
Inspection Summary

Perfection Home Inspections
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Record 3503 - Understiller, Roger 2625 N. Val Vista Drive, Mesa, AZ

Safety Concern

EXTERIOR

Outside Outlets

Outlet on the west side of the house near main electric disconnect did not trip when tested. Recommend GFCI outlet protection for all exterior outlet below 6 feet. GFCI outlets were first required on the exterior of homes in 1973. They may not have been required when the home was built but they provide extra safety.

Other

On the front of the house on the 2nd story on the right side of the entrance there is a loose cement window sill that could fall on someone. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

GROUND

GROUND

The front yard water feature pump is not bonded, the pump is leaking, the pipes are not covered or painted to protect them from the sun and there is no safety barrier to keep children from falling in. The auto-fill device did not work when tested.

Recommend a qualified contractor evaluate and make all necessary repairs. See picture
This pump has a cartridge filter with a 12 psi reading which is OK.

Outside Steps

No hand rail for any of the exterior steps. Recommend installing handrail to help prevent a fall or trip on the steps. Recommend a qualified contractor evaluate and make all necessary repairs. The front steps vary in height from 4.5" to 6.25". Steps that vary in height over 3/8 of an inch are considered a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

Balconies

Balcony guard railing spaced over 4" in some spots. 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.

GARAGE

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.

W. HEATER

Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 6 inches to the ground and point straight down. 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.

Operating Controls

Water heater temperatures set too high for both water heaters. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

Safety Concern

#2Temp. Pres Relief Valve and Pipe

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 6 inches to the ground and point straight down. 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.

ATTIC

Recessed Light Fixtures

No IC stamped found on recessed light fixtures in the attic which means the recessed light fixtures may not be approved to have insulation around them in the attic. Some blown in insulation has been known to burn and start house fires when in contact with recessed light fixtures. Recommend finding out if recessed fixtures are IC approved and if not recommend keeping blown in insulation 3" away from these fixtures in the attic to keep the fixtures from over heating.

LAUNDRY

Dryer Vented

A vent on the ceiling outside the laundry room is full of lint. This looks like the dryer vent an if so it needs to be cleaned. clogged dryer vents cause house fires. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

CHIMNEY

Flue Lining

Creosote buildup on the inner walls of the fireplace and the fireplace flue can cause a chimney fire. Recommend cleaning the fireplace before use. Creosote buildup can cause chimney fires.

Spark Arrestor

No screen to cap fireplace which could allow hot sparks to fly out of chimney and may allow pests to enter the chimney. Recommend installing screen on top of chimney.

Fire Proofing

No screen or door installed on front of the fireplace openings. Recommend installing a screen or door to keep sparks in the fireplace.

PLUMBING

Fuel Supply Tank Type

A gas tank is located in the ground behind the garage. This is not a good location because it is too close to the dirt driveway and there are tire marks on top of the metal lid. Recommend this tank be installed in a location where it will not be run over by vehicles.

Recommend a qualified contractor evaluate and make all necessary repairs.

ELECTRIC

*Sub Panel Locations

One 200 amp sub-electric panel is located in a closet in the upstairs east side back bedroom. Electric panels are not recommend to be installed in a closet this is not a normal building practice.

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

INTERIOR

Visible Flues and Dampers

Both fireplaces have a gas pipe stubbed out but the dampers both close completely. The damper in a gas fireplace should not close all the way so if there is a gas leak the gas will go up the chimney and not into the house.

Recommend a qualified contractor evaluate and make all necessary repairs.

Stairways and Steps

No hand railing on steps into the living room. This is a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Safety Concern

Balconies and Railings

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.

Closets

There is a closet with a pole to the basement. This is a fall hazard. Recommend installing a lock on this door a minimum of 54 inches above the floor so children cannot accidentally open this door and fall to the basement.

MBATH

Jacuzzi Bath or Tub

The ground wire for the Jacuzzi motor is not attached. Recommend properly attaching ground wire.

POOL

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.

Heater

Pool/spa heater tested but no Temperature Pressure Relief Valve installed on pool heater. The heater could explode. Recommend installing a TPRV before using pool heater.

Safety Barrier

This pool and the front yard water feature are both exposed to the neighborhood. Recommend finding a way to block access to children from this pool and the water feature.

BASEMENT

Basement Access

The metal hatch to the basement stairs on the exterior is partly blocked by a cement window sill. This is a fire escape hazard.
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

EXTERIOR

Exterior Electrical Fixtures

Two exterior light fixtures on the front porch did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Soffit/Eaves/Fascia

The fascia is a foam material covered with a thin coat of plaster. Plaster missing or chipped on the foam fascia at the passage way between the garages and on the back of the house.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Exterior Doors

Exterior entrance door tested and found to be in proper working order. There are cracks in the front door lower panels and there is a loose panel in the built out wall on the left side of the front entrance door.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture

Grading/Surface Drainage

The soil behind the multi-garage building is not properly sloped away from the garage foundation. 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.
Recommend a minimum fall of 6 inches within the first 10 feet and or installing drains or swales to ensure drainage away from the foundation.

