



**BROWN & CO.**  
PROPERTY INSPECTIONS

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## RESIDENTIAL HOME INSPECTION REPORT

2519 N 71st Dr  
Phoenix, AZ 85035

Brewer Trust  
JANUARY 31, 2024



Inspector

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We sincerely thank you for choosing Brown & Co. Property Inspections for this important step in your home buying journey. We have designed this report to be both thorough and easy to interpret. Each section will contain a grid to illustrate which systems and components were inspected, which were not, and which are in need of service or replacement.

**"Inspected"** indicates the component or system was present and able to be visually inspected and/or tested.

**"Not Inspected"** indicates the component or system was present but was not able to be visually inspected and/or tested. The reason, such as an obstruction, will be documented.

**"Not Present"** indicates the component or system is not present.

**"Service/Replacement"** indicates the component or system was inspected and found to be damaged and/or in a condition in which service or replacement is needed to regain the intended function and/or to prevent damage to surrounding materials.

Please note the designation of "Inspected" without the additional designation of "Service/Replacement" does not indicate the system or component is free from cosmetic deficiency. Such cosmetic deficiencies may or may not be included in this report. Certain items marked as inspected may include instructions to monitor for conditions that *may* develop after the inspection.

We encourage the customer to consult a licensed, qualified contractor for all services. Certain recommendations will include the type of contractor we recommend consulting, such as a qualified/licensed plumber or electrician. Others may be more broad and simply suggest a qualified/licensed general contractor. Please note it is common to report on conditions where regular maintenance is due. Some of these maintenance items may be able to be performed by a qualified home owner, depending on the abilities of the home owner. We recommend consulting a qualified professional for ALL common and regular maintenance items mentioned where the homeowner does not feel they can adequately and safely perform the task.

Should you have any questions regarding the information in your report, please do not hesitate to contact us at 480-290-2225. Again, we genuinely appreciate your business and wish you the best of luck with the remainder of your transaction.

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# SUMMARY

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- ⊖ 2.1.1 Structural - Foundation: Cracked/Loose Concrete
- ⊖ 2.3.1 Structural - Wall Structure: Step cracking
- ⊖ 2.5.1 Structural - Columns & Beams : WDI damage
- ⊖ 2.5.2 Structural - Columns & Beams : Damaged/offset posts
- ⊖ 2.5.3 Structural - Columns & Beams : Cracked slab/possible column movement
- ⊖ 2.6.1 Structural - Roof Structure : Damaged patio rafter
- 🔧 3.1.1 Exterior - Driveway and Walkways: Cracked/Chipped Driveway
- 🔧 3.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Grade/Slope
- 🔧 3.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Planter (Masonry Structure)
- 🔧 3.2.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Eroded masonry below drain
- 🔧 3.3.1 Exterior - Cladding/Siding, Flashing & Trim: Unsealed Penetration(s)
- 🔧 3.3.2 Exterior - Cladding/Siding, Flashing & Trim: Stucco chips
- 🔧 3.3.3 Exterior - Cladding/Siding, Flashing & Trim: Chipped masonry
- ⊖ 3.3.4 Exterior - Cladding/Siding, Flashing & Trim: Damaged siding/peeling finish
- 🔧 3.4.1 Exterior - Exterior Paint : Flaking/weathered exterior paint
- 🔧 3.5.1 Exterior - Eaves, Soffits & Fascia: Water stains
- 🔧 3.5.2 Exterior - Eaves, Soffits & Fascia: Separated fascia
- 🔧 3.5.3 Exterior - Eaves, Soffits & Fascia: Weathered Fascia & trim
- 🔧 3.6.1 Exterior - Exterior Entry Doors: Slider Does not glide (hard to close)
- 🔧 3.6.2 Exterior - Exterior Entry Doors: Does not latch
- 🔧 3.6.3 Exterior - Exterior Entry Doors: Serviceable with scratched/chipped wood
- 🔧 3.6.4 Exterior - Exterior Entry Doors: Damaged security door screen
- 🔧 3.7.1 Exterior - Windows: Difficult to lock
- 🔧 3.7.2 Exterior - Windows: Loose sash
- ⚠ 3.7.3 Exterior - Windows: Security cover did not release
- ⊖ 3.8.1 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Exterior drywall condition
- ⊖ 3.9.1 Exterior - Fence: Earth to Wood contact
- 🔧 3.9.2 Exterior - Fence: Damaged wood fence
- 🔧 3.10.1 Exterior - Gates : Missing latch arm/loose post
- 🔧 3.10.2 Exterior - Gates : RV gate condition
- 🔧 3.11.1 Exterior - Laundry/Utility Room: Water stains/missing drywall
- ⊖ 3.11.2 Exterior - Laundry/Utility Room: Damaged framing
- 🔧 3.11.3 Exterior - Laundry/Utility Room: Missing deadbolts
- 🔧 4.1.1 Roof & Attic - Roof Coverings: Damaged/worn asphalt shingles
- 🔧 4.1.2 Roof & Attic - Roof Coverings: Accumulation of Pigeon Droppings
- 🔧 4.1.3 Roof & Attic - Roof Coverings: Minor roll roof cracking
- 🔧 4.2.1 Roof & Attic - Flashings: Cracked/Open Collars



- ⊖ 4.2.2 Roof & Attic - Flashings: Missing kick-out flashing
- ⊖ 4.3.1 Roof & Attic - Skylights, Chimneys & Roof Penetrations: Missing flashing
- 🔧 4.6.1 Roof & Attic - Insulation & Vapor Retarders : Apparant Low, missing or displaced insulation
- ⊖ 5.1.1 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Exposed condenser fan wires
- 🔧 5.1.2 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Missing mounting bracket fasteners
- ⊖ 5.1.3 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Detached condensate drain (roof)
- 🔧 5.4.1 Heating, Ventilation & Air Conditioning - Distribution System: Replace Filter(s)
- 🔧 5.4.2 Heating, Ventilation & Air Conditioning - Distribution System: Dust around/near registers
- ⊖ 5.7.1 Heating, Ventilation & Air Conditioning - Interior Venting Systems (Fans) : No air felt at vents on roof
- ⊖ 5.8.1 Heating, Ventilation & Air Conditioning - Dryer Vent : No dryer vent
- ⊖ 6.1.1 Plumbing - Water Supply & Distribution System: High water pressure
- ⊖ 6.1.2 Plumbing - Water Supply & Distribution System: Possible leak in/near wall
- ⊖ 6.2.1 Plumbing - Main Water Shut-off Device: Missing/removed handle (older gate valve)
- ⊖ 6.4.1 Plumbing - Hot Water Systems : Water heater rust/drip marks
- 🔧 6.4.2 Plumbing - Hot Water Systems : Corrosion at supply valve
- ⚠️ 6.4.3 Plumbing - Hot Water Systems : Missing most of TPR discharge pipe
- ⚠️ 6.7.1 Plumbing - Exterior Hose Bibs: Missing hose bib vacuum breakers
- 🔧 6.8.1 Plumbing - Sinks & Faucets : Calcium/corrosion at supply valves
- ⊖ 6.8.2 Plumbing - Sinks & Faucets : Drain Leak
- 🔧 6.8.3 Plumbing - Sinks & Faucets : Flexible drain/evidence of leaking
- 🔧 6.8.4 Plumbing - Sinks & Faucets : Drain stop function
- 🔧 6.8.5 Plumbing - Sinks & Faucets : Missing drain stop
- 🔧 6.9.1 Plumbing - Bathtubs & Showers : Missing drain stop
- 🔧 6.9.2 Plumbing - Bathtubs & Showers : Loose plumbing
- 🔧 6.9.3 Plumbing - Bathtubs & Showers : Hardware holes
- ⊖ 6.9.4 Plumbing - Bathtubs & Showers : Leaking valve
- ⊖ 6.10.1 Plumbing - Toilets : Loose toilets
- 🔧 6.11.1 Plumbing - Washer Plumbing : Supply valve corrosion
- ⊖ 6.11.2 Plumbing - Washer Plumbing : Detached standpipe
- 🔧 7.2.1 Electrical - Service Equipment, Distribution Panels & Grounding : Circuits not labeled
- 🔧 7.2.2 Electrical - Service Equipment, Distribution Panels & Grounding : Loose cover/damaged tab
- ⊖ 7.3.1 Electrical - Branch Circuit Conductors & Over-Current Devices: Loose/Non OEM breakers
- ⚠️ 7.3.2 Electrical - Branch Circuit Conductors & Over-Current Devices: Aluminum Branch Circuit Wiring
- ⊖ 7.3.3 Electrical - Branch Circuit Conductors & Over-Current Devices: Rust on terminals
- ⊖ 7.4.1 Electrical - Conduit & Wiring : Loose/Detached Conduit
- 🔧 7.4.2 Electrical - Conduit & Wiring : Deteriorated Flexible Conduit (roof)
- 🔧 7.6.1 Electrical - Receptacles & GFCI Devices : Loose receptacle
- ⚠️ 7.6.2 Electrical - Receptacles & GFCI Devices : Missing GFCI Protection per Current Standards

