tub/Shower Enclosure - Tile on Drywall**

Bracket on the bottom of the shower doors is missing. This bracket is needed to keep the doors from falling off. Recommend installing bracket before using shower.

This tile appears to have been installed directly on the drywall. Installing tile on drywall is not recommended because the wall flexes easily and this make tiles loose and if the grout is not properly maintained water may get into the drywall. Periodic re-caulking and grouting of ceramic wall tile in tub and shower area is an ongoing maintenance task which should not be neglected.

Appears acceptable

Jacuzzi Bath /Tub - Tub Faucet & Drain Tested

MBED

Appears acceptable

Door - Hardware Checked

Safety Concern

Light Fixture - Missing

No light fixture installed and no switched outlet found. Recommend installing a light fixture or a switched outlet to avoid a trip hazard in a dark room.

Service/Repair

Walls and Ceiling - Drywall

There has been a patch on the north sided of the bay windows and the ceiling above has been painted with a flat paint that does not match the rest of the room. There may have been a roof leak here. Recommend monitoring this area when it rains. This area is directly below a roof vent that is not properly flashed. Recommend asking seller if the problem has been properly repaired and if not have a qualified contractor evaluate and make all necessary repairs.



Appears acceptable

Floor - Carpet

Appears acceptable

Heating & Cooling Source - Central Heating and Cooling

Safety Concern

Windows - Screen Missing or Damaged, Door

Screens Missing. Recommend installing screens to avoid having small children fall out of 2nd story window.

Appears acceptable

Outlets - 3 Prong Grounded

Service/Repair

Closet - Door(s), Light, Pole

Cracked glass in both closet doors. Recommend replacing both closet doors.

BATH2

Appears acceptable

Doors, Windows - Door Lock and Hardware

Appears acceptable

Switches and Fixtures - Wall

Safety Concern

Receptacles - Wired Improperly

Hot and neutral wires are reversed. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.
Recommend installing GFCI receptacle protection.

Appears acceptable

Walls and Ceilings - Drywall

Appears acceptable

Floor Covering - Ceramic Tile

Appears acceptable

Ventilation - Electric Attic Fan

Appears acceptable

Heating and Cooling - Central

Appears acceptable

Sink - Single

Appears acceptable

Sink Faucets - Tested

Appears acceptable

Drain, Trap, Waste and Vent Piping - ABS

Service/Repair

Toilet Bowl and Tank - Loose Anchor Bolts

The toilet is loose at the base. The bowl gasket at the base of the toilet can easily be damaged by a loose toilet. Recommend tightening toilet to floor and monitoring base for any signs of leakage.

Appears acceptable

Tub/Shower Faucets - Adequate Flow

Appears acceptable

Tub/Shower Drain - Tested

Service/Repair

Tub/Shower Enclosure - Tile on Drywall

The walls on both sides of the tub have been poorly patched from prior leaking. This tile appears to have been installed directly on the drywall. Installing tile on drywall is not recommended because the wall flexes easily and this make tiles loose. If the grout is not properly maintained moisture can get to the drywall behind the tile.

BATH3

Appears acceptable

Doors and Windows - Door Lock and Hardware

Appears acceptable

Switches and Fixtures - Wall

Safety Concern

Receptacles - Wired Improperly

Hot and neutral wires are reversed. This is a shock hazard. Recommend immediate repairs by qualified electrical contractor.
Recommend installing GFCI receptacle protection.

Appears acceptable

Walls and Ceilings - Drywall

Appears acceptable

Floor Covering - Ceramic Tile

BATH3

Appears acceptable	Ventilation - Electric Attic Fan
Appears acceptable	Heating and Cooling - Central
Appears acceptable	Sink - Single
Appears acceptable	Sink Faucet - Tested
Service/Repair	Drain, Trap, Waste and Vent Piping - ABS Leak found at the stopper nut on the tail pipe needs to be repaired fast to avoid damage to the cabinet below. The base of the cabinet has bowed down from prior water leaks.
Appears acceptable	Toilet Bowl and Tank - Flushes, Drains, Refills

BED2

Appears acceptable	Door - Hardware Checked
Appears acceptable	Walls & Ceiling - Drywall
Appears acceptable	Light Fixtures - Installed, Ceiling Fan tested
Appears acceptable	Floor - Carpet
Appears acceptable	Heating & Cooling Source - Central Heating & Cooling
Appears acceptable	Windows - Approx. 44" or Less to sill
Appears acceptable	Outlets - 3 Prong Grounded
Service/Repair	Closet - Door(s) & Pole Two closet poles not installed.

BED3

Appears acceptable	Door - Hardware Tested
Appears acceptable	Walls & Ceiling - Drywall
Appears acceptable	Light Fixture - Installed, Ceiling Fan Tested
Appears acceptable	Floor - Carpet
Appears acceptable	Heating & Cooling Source - Central Heating & Cooling
Appears acceptable	Windows - Other

Door to balcony has loose plastic window pane covers. The covers make the door look like a French door.

BED3

Safety Concern

Outlets - 3 Prong Grounded

Outlet on the balcony has hot and neutral wires reversed. This is a shock hazard. Recommend a qualified electrical contractor evaluate and make all necessary repairs.

Service/Repair

Closet - Door(s) & Pole, Missing Door Bracket

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.
One closet pole missing.

BED4

Appears acceptable

Door - Hardware Tested

Appears acceptable

Walls & Ceiling - Drywall

Appears acceptable

Light Fixture - Installed, Ceiling Fan Tested

Appears acceptable

Floor - Carpet

Appears acceptable

Heating & Cooling Source - Central Heating & Cooling

Service/Repair

Windows - Approx. 44" or Less to Sill, Door

Springs defective in left window. The window will not stay open and slams shut. Recommend repairing window springs.

Appears acceptable

Outlets - 3 Prong Grounded

Service/Repair

Closet - Door(s) & Pole, Missing Door Bracket

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.
One closet pole is missing.