Service/Repair

Vegetation

Vines are not good for the house exterior finish or trim. Recommend vines so they do not touch the house or roof.
See Picture

GROUNDS

Stoops / Areaways

The fire pit in the back yard is cracked in several spots.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture

ROOF

Roof Covering

Cracked roof tile found on the multi-car garage in the center section facing west on row 5 in 9' from the roof wall.
On the front roof on the east of the porch roof see row 6 in 2 feet from the balcony cracked.
Recommend a qualified licensed roofing contractor evaluate and make all necessary repairs. See sample picture

Roof Vents

Wind clips exposed in the roof vents means they are not installed properly under the roof tile. See picture
recommend a qualified roofing contractor evaluate and make all necessary repairs.
O'hagin's roof vents should have a hole in the roof sheathing 19" by 7". The primary flashing should be sealed to the roof paper then nailed 4"oc around the opening. Flashing material should be placed on top of the nailed flange area then the vent cover installed on top with the wind clips under the lower tiles. The vent cover needs to be nailed at the top and all tiles around this hole should be nailed to the roof. Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Other

Some interior walls exposed to the attic area on the east side of the attic without insulation.
Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Air Filters and Dampers

The air filter for the upstairs on the far east side needs to be replaced it is dirty and the air filter in the basement air-handler is bend so dirty air bypasses this filter. Recommend replacing this 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 System Coils

Six split system units with three coils on the east side yard and three in the front yard.
The three AC coils in the front yard are not well spaced apart. Two are within 7 inches of the house wall and close together behind a pony wall. When air circulation is blocked to the AC coils they do not cool as efficiently as they should.
Recommend a qualified contractor evaluate and make all necessary repairs.

KITCHEN

Dishwasher

The door spring to the dishwasher is defective because the door falls to fast when opened.
Recommend a qualified contractor evaluate and make all necessary repairs.

Surface Cook top

The four left burners did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

BATH3

Switches and Fixtures

One of the ceiling fixtures did not work when tested. Recommend checking the bulbs.

Service/Repair

Walls and Ceiling

Water damage to the wall next to the shower.

Recommend solving problem and then have a qualified contractor evaluate and make all necessary repairs. See picture

POOL

Pool Light

Pool light did not turn on when tested. Recommend service by a qualified swimming pool contractor to evaluate and make all necessary repairs.

SPA

Light

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

Inspection Report Details

Record 3503 - Understiller, Roger 2625 N. Val Vista Drive, Mesa, AZ

GENERAL INFORMATION

Appears
Acceptable

GENERAL INFORMATION - Buyer

The attached guest house and shop/garage is attached in a separate report. See report 3503A. 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. Recommend the buyer have all exterior door locks re-keyed to replaced after taking possession. Home depot re-keys lock for around \$5.00 per lock. 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.

Appears
Acceptable

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.

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 item observed no visual defects other than normal wear 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

Appears
Acceptable

Type of Wall Structure - Framed 2 Story

Appears
Acceptable

Wall Structure - Appears Level

Appears
Acceptable

Type of Columns - Wood Covered With Stucco, Wood Covered With Stucco & Masonry, Masonry

EXTERIOR

**Appears
Acceptable**

Wall Covering \ Cladding - Stucco\Synthetic Stucco, Stucco To Soil

Stucco in contact with the ground in the back yard.
Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade. 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.
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 - Tested

Outlet on the west side of the house near main electric disconnect did not trip when tested.
Recommend GFCI outlet protection for all exterior outlet below 6 feet. GFCI outlets were first required on the exterior of homes in 1973. They may not have been required when the home was built but they provide extra safety.

Service/Repair

Exterior Electrical Fixtures - Not Working

Two exterior light fixtures on the front porch did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

EXTERIOR

Service/Repair **Soffit\Eaves\Fascia - Other**

The fascia is a foam material covered with a thin coat of plaster. Plaster missing or chipped on the foam fascia at the passage way between the garages and on the back of the house. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Appears Acceptable **Exposed Foundation - Poured Concrete**

Service/Repair **Exterior Doors - Wood/Imitation wood.**

Exterior entrance door tested and found to be in proper working order. There are cracks in the front door lower panels and there is a loose panel in the built out wall on the left side of the front entrance door. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Appears Acceptable **Patio Doors - Metal & Glass**

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

EXTERIOR

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

The soil behind the multi-garage building is not properly sloped away from the garage foundation. 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. Recommend a minimum fall of 6 inches within the first 10 feet and or installing drains or swales to ensure drainage away from the foundation.

Service/Repair **Vegetation - Checked**

Vines are not good for the house exterior finish or trim. Recommend vines so they do not touch the house or roof. See Picture



Appears Acceptable **Sprinkler System - Vacuum Breaker**

Appears Acceptable **Flashings and Trim - Stucco**

Appears Acceptable **Yard Fences - Masonry**

Some plastic fencing.

Appears Acceptable **Window Character Material - Vinyl**

Appears Acceptable **Window Character Type - Casement**

Appears Acceptable **Glass - Insulated**

Appears Acceptable **Raised Foundation - None**

Appears Acceptable **Door Bell - Tested OK**

EXTERIOR

Safety Concern

Other - Other

On the front of the house on the 2nd story on the right side of the entrance there is a loose cement window sill that could fall on someone. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



GROUNDNS

Safety Concern

GROUNDNS - General Comment

The front yard water feature pump is not bonded, the pump is leaking, the pipes are not covered or painted to protect them from the sun and there is no safety barrier to keep children from falling in. The auto-fill device did not work when tested. Recommend a qualified contractor evaluate and make all necessary repairs. See picture
This pump has a cartridge filter with a 12 psi reading which is OK.



**Appears
Acceptable**

Driveway - Concrete, Dirt

**Appears
Acceptable**

Walkways - Concrete, Stepping Stones

GROUNDS

Safety Concern **Outside Steps - Concrete**

No hand rail for any of the exterior steps. Recommend installing handrail to help prevent a fall or trip on the steps. Recommend a qualified contractor evaluate and make all necessary repairs. The front steps vary in height from 4.5" to 6.25". Steps that vary in height over 3/8 of an inch are considered a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



Appears Acceptable **Patio - Concrete**

Appears Acceptable **Porches - Concrete**

Appears Acceptable **Wood Decks - None**

Appears Acceptable **Retaining Wall - None or No Effect Home**

Appears Acceptable **Hand Rail - Metal**

Recommend spacing of 4 inches or less for railings.