- 🔧 7.6.3 Electrical - Receptacles & GFCI Devices : Obstructed receptacle
- 🔧 7.6.4 Electrical - Receptacles & GFCI Devices : Loose receptacle enclosure
- 🔧 7.7.1 Electrical - Light Fixtures, Ceiling fans and Switches : Fan wobbles
- 🔧 7.7.2 Electrical - Light Fixtures, Ceiling fans and Switches : Fan (motor) did not respond
- 🔧 7.7.3 Electrical - Light Fixtures, Ceiling fans and Switches : Missing light bulb
- 🔧 7.7.4 Electrical - Light Fixtures, Ceiling fans and Switches : Missing light covers
- 🔧 7.7.5 Electrical - Light Fixtures, Ceiling fans and Switches : Missing switch cover
- 🔧 7.7.6 Electrical - Light Fixtures, Ceiling fans and Switches : Moderately Noisy Fan
- 🔧 7.7.7 Electrical - Light Fixtures, Ceiling fans and Switches : Inoperable fan chain
- 🔧 7.7.8 Electrical - Light Fixtures, Ceiling fans and Switches : Missing socket light chain
- 🔧 7.9.1 Electrical - Smoke Detectors: 10+ years old
- 🔧 8.1.1 Interior - Walls & Ceilings : Cosmetic conditions/repairs
- 🚫 8.1.2 Interior - Walls & Ceilings : Casing moisture damage
- 🚫 8.1.3 Interior - Walls & Ceilings : Cracked drywall
- 🚫 8.1.4 Interior - Walls & Ceilings : Moisture damage near shower & tub
- 🚫 8.2.1 Interior - Floors: Cracked/missing tile in bathrooms
- 🔧 8.3.1 Interior - Interior Doors & Closets : Door rubs
- 🔧 8.3.2 Interior - Interior Doors & Closets : Interior doors removed
- 🔧 8.3.3 Interior - Interior Doors & Closets : Damaged interior door
- 🔧 8.3.4 Interior - Interior Doors & Closets : Missing latch/handle
- 🚫 8.4.1 Interior - Countertops & Cabinets: Water/Moisture Damage
- 🔧 8.4.2 Interior - Countertops & Cabinets: Lazy Susan
- 🔧 8.4.3 Interior - Countertops & Cabinets: Cabinet floor surface damage
- ⚠️ 9.1.1 Kitchen Appliances - Dishwasher: Missing high loop
- ⚠️ 9.3.1 Kitchen Appliances - Range/Oven and Cooktop: Missing Anti-tip device
- 🔧 9.4.1 Kitchen Appliances - Range Hood : Duct tape
- ⚠️ 9.4.2 Kitchen Appliances - Range Hood : Missing fan cover

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Inspector Only

**State of Occupancy**

Vacant

**Type of Building**

Single-family, One Story

**Temperature**

Over 60 degrees F

**Weather Conditions**

Clear

**Rain Within Last 3 Days**

No

## 2: STRUCTURAL

		IN	NI	NP	S
2.1	Foundation	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			X
2.4	Ceiling Structure	X			
2.5	Columns & Beams	X			X
2.6	Roof Structure	X			X
2.7	Basement/Crawlspace			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

### Information

#### Foundation: Type

Poured Concrete Slab-on-Grade

#### Floor Structure: Type(s)

Concrete Slab

#### Wall Structure: Type(s)

Masonry

#### Ceiling Structure: Type(s)

Roof Truss, Wood

#### Columns & Beams : Type(s)

Solid wood

#### Roof Structure : Type

Engineered Roof Trusses,  
Conventional Wood Framing

#### Potential for lead-based paint (pre-1978)

The use of lead in the manufacturing of paint was banned by the EPA in 1978. This home was constructed prior to the banning of lead paint. Paint could be sampled by a qualified specialist/abatement professional to determine if lead is present. More information regarding lead-based paint can be found [HERE](#).

#### Popcorn ceiling (pre-1978)

Popcorn ceiling is applied in the home. The use of asbestos in the manufacturing of this ceiling texture was banned in 1978. Ceiling texture in the home could be sampled by a qualified specialist/abatement professional to determine if asbestos is present.

#### Floor Structure: Inspected - Covered

The floor structure was covered by flooring and/or drywall. No indication of major movement or damage was observed.

#### Ceiling Structure: Inspected - Covered

The ceiling structure was covered drywall. No indication of major movement or damage was observed. Conditions such as drywall cracks and nail pops will be documented in the interior section if observed.

#### Roof Structure : Inspected to extent visible

The visible components of the roof structure were inspected. Please note that visibility was limited due to limited accessibility/maneuverability in the attic, HVAC equipment and insulation. Common and minor splintering of wood was observed in some areas.

### Service/replace

#### 2.1.1 Foundation

#### CRACKED/LOOSE CONCRETE



Cracked and loose/displaced concrete was observed. I recommend the areas be reviewed and repaired by a qualified concrete/foundation repair professional to prevent moisture intrusion into the foundation.



Below front door



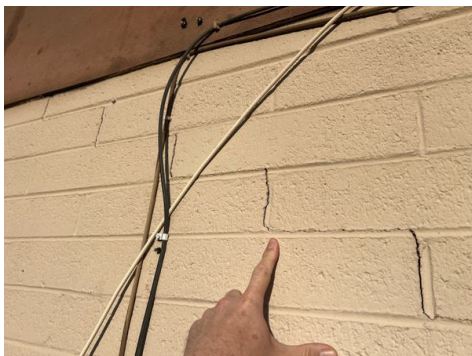
Rear Patio Area

2.3.1 Wall Structure

**STEP CRACKING**

Service/Replacement Items

Step cracking with a degree of separation between masonry units was observed. I recommend consulting a licensed professional to review/repair.



2.5.1 Columns & Beams

**WDI DAMAGE**

Service/Replacement Items

Wood destroying insect damage was observed at the front patio cover beam, near the front entry door. I recommend consulting a licensed contractor to review/repair.



2.5.2 Columns & Beams

**DAMAGED/OFFSET POSTS**

Service/Replacement Items

One of the carport posts is cracked/damaged and hanging off of the concrete slab below. Another post is noticeably twisted. The third post is damaged/missing material at the bottom. I recommend consulting a licensed professional for repair.





2.5.3 Columns & Beams

Service/Replacement Items

**CRACKED SLAB/POSSIBLE COLUMN MOVEMENT**

The rear patio slab has cracked, settled and heaved to a degree. Two masonry columns appear as though they could be resting on this concrete. I was not able to determine if a separate footing is installed. A degree of movement was observed at the masonry columns. I recommend consulting a licensed contractor to review/service.



## 2.6.1 Roof Structure

**DAMAGED PATIO RAFTER** Service/Replacement Items

One of the rear patio cover wood rafters is cracked/damaged. I recommend consulting a licensed plumber to review and repair as deemed necessary.





### 3: EXTERIOR

		IN	NI	NP	S
3.1	Driveway and Walkways	X			X
3.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.3	Cladding/Siding, Flashing & Trim	X			X
3.4	Exterior Paint	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Exterior Entry Doors	X			X
3.7	Windows	X			X
3.8	Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways	X			X
3.9	Fence	X			X
3.10	Gates	X			X
3.11	Laundry/Utility Room	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

#### Information

#### Cladding/Siding, Flashing & Trim: Material(s)

Stucco applied over masonry,  
Painted Masonry Block

#### Reference Photos



#### Windows: Single pane windows

Please note that single pane windows are installed. Some or all windows may be original.



## Fence: Limited inspection of block fence

Please note that I did not extensively inspect the block fence. It is not clear exactly whose property the sections of fencing are.

## Service/replace

### 3.1.1 Driveway and Walkways



Maintenance/Improvement Items

#### **CRACKED/CHIPPED DRIVEWAY**

Cracked and chipped concrete was observed at the driveway. The condition could worsen with water penetration. A concrete repair professional can be consulted for service/to seal as needed.



### 3.2.1 Vegetation, Grading, Drainage & Retaining Walls



Maintenance/Improvement Items

#### **IMPROPER GRADE/SLOPE**

Exterior grade is flat and/or negatively sloped in some areas. A slope of approximately **1 inch per foot away** from the foundation is recommended for at least the first few feet so that proper drainage can be maintained. I recommend grading conditions be corrected where necessary by a qualified grading or landscape professional.



### 3.2.2 Vegetation, Grading, Drainage & Retaining Walls



Maintenance/Improvement Items

#### **PLANTER (MASONRY STRUCTURE)**

A planter is installed at the front of the home. Soil is held against the exterior wall in the area. Visibility of the wall is limited. This can cause moisture to be held against the wall which can lead to damage/deterioration. I recommend removing the planter.



3.2.3 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance/Improvement Items

**ERODED MASONRY BELOW DRAIN**

Masonry and concrete below the cooling system condensate drain is eroded. This is likely an older condition as this drain pipe is no longer being used. A qualified professional should be consulted for repair to the exterior wall as needed.



3.3.1 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

**UNSEALED PENETRATION(S)**

Exterior wall penetration(s) are not sufficiently sealed in some areas. Openings/penetrations should be sealed with approved exterior caulk/sealant to prevent pest and moisture intrusion.

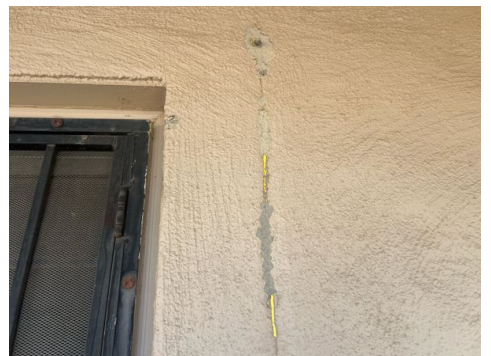
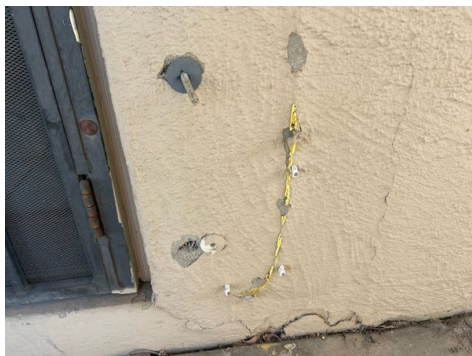


3.3.2 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

**STUCCO CHIPS**

Chipped stucco was observed in some areas. I recommend patching and painting where needed.





3.3.3 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

**CHIPPED MASONRY**

Chipped/damaged exterior masonry was observed next to the front entry door. I recommend consulting a qualified professional for repair as needed.



3.3.4 Cladding/Siding, Flashing & Trim

 Service/Replacement Items

**DAMAGED SIDING/PEELING FINISH**

Panel siding at the exterior laundry/storage area is weathered/damaged in areas and finish is peeling in areas. I recommend consulting a licensed professional to replace damaged materials.



3.4.1 Exterior Paint

 Maintenance/Improvement Items

**FLAKING/WEATHERED EXTERIOR PAINT**

Exterior paint is flaking/cracking and appears to be generally weathered in some areas. Loose paint should typically be scraped and exposed areas repainted. An exterior painter can be consulted for service if needed.



3.5.1 Eaves, Soffits & Fascia

 Maintenance/Improvement Items

**WATER STAINS**

Water stains were observed at some roof eaves/overhang locations. The conditions could be due to wind driven rain or potentially a degree of roof leaking. Observed conditions that can contribute to leaking have been documented in the roof section. Stains can typically be resealed and repainted. I recommend monitoring for indications of worsened stains that can indicate roof leaks.



3.5.2 Eaves, Soffits & Fascia

 Maintenance/Improvement Items

**SEPARATED FASCIA**

Roof eave fascia is separated in some areas. I recommend adding or replacing fascia nails plates as needed.



3.5.3 Eaves, Soffits & Fascia

 Maintenance/Improvement Items

**WEATHERED FASCIA & TRIM**

Weathered and/or curling and splintered roof eave fascia was observed in some areas. Weathered and loose trim was also observed. A qualified/licensed professional can be consulted to replace as needed.





## 3.6.1 Exterior Entry Doors

**SLIDER DOES NOT GLIDE  
(HARD TO CLOSE)**

KITCHEN

The sliding glass door does smoothly glide along the track. The door is difficult to close. This could indicate the track is damaged and/or that rolling hardware is dirty or damaged. A door repair professional can be consulted for service.



Maintenance/Improvement Items



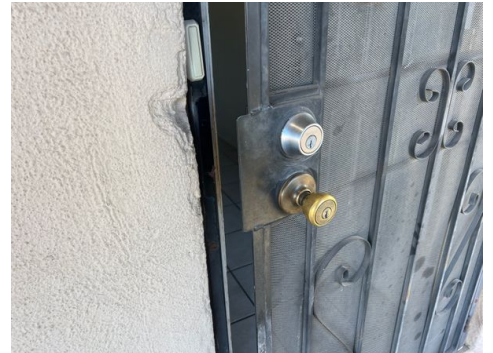
## 3.6.2 Exterior Entry Doors

**DOES NOT LATCH**

The Front security door does not latch closed. The door can be pushed open if the deadbolt is not locked. A qualified door repair professional or locksmith can adjust hardware.



Maintenance/Improvement Items



## 3.6.3 Exterior Entry Doors

**SERVICEABLE WITH  
SCRATCHED/CHIPPED WOOD**

The front entry door appears to be mostly serviceable. However, there is some scratched/damaged wood at the frame and casing.



Maintenance/Improvement Items



## 3.6.4 Exterior Entry Doors

**DAMAGED SECURITY  
DOOR SCREEN**

Maintenance/Improvement Items

The kitchen security door screen is damaged/cut in one area. The door is serviceable otherwise.



3.7.1 Windows

 Maintenance/Improvement Items

**DIFFICULT TO LOCK**

GUEST BEDROOM

Some of the windows were difficult to lock after opening. A window repair professional can be consulted for adjustment.



3.7.2 Windows

 Maintenance/Improvement Items

**LOOSE SASH**

GUEST BEDROOM

The sash is loose and separated from window glazing/glass. I recommend consulting a qualified window repair professional for service.

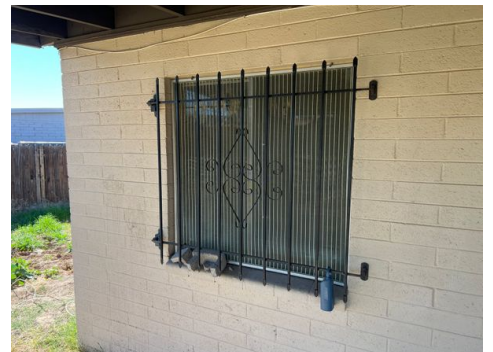


3.7.3 Windows

 Safety Items

**SECURITY COVER DID NOT RELEASE**

I was not able to easily release the security cover for the rear corner guest bedroom. This presents an emergency egress restriction. I recommend consulting a licensed professional to review/repair.



3.8.1 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Service/Replacement Items

**EXTERIOR DRYWALL CONDITION**

Drywall is damaged, missing, and unfinished at the carport ceiling. Cracked drywall was also observed near the front entry door. I recommend consulting a licensed drywall installer for service.





3.9.1 Fence

**EARTH TO WOOD CONTACT**

 Service/Replacement Items

Wood is contacting grade and is secured to/contacting the exterior wall. This is a condition that can be conducive to wood destroying organism activity and damage. A non-wood barrier should be installed between the wood fence and siding. A qualified/licensed professional can be consulted for service.



3.9.2 Fence

**DAMAGED WOOD FENCE**

 Maintenance/Improvement Items

Perimeter fence wood planks are damaged and/or missing in some areas. Wood destroying insect damage was observed as well. I recommend service/replacement as needed by a qualified fence installer.



3.10.1 Gates

 Maintenance/Improvement Items

**MISSING LATCH  
ARM/LOOSE POST**

CARPORT

The latch arm for the gate is missing. The post secured to the wall is loose as well.



3.10.2 Gates

 Maintenance/Improvement Items

**RV GATE CONDITION**

The RV gate is difficult to fully close and latch. It seems as though the doors are too close to each other. Some of the wood planks are cracked and split and paint is generally weathered.



3.11.1 Laundry/Utility Room

 Maintenance/Improvement Items

**WATER STAINS/MISSING DRYWALL**

Water stains were observed within the exterior laundry area at siding and drywall. Drywall is also missing at the majority of the ceiling. I recommend consulting a licensed professional for repair.