Safety Concern **Balconies - Guard Rails 36 inches or Higher, Railing Spacing Too Big**

Balcony guard railing spaced over 4" in some spots. 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.

Service/Repair **Stoops / Areaways - Other**

The fire pit in the back yard is cracked in several spots. 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 and or from the ground with binoculars.

Service/Repair

Roof Covering - Tile

Cracked roof tile found on the multi-car garage in the center section facing west on row 5 in 9' from the roof wall.
On the front roof on the east of the porch roof see row 6 in 2 feet from the balcony cracked.
Recommend a qualified licensed roofing contractor evaluate and make all necessary repairs. See sample picture



**Appears
Acceptable**

Roof Style - Hip, Shed

**Appears
Acceptable**

Flashing - Aluminum

**Appears
Acceptable**

Valleys - Galvanized

**Appears
Acceptable**

Plumbing Vents - ABS

ROOF

Service/Repair **Roof Vents - O'hagin's**

Wind clips exposed in the roof vents means they are not installed properly under the roof tile. See picture recommend a qualified roofing contractor evaluate and make all necessary repairs. O'hagin's roof vents should have a hole in the roof sheathing 19" by 7". The primary flashing should be sealed to the roof paper then nailed 4"oc around the opening. Flashing material should be placed on top of the nailed flange area then the vent cover installed on top with the wind clips under the lower tiles. The vent cover needs to be nailed at the top and all tiles around this hole should be nailed to the roof. Recommend a qualified contractor evaluate and make all necessary repairs.



Appears Acceptable **Drainage System - None**

Appears Acceptable **Garage / Carport Roof - Same as House**

Appears Acceptable **Porch Roof - Same as House**

Appears Acceptable **Back Patio Roof - Same as House**

Appears Acceptable **Skylight - None**

Appears Acceptable **Other Roof Penetrations - Roof Vents**

ROOF

Appears
Acceptable

Number of Layers - 1

GARAGE

Appears
Acceptable

Garage Type - 2 Car Attached

Appears
Acceptable

Garage Exterior Walls - Same as House

Appears
Acceptable

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.

Appears
Acceptable

GFCI Outlets - Tested

Appears
Acceptable

Garage Overhead Door Spring - Checked

Appears
Acceptable

Auto Garage Door Lift Controls - Auto Stop\ Reverse

Appears
Acceptable

Garage Electronic Eye - 4 to 6 Inches Above Floor

Appears
Acceptable

Garage Roof Framing Style - Hip

Appears
Acceptable

Garage to House Wall & Ceiling - Drywall Covered

Appears
Acceptable

Garage Fascia\Soffit - Stucco

Appears
Acceptable

Garage Gutters - None

Appears
Acceptable

Garage Interior Walls - Drywall\Plaster

GARAGE

Appears Acceptable **Garage Interior Ceiling - Drywall\Plaster**

Appears Acceptable **Garage Doors - Overhead**

Appears Acceptable **Garage Man Door Exterior - None**

Appears Acceptable **Garage Windows - Installed**

Appears Acceptable **Garage Roof Framing Type - No Access**

Appears Acceptable **Sink - None**

W. HEATER

Appears Acceptable **Water Heater 1 Mfg. - A O Smith**

Appears Acceptable **Water Heater 1 Rated BTU/Watts - 4500**

Appears Acceptable **Water Heater 1 Size in Gallons - 66**

Appears Acceptable **Water Heater 1 Location - Closet in Garage**

Appears Acceptable **Water Heater Fuel - Electric**

W. HEATER

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 to within 6 inches to the ground and point straight down. 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**

Safety Concern **Operating Controls - Temperature Set Too High**

Water heater temperatures set too high for both water heaters.
Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

Appears Acceptable **Water shutoff Valve - Present**

Appears Acceptable **Water Heater Exterior Jacket - OK**

Appears Acceptable **Ground Wire - Inspected**

Appears Acceptable **Water Heater Gas Piping - On Off Valve Installed**

Appears Acceptable **Water Heater 2 Mfg. - A O Smith**

Appears Acceptable **Water Heater 2 Fuel - Electric**

Appears Acceptable **Water Heater 2 Size - Water Heater Capacity**

Water heater two capacity 66 gallons.

W. HEATER

Appears
Acceptable

Water Heater 2 Location - Exterior

This water heater is installing in an exterior closet on the east side of the house.

Safety Concern

#2Temp. Pres Relief Valve and Pipe - Present

Recommend the water heater temperature and pressure relief valve have a pipe extended from the valve to within 6 inches to the ground and point straight down. 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 2 Rated BTU/Watts - 4500

Appears
Acceptable

Operating Controls 2 - Tested

ATTIC

Appears
Acceptable

Attic Access - Limited Access

Parts of the attic were inaccessible for inspection.

Appears
Acceptable

Method of Inspection - Crawled

Appears
Acceptable

Attic Floor Insulation - Blown In Cellulose, Fiberglass Batt

The average R-value for cellulose type insulation is 3.2 per inch of thickness.

Appears
Acceptable

Attic Insulation Thickness - Average Depth

The average attic floor insulation depth is 10".

Appears
Acceptable

Attic Insulation Approx. R. Value - 30 plus

Appears
Acceptable

Vapor retarder - None Found

Appears
Acceptable

Attic Structural Framing Type - Trusses

ATTIC

Appears
Acceptable

Attic Roof Structural Framing - 2x4 @24 inches OC

Appears
Acceptable

Structural House Ceiling - Not Visible

The bottom cord of the house truss or the ceiling structure is under the attic insulation and not visible so it could not be inspected.