3.11.2 Laundry/Utility Room

 Service/Replacement Items

**DAMAGED FRAMING**

Wall framing between the carport and laundry area is cracked/damaged and offset from the sill plate in some areas. I recommend consulting a licensed professional for repair.



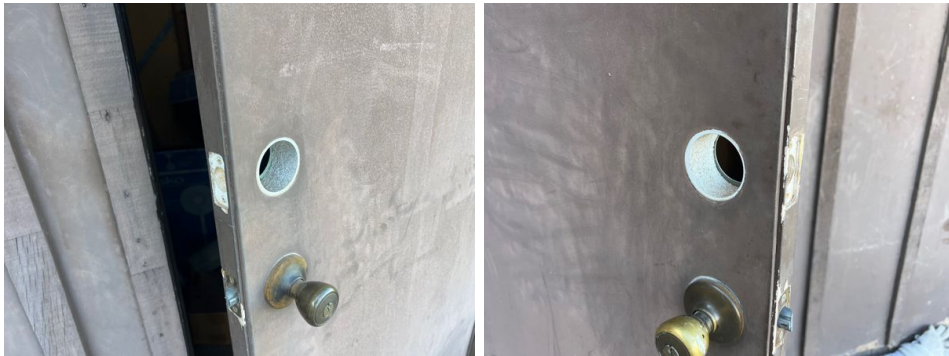


3.11.3 Laundry/Utility Room

**MISSING DEADBOLTS**

 Maintenance/Improvement Items

Deadbolt hardware is missing from the exterior laundry/storage area entry doors.



## 4: ROOF & ATTIC

		IN	NI	NP	S
4.1	Roof Coverings	X			X
4.2	Flashings	X			X
4.3	Skylights, Chimneys & Roof Penetrations	X			X
4.4	Roof Drainage Systems	X			
4.5	Attic Access	X			
4.6	Insulation & Vapor Retarders	X			X
4.7	Roof/Attic Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

### Information

#### Roof Inspection Method(s)

Walked Roof

#### Roof Type/Style

Gable, Flat

#### Indications of Roof Leaking (past or present)

Indication of leaking is noted in this report, Original roof has been replaced

#### Attic Inspection

Viewed from ladder, Observed from laundry ceiling

#### Roof Coverings: Type(s)

Asphalt Shingle, Rolled Roofing

#### Attic Access : Location(s)

Carport

#### Insulation & Vapor Retarders : Insulation Type

Blown-in Cellulose

#### Insulation & Vapor Retarders : Vapor Retarder

None installed, Not required in attic

#### Roof/Attic Ventilation : Type

Turbines, Gable Vents

### Reference Photos



### Attic inspection

The attic was inspected from a ladder in the exterior laundry area. I was not able to inspect the attic from the carport access due to a van below. Please note that visibility was limited, and I was not able to get a good look at insulation and the majority of the framing. Follow up inspection service is available if the van is able to be removed.



### Roof Drainage Systems: No Gutters Installed

There are no roof gutters installed. Gutters are generally recommended as part of an effective rain water management system. Controlling rain water is an important factor in preventing foundation damage and structural issues.

### Insulation & Vapor Retarders : Loose fill depth varies

The depth/amount of loose fill insulation appears to vary. Insulation was observed from a distance, and I was not able to measure the depth.

## Service/replace

### 4.1.1 Roof Coverings

#### DAMAGED/WORN ASPHALT SHINGLES

 Maintenance/Improvement Items

Physical damage/granule loss was observed at some of the asphalt shingles. I recommend consulting a qualified roof repair professional to review/service.





4.1.2 Roof Coverings

 Maintenance/Improvement Items

**ACCUMULATION OF PIGEON DROPPINGS**

Pigeon droppings were observed on the roof. Excessive accumulation of pigeon droppings and debris can lead to deterioration of roof covering materials and/or limited drainage and leaking. I recommend all pigeon debris be removed and a means of deterrent installed by a qualified pest control technician.



4.1.3 Roof Coverings

 Maintenance/Improvement Items

**MINOR ROLL ROOF CRACKING**

A degree of minor cracking was observed at the patio roll roof covering. No major damage was observed, however, the condition could worsen. I recommend consulting a qualified roof repair professional to review and seal as/when needed.



4.2.1 Flashings

 Maintenance/Improvement Items

**CRACKED/OPEN COLLARS**

Flashing collars are open/not fully sealed in some areas. This can lead to leaking into the attic. I recommend consulting qualified roof repair professional for service.





4.2.2 Flashings

**MISSING KICK-OUT FLASHING**

Service/Replacement Items

Kick-out flashing is missing at the intersection of the roof covering and sidewalls in some areas. Kick-out flashing helps prevent moisture intrusion into the wall cavity and/or will help prevent exterior siding damage. I recommend adding kick-out flashing. A qualified roofer can be consulted for service.



4.3.1 Skylights, Chimneys & Roof Penetrations

**MISSING FLASHING**

Service/Replacement Items

At least one roof penetration is not flashed. The penetration(s) are sealed only with roof cement. Roof cement is not considered to be a permanent water barrier. Permanent flashing should be installed where possible. I recommend consulting a qualified roofer to assess/install flashing if/where possible.

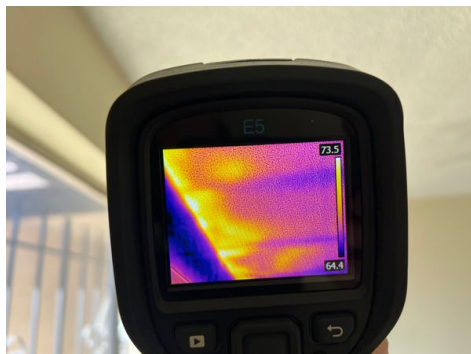


4.6.1 Insulation & Vapor Retarders

**APPARANT LOW, MISSING OR DISPLACED INSULATION**

Maintenance/Improvement Items

Attic insulation appears to be low, displaced, or missing as observed utilizing an infrared camera. I recommend consulting an insulation installer to add insulation where necessary.



# 5: HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	S
5.1	Central Cooling System(s)	X			X
5.2	Heating System(s)	X			
5.3	Normal Operating Controls	X			
5.4	Distribution System	X			X
5.5	Heating/Cooling Source in Each Room	X			
5.6	Fireplaces			X	
5.7	Interior Venting Systems (Fans)	X			X
5.8	Dryer Vent	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

### Reference Photos



**Central Cooling System(s):  
Number of Systems**  
One

**Central Cooling System(s):  
Type(s)**  
Heat Pump

**Central Cooling System(s): Energy Source**  
Electric

**Central Cooling System(s):  
Condensate drain discharge location(s)**  
Roof

**Heating System(s): Number of Systems**  
One

**Heating System(s): Type(s)**  
Heat Pump - Forced Air

**Heating System(s): Energy Source**  
Electric

**Heating System(s): Heat System Testing**  
Heat pump tested in heat mode

**Heating System(s): Combustion Air Provided**  
NA

**Distribution System: Type**  
Ducts, Mostly not visible

**Distribution System: Return/Filter Location(s)**  
Hall

**Interior Venting Systems (Fans) :  
Locations**  
Range Hood, Bathrooms

**Interior Venting Systems (Fans) :  
Fans tested**  
Interior ventilation systems (fans) were tested and functional.

### Central Cooling System(s): Temperature Differential

The difference in temperature between the cooling system return and registers was approximately 19 degrees. Please note this was measured using an infrared thermometer/camera. The actual air temperature could vary. Additional factors that can influence the temperature differential are not measured by these tools.



### Central Cooling System(s): Label missing or not legible

The data label for the air conditioner is missing or no longer legible. I am not able to determine the age of the unit or type of refrigerant the unit is compatible with. A qualified HVAC professional should be consulted to further assess and provide these specifications.



### Central Cooling System(s): Proper drainage not able to be observed (cool season)

Please note that I was not able to ensure proper drainage of cooling system condensate due to the generally cooler exterior and interior temperatures. I recommend having the cooling system serviced prior to warm season by a licensed HVAC professional to ensure proper functionality and drainage.

### Heating System(s): Functional heat pump

The heat pump system was tested in heat mode and warmed air to an acceptable temperature.



### Normal Operating Controls : Inspected

Heating and cooling operating controls (thermostat) were observed and tested for basic functionality.

### Heating/Cooling Source in Each Room: Present in each living space

An active heating and cooling source was observed in each living space of the home.



## Service/replace

### 5.1.1 Central Cooling System(s)

#### EXPOSED CONDENSER FAN WIRES

Service/Replacement Items

Electrical conductors are partially exposed for the cooling system condenser fan. This is a fairly common condition that typically indicates the fan has been replaced. Electrical conductors that are continuously exposed to UV will break down (insulation will become brittle). I recommend consulting a licensed HVAC professional for service.



### 5.1.2 Central Cooling System(s)

#### MISSING MOUNTING BRACKET FASTENERS

Maintenance/Improvement Items

2 of 4 fasteners to secure the roof mounted heating and cooling unit bracket to the roof are missing. I recommend consulting a qualified professional to add and replace hardware as necessary.



### 5.1.3 Central Cooling System(s)

#### DETACHED CONDENSATE DRAIN (ROOF)

Service/Replacement Items

The cooling system condensate drain is detached. This will cause water to drain down along the roof covering. The roof covering could become damaged or eroded along the drainage path. I recommend consulting a qualified HVAC repair professional for service.





5.4.1 Distribution System

 Maintenance/Improvement Items

**REPLACE FILTER(S)**

The air filter(s) are dark/dirty and should be replaced so proper air flow may be established and to prevent dirt/dust accumulation within the system.



5.4.2 Distribution System

 Maintenance/Improvement Items

**DUST AROUND/NEAR REGISTERS**

Interior walls appear dusty/dirty around HVAC registers. This could indicate a need to have the distribution system cleaned. A qualified duct cleaning professional could be consulted for service.

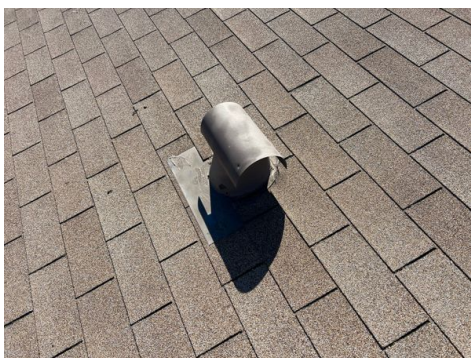


5.7.1 Interior Venting Systems (Fans)

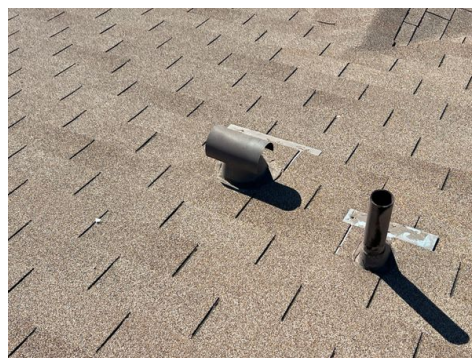
 Service/Replacement Items

**NO AIR FELT AT VENTS ON ROOF**

No or very limited forced air was felt at two ventilation fan T-top vents when the fans were on. Fans might not be fully functional and/or ducts could be disconnected. I recommend consulting licensed professional to review and service.



Range hood



Primary Bathroom

5.8.1 Dryer Vent

 Service/Replacement Items

**NO DRYER VENT**

There is no vent installed. There is only a opening in siding. I recommend consulting a qualified professional to install a vent and exterior hood/damper.



# 6: PLUMBING

		IN	NI	NP	S
6.1	Water Supply & Distribution System	X			X
6.2	Main Water Shut-off Device	X			X
6.3	Drain, Waste, & Vent System	X			
6.4	Hot Water Systems	X			X
6.5	Fuel Storage & Distribution Systems			X	
6.6	Sump Pump, Ejector Pump			X	
6.7	Exterior Hose Bibs	X			X
6.8	Sinks & Faucets	X			X
6.9	Bathtubs & Showers	X			X
6.10	Toilets	X			X
6.11	Washer Plumbing	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

**Water Source**

Public

**Utility Water Meter**

Observed

**Water Pressure at Time of Inspection**

Over 80 PSI

**Water Supply & Distribution System: Observed Service Pipe Material(s)**

Copper

**Water Supply & Distribution System: Observed Distribution Pipe Material(s)**

Copper

**Main Water Shut-off Device: Location**

Front of home

**Drain, Waste, & Vent System : Observed Material(s)**

ABS

**Drain, Waste, & Vent System : Observed Clean-out Location(s)**

Exterior, Laundry

**Hot Water Systems : Power Source**

Electric

**Hot Water Systems : Size/Type**

40 Gallon Tank

**Hot Water Systems : Location**

Washer/Dryer Area

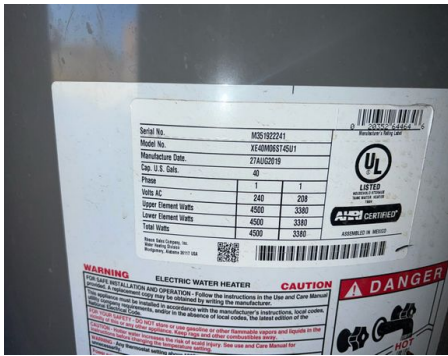
**Hot Water Systems : Combustion Air Provided**

NA

**Hot Water Systems : Year Manufactured (per data label)**

2019

**Reference Photos**



**Water Supply & Distribution System: No Indication of Water Flow at Meter**

The utility water meter was observed with all fixtures off. The meter did not indicate water was flowing to the home.



**Water Supply & Distribution System: Irrigation system was not tested**

Please note that exterior irrigation systems are not a part of a standard Arizona home inspection. The system was not tested.

**Drain, Waste, & Vent System : Inspected**

Drain, waste and vent system materials were observed where visible. Please note the majority of these materials are installed below the home and within walls. Issues below sinks will be documented in the "Sinks" section below, if observed.



### Drain, Waste, & Vent System : Evidence of leaking

Evidence of leaking was observed below a rear cleanout. No active leaking was observed, however, masonry is moisture damaged to a degree.



### Sinks & Faucets : Side spray not connected

The kitchen sink side spray was not connected at the time of the inspection.



## Service/replace

### 6.1.1 Water Supply & Distribution System

Service/Replacement Items

#### HIGH WATER PRESSURE

Utility water pressure exceeded 80 PSI at the time of the inspection. A maximum of 80 PSI is commonly recommended to limit stress on the interior water supply system and fixtures/fittings. I recommend consulting a licensed plumber to install a pressure reducing valve.



### 6.1.2 Water Supply & Distribution System

Service/Replacement Items

#### POSSIBLE LEAK IN/NEAR WALL

Elevated moisture was indicated behind the primary bathroom toilet, all the way from the shower to the cabinet. Elevated moisture was also indicated on the opposite side of the wall, in the living room. This could be a result of the shower leaking or could suggest another leak that is not visible. I recommend consulting a licensed contractor/plumber to further review.



Living Room

6.2.1 Main Water Shut-off Device

**MISSING/REMOVED HANDLE (OLDER GATE VALVE)**

Service/Replacement Items

The handle for the main water shut off valve is missing/has been removed. This is an older gate style valve, known to be prone to corrosion/damage. I recommend consulting a licensed plumber to replace the handle or the valve.



6.4.1 Hot Water Systems

**WATER HEATER RUST/DRIP MARKS**

Service/Replacement Items

Rust/corrosion and drip marks were observed running down the water heater. It appears as though the unit has leaked. I recommend consulting a licensed plumber to review and replace if necessary.



## 6.4.2 Hot Water Systems



Maintenance/Improvement Items

**CORROSION AT SUPPLY VALVE**

Corrosion was observed at the water heater supply valve. Corrosion can lead to water restriction and/or leaking. No active leaking/dripping was observed. A licensed plumber should be consulted to replace.



## 6.4.3 Hot Water Systems



Safety Items

**MISSING MOST OF TPR DISCHARGE PIPE**

The majority of the water heater temperature and pressure relief valve discharge pipe is missing. This is a safety concern. A pipe is needed direct hot pressurized water to a safe location. I recommend consulting a licensed plumber to install a discharge/drain pipe.



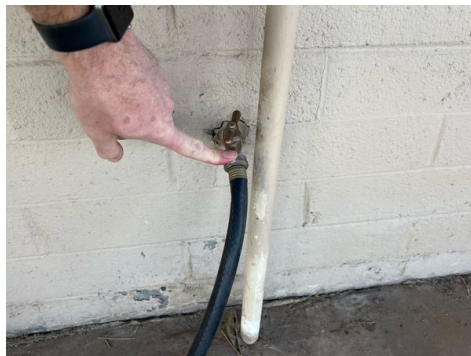
## 6.7.1 Exterior Hose Bibs



Safety Items

**MISSING HOSE BIB VACUUM BREAKERS**

A connected hose without a vacuum breaker may draw contaminated water into the clean/potable water supply. I recommend installing vacuum breakers where missing/before connecting hoses.