Appears
Acceptable

Roof Sheathing - OSB Sheathing

Appears
Acceptable

Attic Ventilation - Roof Vents

Appears
Acceptable

Attic Vent Pipes - Vented Outside

Appears
Acceptable

Attic Entry Access - Hatch

Appears
Acceptable

Attic Access Location - Other

The attic access is located in the on the back balcony.

Appears
Acceptable

Attic Wiring - Covered with Insulation

Appears
Acceptable

Attic Leaks - No attic leaks found

Appears
Acceptable

Attic Chimney / Vent Pipes - Cement Block

Safety Concern

Recessed Light Fixtures - No IC Stamp Found

No IC stamped found on recessed light fixtures in the attic which means the recessed light fixtures may not be approved to have insulation around them in the attic. Some blown in insulation has been known to burn and start house fires when in contact with recessed light fixtures. Recommend finding out if recessed fixtures are IC approved and if not recommend keeping blown in insulation 3" away from these fixtures in the attic to keep the fixtures from over heating.



ATTIC

Service/Repair **Attic Other - Other**

Some interior walls exposed to the attic area on the east side of the attic without insulation.
Recommend a qualified contractor evaluate and make all necessary repairs.



LAUNDRY

Appears Acceptable **Door - Tested**

Appears Acceptable **Ventilation - Power attic vent, Window**

Appears Acceptable **Heating and Cooling Source - Central**

Safety Concern **Dryer Vented - Not Visible**

A vent on the ceiling outside the laundry room is full of lint. This looks like the dryer vent an if so it needs to be cleaned. clogged dryer vents cause house fires.
Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Appears Acceptable **Washer Faucets - Not Visible**

Appears Acceptable **Washer Drains - Not Visible**

LAUNDRY

Appears
Acceptable

Laundry Energy Source - Not Visible

Appears
Acceptable

Appliances - Not Tested

Appears
Acceptable

Light Fixture - Tested

Appears
Acceptable

Outlets - Tested

Appears
Acceptable

Floor - Natural Stone

Appears
Acceptable

Walls & Ceiling - Drywall

Appears
Acceptable

Laundry Sink - Other

Sink tested.

Appears
Acceptable

Laundry Sink Faucets - Tested

Appears
Acceptable

Laundry Sink Drain Trap - Tested

CHIMNEY

Appears
Acceptable

Chimney Fuel Type - Other

The fireplace are wood burning stubbed out for gas.

Appears
Acceptable

Fireplace1 - Masonry

Appears
Acceptable

Fireplace Locations - Living Room

One fireplace in the living room and one on the 2nd floor above this one.

Appears
Acceptable

Chimney 1 Type - Masonry

Safety Concern

Flue Lining - Masonry

Creosote buildup on the inner walls of the fireplace and the fireplace flue can cause a chimney fire. Recommend cleaning the fireplace before use. Creosote buildup can cause chimney fires.

CHIMNEY

Safety Concern **Spark Arrestor - None**

No screen to cap fireplace which could allow hot sparks to fly out of chimney and may allow pests to enter the chimney. Recommend installing screen on top of chimney.



Safety Concern **Fire Proofing - No Screen/Doors**

No screen or door installed on front of the fireplace openings. Recommend installing a screen or door to keep sparks in the fireplace.

Appears Acceptable **Fireplace2 - Masonry**

Appears Acceptable **Chimney 2 Type - Block**

COOLING

Appears Acceptable **COOLING SYSTEM - Not Tested**

When the outside temperature falls below 65 degrees within 24 hours of the inspection the AC systems is not tested to avoid damage to the compressor. All units here are heat pumps which use the same equipment for heating as for cooling so they were tested in the heating mode.

Dust and other contaminants usually find their 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.

The Federal appliance manufacturing standards (10 CFR 430) will require all residential-sized central air conditioners and heat pumps, manufactured or imported on or after January 23, 2006 to meet a new higher SEER standard. AC units that do not meet these new standards will need to be replaced with AC units up to 50% larger in size when they break and parts may be hard to find for Lower SEER units.

AC units have an average life of 10 to 15 years in the Phoenix area.

COOLING

**Appears
Acceptable**

Estimated AC Size - 2.5-Ton, 3-Ton, 3.5-Ton, 5-Ton

Model Number: 60

Compressor RLA: 34.9 for each.

Estimated Size: Three 5 Ton units installed

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Model Number: 42

Compressor RLA: 24.9

Estimated Size: 3.5 Ton

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Serial Number: 36

Compressor RLA: 16.0

Estimated Size: 3 Ton

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Model Number: 30

Compressor RLA: 15.1

Estimated Size: 2.5 Ton

Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

**Appears
Acceptable**

Cooling System(s) - Carrier

All cooling coils made by Carrier.

**Appears
Acceptable**

Energy Source - Electric

**Appears
Acceptable**

Quick Disconnect - Installed

**Appears
Acceptable**

Registers - Adjustable

Service/Repair

Air Filters and Dampers - Need cleaning

The air filter for the upstairs on the far east side needs to be replaced it is dirty and the air filter in the basement air-handler is bend so dirty air bypasses this filter. Recommend replacing this 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.

**Appears
Acceptable**

Duct Type - Flexible

**Appears
Acceptable**

Heat Pump - Air to Air

This heating and cooling system is a heat pump 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.

COOLING

Service/Repair **Cooling System Coils - Split System**

Six split system units with three coils on the east side yard and three in the front yard.

The three AC coils in the front yard are not well spaced apart. Two are within 7 inches of the house wall and close together behind a pony wall. When air circulation is blocked to the AC coils they do not cool as efficiently as they should.

Recommend a qualified contractor evaluate and make all necessary repairs.



Appears Acceptable **Air Handler(s) - Other**

One air-handler in the basement, one in the attached two car garage, and four in the attic.

Appears Acceptable **Cooling Lines - Insulated**

Appears Acceptable **Condensate Drain - Plastic**

Appears Acceptable **Evaporative Cooler - None**

FURNACE

Appears Acceptable **FURNACE - Tested**

Heating system tested using normal operating controls. Visually observed automatic safety controls were inspected and found to be in proper working order.

Appears Acceptable **Furnace Type - Heat Pump**

This 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.

Appears Acceptable **Thermostat - Single and Multi**

Appears Acceptable **Filter System For Central AC & Heat - Disposable**

Recommend replacing filter at least once per month.

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

FURNACE

Appears
Acceptable

Forced Air System Mfg(s) - Made By

All heater made by: Carrier.

Appears
Acceptable

Forced Air Sys. Energy Source - Electric

PLUMBING

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 - 1.5 inches

Appears
Acceptable

Water Pressure - 50 to 80 PSI

Water pressure recorded today was 76 psi.
Recommended water pressure between 50 to 80 PSI.

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 - Other

The gas tank is in the ground behind the garage with a shut off valve next the the back of the garage near the south end.

Appears
Acceptable

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.

Appears
Acceptable

Interior Waste/Vent Pipes - ABS

Appears
Acceptable

Water Leaks Supply/Drain - None Found

Appears
Acceptable

Cross Connections - None Found

PLUMBING

Appears
Acceptable

Sump Pump Location - Basement

Safety Concern

Fuel Supply Tank Type - Other

A gas tank is located in the ground behind the garage. This is not a good location because it is too close to the dirt driveway and there are tire marks on top of the metal lid. Recommend this tank be installed in a location where it will not be run over by vehicles. Recommend a qualified contractor evaluate and make all necessary repairs.



Appears
Acceptable

Well Pump Type - None Found

Appears
Acceptable

Pipe Support and Insulation - No Visible Problems

Appears
Acceptable

Water Softener - None Found

ELECTRIC

Appears
Acceptable

Main Electrical Service - Underground Service

Appears
Acceptable

Main Elect. Panel Location - Side of House

ELECTRIC

Appears
Acceptable

Main Electrical Disconnect - Side of House

The 400 amp main shut off breaker and three 200 amp shut off breakers are located outside on the east side of the house.

Appears
Acceptable

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

Appears
Acceptable

Compatibility Issues - None Observed

Appears
Acceptable

Main electric Wire Type - Not Visible

Appears
Acceptable

Main Service Wire Size - Not Visible

Appears
Acceptable

Voltage Available - 110 / 220

Appears
Acceptable

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. 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

Type of House Wire - Romex

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

Safety Concern

*Sub Panel Locations - Pool Equipment, Garage, Other

One 200 amp sub-electric panel is located in a closet in the upstairs east side back bedroom. Electric panels are not recommend to be installed in a closet this is not a normal building practice. Recommend a qualified electrical contractor evaluate and make all necessary repair.

ELECTRIC

Appears
Acceptable

Sub Panel Amp. Rating - 30, 70, 200

Three 200 amp sub electric panels. One in the attached two car garage, one in the upstairs east side bedroom closet, one in the guest house garage.

All three feed by 3/0 aluminum wire.

One 70 amp sub-electric panel in the attached two car garage feed with 6 gauge copper wire and one 60 amp sub-electric panel at the pool equipment feed with 6 gauge copper wires.

KITCHEN

Appears
Acceptable

Kitchen Ceiling and Walls - Drywall

Appears
Acceptable

Kitchen Floors - Natural Stone Tile

Appears
Acceptable

Heating and Cooling Source - Central

Appears
Acceptable

Kitchen Cabinets - Wood veneer

Appears
Acceptable

Counter top - Stone

Appears
Acceptable

Kitchen Sink - Cast Iron Porcelain

Appears
Acceptable

Kitchen Sink Faucet - Single Lever

Appears
Acceptable

Kitchen Drain and Trap - Tested

Appears
Acceptable

Garbage Disposal - Tested

Service/Repair

Dishwasher - Tested

The door spring to the dishwasher is defective because the door falls to fast when opened.
Recommend a qualified contractor evaluate and make all necessary repairs.

Appears
Acceptable

Kitchen Windows - None

Appears
Acceptable

Exhaust Fan Hood - Hood Exhaust

KITCHEN

**Appears
Acceptable**

Range Oven - Electric

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

Service/Repair

Surface Cook top - Gas

The four left burners did not work when tested.
Recommend a qualified contractor evaluate and make all necessary repairs.

**Appears
Acceptable**

Kitchen Wall Receptacles - GFI 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.

**Appears
Acceptable**

Kitchen Switches Fixtures - Recessed Can

Recessed light fixtures require special light bulbs designed to reflect the heat away from the fixture. Using improper bulbs may damage the fixtures and start fires. Recommend checking all light bulbs in recessed fixtures to make sure they are acceptable for the fixture.

INTERIOR

**Appears
Acceptable**

INTERIOR ROOMS - General Comment

Bathroom 7 located by the laundry room.
The toilet, sink, faucet, drain, door, ceiling fan and light fixture were tested.
Central heating and cooling OK.

**Appears
Acceptable**

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

**Appears
Acceptable**

Interior Walls and Ceiling - Drywall

Cracks may be present in the walls and ceilings of the home. Unless otherwise noted in the report this is to be considered a normal part of the aging process of the home and is not a significant issue.

**Appears
Acceptable**

Interior Floor Covering - Carpet, Tile, Wood/Imitation Wood, Natural Stone Tiles

**Appears
Acceptable**

Windows - Sample Number Tested

Some windows were not tested due to lack of access.

**Appears
Acceptable**

Smoke Detectors - One or More Tested

**Appears
Acceptable**

Interior Outlets - Three Prong Grounded

**Appears
Acceptable**

GFCI - Tested, Reset

All GFCI outlets were tested and reset.