## 6.8.1 Sinks &amp; Faucets



Maintenance/Improvement Items

**CALCIUM/CORROSION AT SUPPLY VALVES**

Calcification and/or corrosion was observed at sink supply/shut-off valves. While no active leaking or dripping was observed at the valves the condition could indicate securing/tightening or replacement is necessary.





Primary Bathroom

6.8.2 Sinks & Faucets

Service/Replacement Items

**DRAIN LEAK**

Active sink drain leaking was observed when the sink was tested. I recommend repairs be performed by a qualified plumber in a timely manner as to not cause (additional) damage to cabinetry and nearby finish material.



6.8.3 Sinks & Faucets

Maintenance/Improvement Items

**FLEXIBLE DRAIN/EVIDENCE OF LEAKING**

GUEST BATHROOM

Flexible drain pipe material is installed. This type of flexible pipe it typically not recommended/allowed as it does not have a smooth interior and can be prone to clogging. Indication of leaking was observed. I recommend consulting a licensed plumber for service.





## 6.8.4 Sinks &amp; Faucets

**DRAIN STOP FUNCTION**

Maintenance/Improvement Items

The sink drain stop is inoperable and/or does not function as intended. A plumber can be consulted for service or replacement.



Primary Bathroom

## 6.8.5 Sinks &amp; Faucets

**MISSING DRAIN STOP**

Maintenance/Improvement Items

GUEST BATHROOM

Missing drain stop(s) observed. Drain stops should be replaced as foreign objects may easily fall into the drain(s). A qualified professional/plumber can be consulted for service.



## 6.9.1 Bathtubs &amp; Showers

**MISSING DRAIN STOP**

Maintenance/Improvement Items

GUEST BATHROOM

The openable portion of the built-in drain stop is missing. A rubber stop could be used or a plumber could be consulted to replace the built-in stop.



## 6.9.2 Bathtubs &amp; Showers

**LOOSE PLUMBING**

Maintenance/Improvement Items

Plumbing supply pipe/components for the tub/shower are loose in the wall. Distribution material should be strapped and secured to prevent unnecessary movements that could result in loosening of fittings and leaking/dripping. A licensed plumber can be consulted to determine the feasibility of securing this plumbing.



## 6.9.3 Bathtubs &amp; Showers

**HARDWARE HOLES**

Maintenance/Improvement Items

Open hardware holes at the primary bathroom shower should be patched/sealed to prevent moisture intrusion.



6.9.4 Bathtubs & Showers

Service/Replacement Items

**LEAKING VALVE**

The tub/shower control valve in the guest bathroom drips from the handle. The knob is not secure. The tub spout also drips with the handle fully off. I recommend consulting a licensed plumber for repair.



6.10.1 Toilets

Service/Replacement Items

**LOOSE TOILETS**

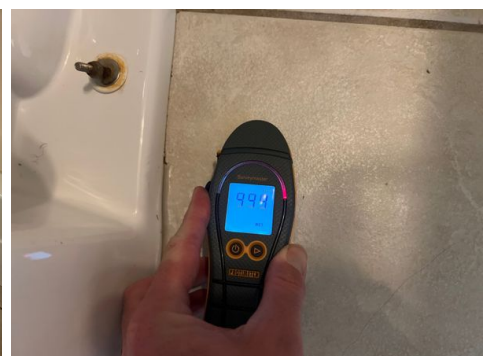
The toilets are not properly secured to the floor. The tanks are loose as well. Elevated moisture was indicated below tile nearby. There was no water available at the primary bathroom toilet. I did not attempt to turn the valve on. I recommend consulting a licensed plumber for repair.



Primary Bathroom



Guest Bathroom



Primary Bathroom



Guest Bathroom

## 6.11.1 Washer Plumbing



Maintenance/Improvement Items

**SUPPLY VALVE  
CORROSION**

Corrosive build-up was observed at the washer supply valves. Corrosion can lead to water restriction, damage or leaking. These valves were not tested. I recommend having the valves replaced by a licensed plumber.



## 6.11.2 Washer Plumbing



Service/Replacement Items

**DETACHED STANDPIPE**

The washer drain stand pipe is detached/damaged. I recommend consulting a licensed plumber for repair.





# 7: ELECTRICAL

		IN	NI	NP	S
7.1	Service Entrance & Conductors	X			
7.2	Service Equipment, Distribution Panels & Grounding	X			X
7.3	Branch Circuit Conductors & Over-Current Devices	X			X
7.4	Conduit & Wiring	X			X
7.5	Service Disconnects	X			
7.6	Receptacles & GFCI Devices	X			X
7.7	Light Fixtures, Ceiling fans and Switches	X			X
7.8	Doorbell	X			
7.9	Smoke Detectors	X			X
7.10	Carbon Monoxide Detectors			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

**Electrical Service Type**

Underground

**Size of Electrical Service (Amperage)**

150A

**Electrical Service Voltage**

120/240V

**Service Entrance & Conductors: Electrical Service Conductor Material**

Not visible

**Service Equipment, Distribution Panels & Grounding : Main Distribution Panel Location**

Front Corner of Home

**Service Equipment, Distribution Panels & Grounding : Sub-panel Location(s)**

No sub-panels installed

**Service Equipment, Distribution Panels & Grounding : Water Bond Observed**

Yes, At Water Heater

**Service Equipment, Distribution Panels & Grounding : Gas Bond Observed**

NA - No Gas

**Branch Circuit Conductors & Over-Current Devices: Branch Circuit Conductor Material(s)**

Stranded Aluminum, Solid aluminum

**Branch Circuit Conductors & Over-Current Devices: Over-Current Device Type(s)**

Circuit Breakers

## Reference Photos



### Service Entrance & Conductors: Underground Service

The electrical service main entrance conductors are installed below ground and within conduit. The conductors are terminated in a portion of the main service panel that is locked and/or sealed. The conductors are not able to be observed.

### Branch Circuit Conductors & Over-Current Devices: Circuit breaker compatibility

Circuit breakers installed are compatible with the size/amperage rating of electrical conductors.

### Branch Circuit Conductors & Over-Current Devices: No AFCI Breakers

There are no arc-fault circuit breakers installed. Arc-fault circuit breakers may not have been available or required when the home was built. Arc-fault circuit breakers can be added as a safety measure for the home. I recommend consulting a licensed electrician for further information and to install if needed.

### Service Disconnects : Inspected

Electrical disconnects were inspected and appear in safe, serviceable condition.

### Doorbell : Temporary doorbell

There is a temporary/plug-in doorbell installed. The system was tested and is functional.



### Smoke Detectors: Not Tested

Smoke detectors installed were not tested as a part of this inspection. Smoke detectors should be tested monthly. Batteries should be changed annually. Smoke detectors should be replaced after 10 years of use.

## Service/replace

### 7.2.1 Service Equipment, Distribution Panels & Grounding

 Maintenance/Improvement Items

#### **CIRCUITS NOT LABELED**

Some of the circuits are not labeled at the service panel dead front cover. Each circuit should be clearly labeled. An electrician can be consulted for service.



### 7.2.2 Service Equipment, Distribution Panels & Grounding

 Maintenance/Improvement Items

#### **LOOSE COVER/DAMAGED TAB**

The main electric service panel cover/lid is damaged on the left side and loose. The locking tab is also damaged/partially missing. I recommend consulting a licensed electrician for repair.



### 7.3.1 Branch Circuit Conductors & Over-Current Devices

 Service/Replacement Items

#### **LOOSE/NON OEM BREAKERS**

At least two of the circuit breakers appears that they may not be compatible with the main electric service panel. One of these breakers is loose at the attachment to the bus bar. I recommend consulting a licensed electrician to review/service.



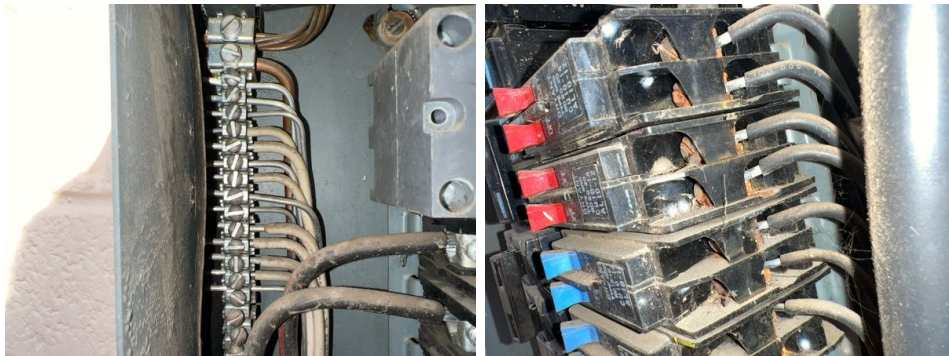


7.3.2 Branch Circuit Conductors & Over-Current Devices



**ALUMINUM BRANCH CIRCUIT WIRING**

Aluminum wire is installed for branch electrical circuits. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/>. I recommend consulting a licensed electrician to assess and service as necessary.