INTERIOR

Appears
Acceptable

Switches and Light Fixtures - Sample Number Test

Appears
Acceptable

Signs of Water Penetration - None observed

Appears
Acceptable

Insulation Walls - None Visible

Appears
Acceptable

Interior Rooms - Living Room, Family Room, Dining Room, Office

Appears
Acceptable

Rooms With Heat Source - Living Room, Family Room, Dining Room, Office

Appears
Acceptable

Rooms With Cooling Source - Living Room, Family Room, Dining Room, Office

Appears
Acceptable

Skylight - None

Safety Concern

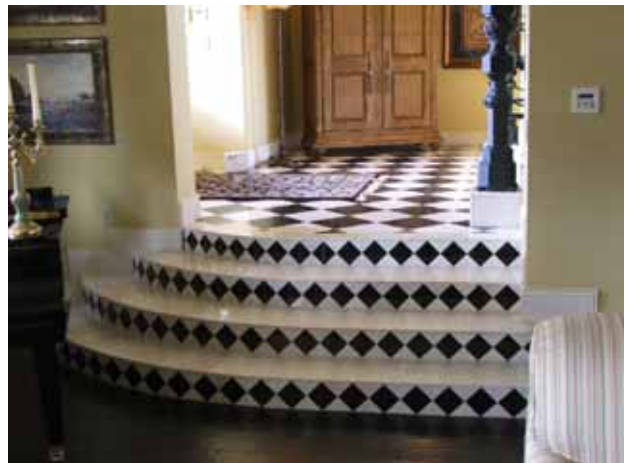
Visible Flues and Dampers - Observed, Operated

Both fireplaces have a gas pipe stubbed out but the dampers both close completely.
The damper in a gas fireplace should not close all the way so if there is a gas leak the gas will go up the chimney and not into the house.
Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Safety Concern Stairways and Steps - Missing Hand Railings

No hand railing on steps into the living room. This is a trip hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Safety Concern Balconies and Railings - Spacing 4" or More

Railing spacing of more than 4" is considered unsafe for small children. This may have been acceptable when it was built.



Appears Acceptable Ceiling Fan - Tested

INTERIOR

Safety Concern

Closets - Other

There is a closet with a pole to the basement. This is a fall hazard. Recommend installing a lock on this door a minimum of 54 inches above the floor so children cannot accidentally open this door and fall to the basement.



MBATH

Appears
Acceptable

Sink - Double

Appears
Acceptable

Sink Faucet - Tested

Appears
Acceptable

Drain, Trap, Waste and Vent Piping - Tested

Appears
Acceptable

Switches and Fixtures - Wall, Ceiling

Appears
Acceptable

Receptacles - GFCI

Appears
Acceptable

Doors and Windows - Door Lock and Hardware

Appears
Acceptable

Walls and Ceiling - Drywall/Plaster

Appears
Acceptable

Floor Covering - Natural Stone Tile

Appears
Acceptable

Ventilation - Electric Fan

Appears
Acceptable

Heating and Cooling - Central Heating & Cooling

MBATH

Appears
Acceptable

Toilet Bowl and Tank - Flushes, Drains, and Refills

Appears
Acceptable

Tub/Shower Faucet - Adequate Flow

Appears
Acceptable

Tub/Shower Drain - Tested

Appears
Acceptable

Tub/Shower Enclosure - Ceramic Tile

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

Safety Concern

Jacuzzi Bath or Tub - GFCI Outlet Tested, Tub Faucet & Drain Tested

The ground wire for the Jacuzzi motor is not attached. Recommend properly attaching ground wire.

MBED

Appears
Acceptable

Closet - Door(s), Light, Pole

The sink and drain were tested and the 220 outlet in the closet. Outlets at the sink area are GFCI protected.

Appears
Acceptable

Door - Hardware Checked

Appears
Acceptable

Light Fixture - Installed, Ceiling Fan Tested

Appears
Acceptable

Walls and Ceiling - Drywall/Plaster

Appears
Acceptable

Floor - Carpet

Appears
Acceptable

Heating & Cooling Source - Central Heating and Cooling

Appears
Acceptable

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

Appears
Acceptable

Outlets - 3 Prong Grounded

BATH2

Appears
Acceptable

BATH2 - Located

This bathroom is located in the hall near the master bedroom.

Appears
Acceptable

Sink - Single

Appears
Acceptable

Sink Faucets - Tested

Appears
Acceptable

Drain, Trap, Waste and Vent Piping - Tested

Appears
Acceptable

Switches and Fixtures - Wall, Ceiling

Appears
Acceptable

Receptacles - GFCI

Appears
Acceptable

Doors, Windows - Door Lock and Hardware

Appears
Acceptable

Walls and Ceiling - Drywall/Plaster

Appears
Acceptable

Floor Covering - Ceramic Tile

Appears
Acceptable

Ventilation - Electric Fan

Appears
Acceptable

Heating and Cooling - Central Heating & Cooling

Appears
Acceptable

Toilet Bowl and Tank - Flushes, Drains, and Refills

BATH3

Appears
Acceptable

Bath3 - Located

This bathroom is located in the upstairs back bedroom on the east side.

Appears
Acceptable

Sink - Single

BATH3

Appears
Acceptable

Sink Faucet - Tested

Appears
Acceptable

Drain, Trap, Waste and Vent Piping - Tested

Service/Repair

Switches and Fixtures - Wall, Ceiling

One of the ceiling fixtures did not work when tested. Recommend checking the bulbs.