7.3.3 Branch Circuit Conductors & Over-Current Devices



**RUST ON TERMINALS**

Rust was observed at circuit breaker terminals. Rust could lead to a loose/weak electrical connection which could result in excessive heat/resistance. I recommend consulting a licensed electrician to review/service.



7.4.1 Conduit & Wiring



**LOOSE/DETACHED CONDUIT**

Detached electrical conduit with exposed conductors were observed at the rear floodlight. I recommend consulting a licensed electrician for repair.



7.4.2 Conduit & Wiring



**DETERIORATED FLEXIBLE CONDUIT (ROOF)**

The flexible electrical conduit for the roof mounted HVAC equipment has deteriorated (the outdoor coating) due to prolonged UV exposure. Recommend replacement of the conduit by a licensed electrician.



7.6.1 Receptacles & GFCI Devices

 Maintenance/Improvement Items

**LOOSE RECEPTACLE**

LIVING ROOM

Some of the receptacles are loose and easily moved within their enclosures or enclosures are loose in walls. I recommend securing where needed. An electrician can be consulted for service.

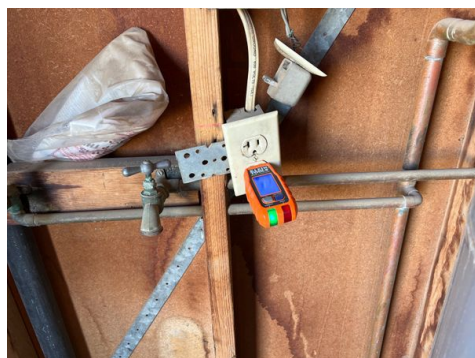


7.6.2 Receptacles & GFCI Devices

 Safety Items

**MISSING GFCI PROTECTION PER CURRENT STANDARDS**

Ground fault circuit interrupters (GFCI) are not installed in some locations where they are now required. Although GFCI protection may not have been required in these locations when the home was built it is recommended as a safety precaution. I recommend consulting a licensed electrician to install GFCI protection where it is missing.



Exterior Laundry room/area



Kitchen



Kitchen



Kitchen



Primary Bathroom



Guest Bathroom



## 7.6.3 Receptacles &amp; GFCI Devices



Maintenance/Improvement Items

**OBSTRUCTED RECEPTACLE**

LIVING ROOM

The receptacle is obstructed. My tester was not able to be fully inserted. I recommend having the receptacle replaced by a qualified electrician.



## 7.6.4 Receptacles &amp; GFCI Devices



Maintenance/Improvement Items

**LOOSE RECEPTACLE ENCLOSURE**

LAUNDRY ROOM/AREA

The receptacle enclosure is loose/not secured to or within the wall. I recommend consulting a qualified professional/electrician to secure the enclosure.



## 7.7.1 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

**FAN WOBBLES**

KITCHEN

The ceiling fan wobbles while in use. Hardware/fasteners could be loose. Balancing kits are also available if needed. A qualified handy person or electrician could be consulted for service if needed.



## 7.7.2 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

**FAN (MOTOR) DID NOT RESPOND**

LIVING ROOM

The ceiling fan (motor) did not respond when tested. The fan was tested at wall switches and the pull chains. I recommend consulting a licensed electrician for service/repair.





7.7.3 Light Fixtures, Ceiling fans and Switches

 Maintenance/Improvement Items

**MISSING LIGHT BULB**

HALL

Some of the light fixtures could not be tested as there are no bulbs installed. I recommend requesting bulbs be installed as needed so lights may be retested at final walk-through.



7.7.4 Light Fixtures, Ceiling fans and Switches

 Maintenance/Improvement Items

**MISSING LIGHT COVERS**

Some of the light fixtures are missing covers or glass domes.



Front of home



Primary Bedroom



Primary Bathroom

7.7.5 Light Fixtures, Ceiling fans and Switches

 Maintenance/Improvement Items

**MISSING SWITCH COVER**

GUEST BEDROOM

I recommend installing switch covers where missing so that terminals and conductors are not exposed.



Guest Bedroom

7.7.6 Light Fixtures, Ceiling fans and Switches

 Maintenance/Improvement Items

**MODERATELY NOISY FAN**

GUEST BEDROOM

The ceiling fans could be considered noisy while in use. A qualified electrician could be consulted for service if needed.



7.7.7 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

### **INOPERABLE FAN CHAIN**

REAR GUEST BEDROOM

The chain for the ceiling fan is seized and physically not able to be pulled. I recommend consulting a qualified professional/electrician for repair.



7.7.8 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

### **MISSING SOCKET LIGHT CHAIN**

PRIMARY BEDROOM CLOSET

The socket style light fixture is missing the chain. The light could not be tested. I recommend consulting a licensed electrician for repair or replacement.



7.9.1 Smoke Detectors



Maintenance/Improvement Items

### **10+ YEARS OLD**

HALL

Some smoke detectors appear as though they could be older than approximately 10 years. It is generally recommended that smoke detectors be replaced at ten year intervals or less. I recommend replacement where necessary by a qualified professional/electrician.



# 8: INTERIOR

		IN	NI	NP	S
8.1	Walls & Ceilings	X			X
8.2	Floors	X			X
8.3	Interior Doors & Closets	X			X
8.4	Countertops & Cabinets	X			X
8.5	Steps, Stairways, Balconies & Railings			X	
8.6	Separation Between Dwelling Units			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

### Walls & Ceilings : Mirror de-silvering

Minor mirror de-silvering was observed. Mirrors would still be considered usable.



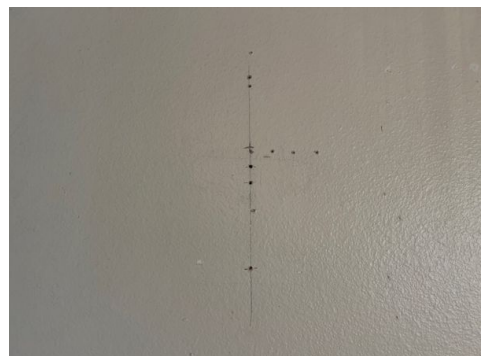
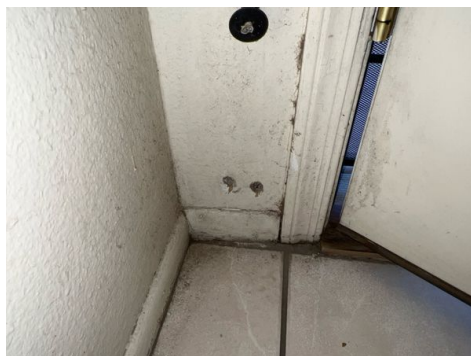
## Service/replace

### 8.1.1 Walls & Ceilings

 Maintenance/Improvement Items

### COSMETIC CONDITIONS/REPAIRS

Cosmetic drywall conditions observed include small dents, common hardware holes as well as chipped or scraped paint. Drywall has been patched or repaired in some areas however, repairs might not be considered finished.







8.1.2 Walls & Ceilings

Service/Replacement Items

**CASING MOISTURE DAMAGE**

Interior casing for the kitchen sliding glass door is moisture damaged at the bottom. I recommend consulting a qualified professional for replacement. No elevated moisture was indicated at the time of the inspection.



8.1.3 Walls & Ceilings

Service/Replacement Items

**CRACKED DRYWALL**

Interior drywall cracks were observed in some areas. Cracking appears as though it could be a result of (potentially significant) movement or settling, specifically at the corner of the guest primary bedroom closet. I recommend consulting a licensed contractor to further review.