Appears
Acceptable

Receptacles - GFCI

Appears
Acceptable

Doors and Windows - Door Lock and Hardware

Service/Repair

Walls and Ceiling - Drywall/Plaster

Water damage to the wall next to the shower.
Recommend solving problem and then have a qualified contractor evaluate and make all necessary repairs. See picture



Appears
Acceptable

Floor Covering - Ceramic Tile

Appears
Acceptable

Ventilation - Electric Fan

Appears
Acceptable

Heating and Cooling - Central Heating & Cooling

Appears
Acceptable

Toilet Bowl and Tank - Flushes, Drains, Refills

Appears
Acceptable

Tub/Shower Faucet - Adequate Flow

Appears
Acceptable

Tub/Shower Drain - Tested

BATH3

Appears
Acceptable

Tub/Shower Enclosure - Ceramic Tile

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

BATH4

Appears
Acceptable

Bath4 - Located

This bathroom is located in the upstairs in the front in the bedroom on the east side.

Appears
Acceptable

Sink - Single

Appears
Acceptable

Sink Faucet - Tested

Appears
Acceptable

Drain, Trap, Waste and Vent Piping - Tested

Appears
Acceptable

Switches and Fixtures - Wall, Ceiling

Appears
Acceptable

Receptacles - GFCI

Appears
Acceptable

Doors and Windows - Door Lock and Hardware

Appears
Acceptable

Walls and Ceiling - Drywall/Plaster

Appears
Acceptable

Floor Covering - Ceramic Tile

Appears
Acceptable

Ventilation - Electric Fan, Window

Appears
Acceptable

Heating and Cooling - Central Heating & Cooling

Appears
Acceptable

Toilet Bowl and Tank - Flushes, Drains, Refills

Appears
Acceptable

Tub/Shower Faucet - Adequate Flow

BATH4

Appears
Acceptable

Tub/Shower Drain - Tested

Appears
Acceptable

Tub/Shower Enclosure - Ceramic Tile

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

BATH5

Appears
Acceptable

BATH5 - General Comment

This bathroom is located in the 1st floor bedroom on the east side.

Appears
Acceptable

Sink - Single

Appears
Acceptable

Sink Faucet - Tested

Appears
Acceptable

Drain, Trap, Waste and Vent Piping - Tested

Appears
Acceptable

Switches and Fixtures - Ceiling

Appears
Acceptable

Receptacles - GFCI

Appears
Acceptable

Doors & Windows - Door Lock & Hardware

Appears
Acceptable

Walls and Ceiling - Drywall/Plaster

Appears
Acceptable

Floor Covering - Ceramic Tile

Appears
Acceptable

Ventilation - Electric Fan, Window

Appears
Acceptable

Heating and Cooling - Central Heating & Cooling

Appears
Acceptable

Toilet Bowl and Tank - Flushes, Drains, Refills

BATH5

Appears
Acceptable

Tub/Shower Faucet - Adequate Flow

Appears
Acceptable

Tub/Shower Drain - Tested

Appears
Acceptable

Tub/Shower Enclosure - Ceramic Tile

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

BED2

Appears
Acceptable

BEDROOM 2 - Room Location

This room is located upstairs on the east side in the back.

Appears
Acceptable

Door - Hardware Checked

Appears
Acceptable

Walls & Ceiling - Drywall/Plaster

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, Door

Appears
Acceptable

Outlets - 3 Prong Grounded

Appears
Acceptable

Closet - Door(s) Light & Pole

BED3

Appears
Acceptable

BEDROOM 3 - Room Location

This room is located upstairs on the east side in the front.

BED3

Appears
Acceptable

Door - Hardware Tested

Appears
Acceptable

Walls & Ceiling - Drywall/Plaster

Appears
Acceptable

Light Fixture - 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, Door

Appears
Acceptable

Outlets - 3 Prong Grounded

Appears
Acceptable

Closet - Door(s) Light & Pole

BED4

Appears
Acceptable

BEDROOM 4 - Room Location

This room is located on the 1st floor on the east side in the back.

Appears
Acceptable

Door - Hardware Tested

Appears
Acceptable

Walls & Ceiling - Drywall/Plaster

Appears
Acceptable

Light Fixture - Installed, Ceiling Fan Tested

Appears
Acceptable

Floor - Carpet

Appears
Acceptable

Heating & Cooling Source - Central Heating & Cooling

BED4

Appears
Acceptable

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

Appears
Acceptable

Outlets - 3 Prong Grounded

Appears
Acceptable

Closet - Door(s) Light & Pole

BED5

Appears
Acceptable

BEDROOM 5 - Room Location

This bedroom is located on the 1st floor in the front on the east side.

Appears
Acceptable

Door - Hardware Checked

Appears
Acceptable

Walls & Ceiling - Drywall/Plaster

Appears
Acceptable

Light Fixture - 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

Appears
Acceptable

Closet - Door(s) Light & Pole

OFFICE/DEN

Appears
Acceptable

OFFICE/DEN - General

This is the office upstairs and the hall library.

OFFICE/DEN

Appears
Acceptable

Walls & Ceiling - Drywall

Appears
Acceptable

Heating & Cooling - Central

Appears
Acceptable

Floor - Carpet

Appears
Acceptable

Light Fixture - Installed, Ceiling Fan

Appears
Acceptable

Outlets - 3 prong grounded

Appears
Acceptable

Door - Checked hardware

Appears
Acceptable

Window - Tested

POOL

Appears
Acceptable

POOL - GENERAL INFORMATION

Every city has their own codes on swimming pool barriers and they should be checked by the buyer because this inspection is not a code compliance inspection.

We note all observed defects in pools but swimming pools and swimming pool systems are not our field of expertise and not considered part of a normal home inspection.

We do not charge for pool inspections and do not intend for you to rely solely on our visual inspection of the pool.

Recommend a qualified swimming pool contractor evaluate the entire pool system and make all necessary repairs.

Appears
Acceptable

Pool Surface - No Defects Found

Appears
Acceptable

Algae - None Found

Appears
Acceptable

Skimmer - Checked

Appears
Acceptable

Tiles - Checked

Service/Repair

Pool Light - Not Working

Pool light did not turn on when tested. Recommend service by a qualified swimming pool contractor to evaluate and make all necessary repairs.

POOL

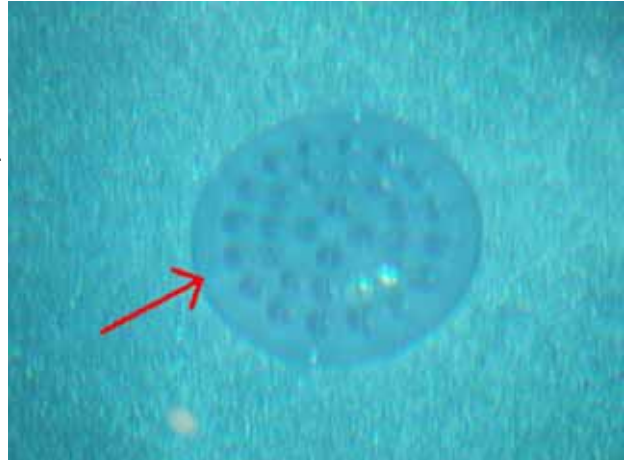
Appears
Acceptable

Decking - General

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.



Appears
Acceptable

Pump - Tested

Appears
Acceptable

Filter - Tested

Appears
Acceptable

Water Pressure - Water Perssure

The water pressure gauge on the top of the swimming pool filter reads 18 PSI.

Appears
Acceptable

Pipes - Painted

Appears
Acceptable

Valves - Tested

Safety Concern

Heater - TPRV

Pool/spa heater tested but no Temperature Pressure Relief Valve installed on pool heater. The heater could explode. Recommend installing a TPRV before using pool heater.



POOL

Appears
Acceptable

Time Clock - Working

Appears
Acceptable

Filter Type - Cartridge

Appears
Acceptable

Auto Sweep\Self Cleaning - Tested

Appears
Acceptable

Bonding 5 Feet From Pool - Motor

Appears
Acceptable

Over 5 Feet Deep - Shelf

Safety Concern

Safety Barrier - Other

This pool and the front yard water feature are both exposed to the neighborhood. Recommend finding a way to block access to children from this pool and the water feature.

Appears
Acceptable

Grading Near Pool - Checked

Appears
Acceptable

Automatic Chlorinator - None

Appears
Acceptable

Back Flow Pipe - None

Appears
Acceptable

Diving Board - None

NOTES

Appears
Acceptable

NOTES - General Information

The home theater was inspected. Wall outlets tested the entrance door tested and the light fixtures tested. Central heating and air OK.

BASEMENT

Appears
Acceptable

BASEMENT - General Comment

Bath room 6 is located in the basement. The sink, sink faucet and sink drain were tested. The toilet was tested and the light fixture door and exhaust fan all are in working order. The stopper in the sink has the top not connected. Recommend properly attaching the sink stopper. Central heating and air OK.

BASEMENT

**Appears
Acceptable**

Heating & Cooling Source - Central Heating & Cooling

Safety Concern

Basement Access - Interior Stairs, Exterior Stairs

The metal hatch to the basement stairs on the exterior is partly blocked by a cement window sill. This is a fire escape hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



**Appears
Acceptable**

Basement Foundation Walls - Other

Foundation wall completely covered but no signs of problems found.

**Appears
Acceptable**

Basement Floor - Concrete

**Appears
Acceptable**

Basement Drainage - Sump Pump

**Appears
Acceptable**

Basement Other - Window, Other

The basement bar sink, drain and faucet were tested and the outlet within 6 feet of this sink is GFCI protected.

SPA

**Appears
Acceptable**

Spa - GENERAL INFORMATION

Every city has their own codes on swimming pool/Spa barriers and they should be checked by the buyer because this inspection is not a code compliance inspection. We note all observed defects in pools & spas but they are not our field of expertise and not considered part of a normal home inspection. We do not charge for pool/spa inspections and do not intend for you to rely solely on our visual inspection of the pool/spa. Recommend a qualified swimming pool contractor evaluate the entire pool/spa system and make all necessary repairs.

**Appears
Acceptable**

Pump - Tested

**Appears
Acceptable**

Heater - Gas

SPA

Appears
Acceptable

Bonding - Pump

Appears
Acceptable

Time Clock - Tested

Service/Repair

Light - Tested

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

Appears
Acceptable

Circulation - Flow From Spa to Pool

Appears
Acceptable

Surface - No defects Found

Appears
Acceptable

Tiles - No Defects Found

Appears
Acceptable

Jets - Tested

OTHER ROOM

Appears
Acceptable

Other Room - Loft

Other room is the loft area.

Appears
Acceptable

Walls & Ceiling - Drywall

Appears
Acceptable

Floor - Hardwood

Appears
Acceptable

Heating & Cooling - Central Heating & Cooling

Appears
Acceptable

Light fixture - Installed, Ceiling Fan

Appears
Acceptable

Outlets - 3 prong grounded

Appears
Acceptable

Door - Hardware Checked

OTHER ROOM

Appears
Acceptable

Window - Tested

Bar

Appears
Acceptable

BAR - General

this is the bar and pool room.

Appears
Acceptable

Sink - Stainless

Appears
Acceptable

Faucet - Single Handle

Appears
Acceptable

Counter Top - Natural Stone

Appears
Acceptable

Outlets - GFCI

Appears
Acceptable

Light Fixture - Ceiling

Appears
Acceptable

Drain - ABS

Appears
Acceptable

Other - Other

Door to patio tested, wall outlets tested, and windows tested.