Primary Bedroom



Living Room



Living Room



Living Room



Living Room

8.1.4 Walls & Ceilings

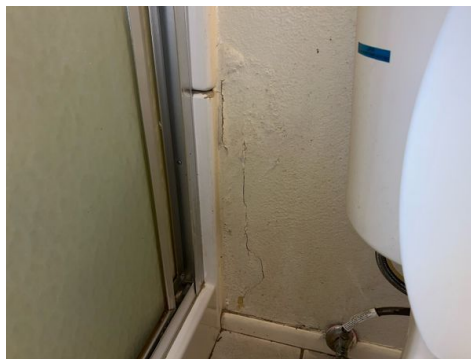
 Service/Replacement Items

**MOISTURE DAMAGE NEAR SHOWER & TUB**

Moisture damage was observed at each side of the primary bathroom shower. Moisture appears as though it is originating from within the shower, potentially through openings between the shower floor and walls. Moisture damage was also observed below the showerhead. Moisture damage to a lesser degree was observed next to the guest bathroom tub. Elevated moisture was indicated next to the primary bathroom shower, but not next to the guest bathroom tub. I recommend consulting a licensed professional to review and repair.



Primary Bathroom



Primary Bathroom



Primary Bathroom





Guest Bathroom



Primary Bathroom



Primary Bathroom



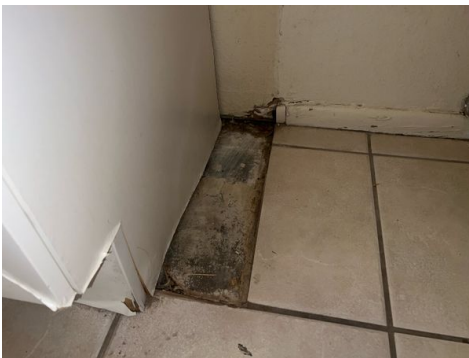
Guest Bathroom

8.2.1 Floors

**CRACKED/MISSING TILE IN BATHROOMS**

 Service/Replacement Items

Cracked/damaged and loose floor tile were observed near the primary bathroom shower and toilet. The condition could be a result of leaking nearby. Tile and baseboard has been removed next to the guest bathroom cabinet. There are also a few loose floor tile in this area as well. I. recommend consulting a licensed contractor to review/repair.





8.3.1 Interior Doors & Closets

 Maintenance/Improvement Items

**DOOR RUBS**

PANTRY

Interior door(s) rub the door jamb when opening and closing. A door repair professional can be consulted for service/adjustment.



Pantry

8.3.2 Interior Doors & Closets

 Maintenance/Improvement Items

**INTERIOR DOORS REMOVED**

GUEST BEDROOM CLOSETS

Interior door(s) have been removed. I recommend inquiry with the seller regarding availability of the doors and/or consulting a qualified door installer if needed to replace.



8.3.3 Interior Doors & Closets

 Maintenance/Improvement Items

**DAMAGED INTERIOR DOOR**

GUEST BEDROOM

Physical damage was observed at (some) interior doors. A door repair and installation professional can be consulted for service as needed.



8.3.4 Interior Doors & Closets

 Maintenance/Improvement Items

**MISSING LATCH/HANDLE**

Handle and latch hardware is missing at the interior door. A qualified door repair professional could be consulted to install these components if needed.



Hall closet



Primary Bedroom

8.4.1 Countertops & Cabinets

Service/Replacement Items

**WATER/MOISTURE DAMAGE**

Water/moisture damaged cabinet paneling was observed. Elevated moisture was indicated below the kitchen sink and bottom of guest bath cabinet. I recommend consulting a cabinet repair professional to replace damaged materials. Please note, similar moisture damage conditions could exist in non-visible areas.



Kitchen



Kitchen



Guest Bathroom



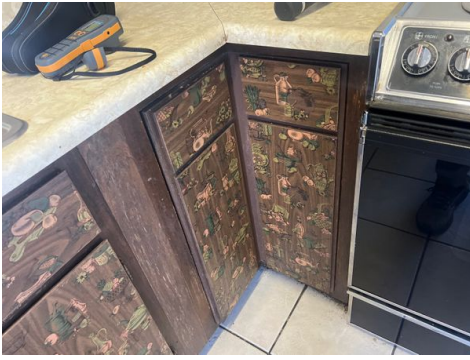
Guest Bathroom

8.4.2 Countertops & Cabinets

Maintenance/Improvement Items

**LAZY SUSAN**

The Lazy Susan does not freely spin completely. A cabinet repair professional can be consulted for service if needed.



#### 8.4.3 Countertops & Cabinets



Maintenance/Improvement Items

### **CABINET FLOOR SURFACE DAMAGE**

Surface damage and loose contact paper was observed at the cabinet floor below the guest bathroom sink. Material can be replaced as needed by a qualified cabinet repair professional.





## 9: KITCHEN APPLIANCES

		IN	NI	NP	S
9.1	Dishwasher	X			X
9.2	Garbage Disposal	X			
9.3	Range/Oven and Cooktop	X			X
9.4	Range Hood	X			X
9.5	Built-in Microwave			X	
9.6	Refrigerator	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

### Information

**Dishwasher: High Loop or Air Gap**  
Missing

**Range/Oven and Cooktop: Anti-tip Bracket Installed**  
No

**Range/Oven and Cooktop: Range/Oven Energy Source**  
Electric

**Refrigerator : Observed/Tested for basic functionality**

The refrigerator (and freezer) was observed for basic functionality.

Reference Photos



Garbage Disposal: Inspected/Tested

The garbage/waste disposal was observed and tested. The unit is functional and did not appear to leak.

Refrigerator : No water supply

Please note that there is no/appears to be no water supply installed for the refrigerator.



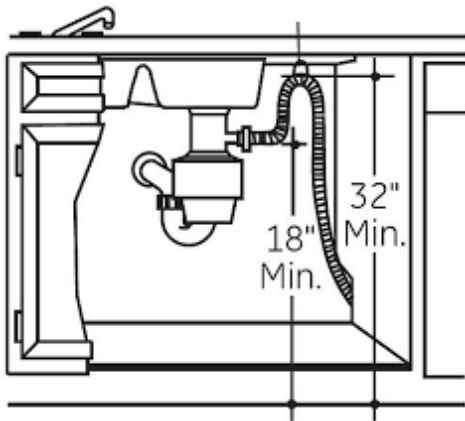
Service/replace

9.1.1 Dishwasher

MISSING HIGH LOOP



The dishwasher drain is not secured in a manner that provides a high loop. A high loop will help to prevent waste water from draining from your sink to your dishwasher and will help keep water from settling in the hose after draining. I recommend securing the hose high under the sink between the dishwasher and sink drain or garbage disposal connection (as pictured).



### 9.3.1 Range/Oven and Cooktop

#### **MISSING ANTI-TIP DEVICE**

 Safety Items

There is no anti-tip device installed to secure the oven to the floor. This is a potential safety concern. I recommend consulting a qualified professional to install anti-tip device.



### 9.4.1 Range Hood

#### **DUCT TAPE**

 Maintenance/Improvement Items

Duct tape is applied to help seal the range hood vent. Heat tolerant foil tape is more appropriate. A qualified handy person could be consulted if needed for service/replacement.



### 9.4.2 Range Hood

#### **MISSING FAN COVER**

 Safety Items

The range hood fan cover is missing. Fan blades are exposed which could cause bodily injury. I recommend replacing the cover. An appliance repair professional can be consulted for service if needed.





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# STANDARDS OF PRACTICE

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## **Inspection Details** **Standards of Professional Practice for Arizona Home Inspectors**

### **Structural**

Inspection includes per state standards;

Observation of structural components including the foundation, floors, walls, columns, ceilings, and roof. The types of structural components will be noted.

Probing structural components if/where deterioration is suspected. Probing is not required if it could damage any finished surface.

Entering underfloor crawlspaces and/or attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Inspection methods for the underfloor crawl spaces and/or attics will be noted.

Noting signs of water penetration into the building and/or signs of abnormal or harmful condensation on building components if observed.

Observation of insulation and vapor retarders in unfinished spaces. The type of insulation and vapor retarders will be noted. The absence of these materials in unfinished space at conditioned surfaces will be noted.

Observation of ventilation of foundation areas.

### **Exterior**

Inspection includes per state standards;

Observation of wall cladding, flashings, trim, entryway doors, a representative number of windows, decks, balconies, stoops, steps, areaways, porches, railings, eaves, soffits and fascia. The type(s) of wall cladding materials will be noted. Observation of vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

Operating all entryway doors and a representative number of windows.

In addition to the state standards will observe the basic functionality of perimeter fences and gates.

Exterior conditions that are cosmetic in nature may be reported at the discretion of the inspector.

### **Roof & Attic**

**Inspection includes per state standards;**

Observation of roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The type(s) of roof coverings materials will be noted.

Noting signs of leaks or abnormal condensation on building components if observed.

Observation of insulation and vapor retarders in the attic. The type of insulation and vapor retarders will be noted. The absence of these materials in the attic at conditioned surfaces will be noted.

Observation of ventilation of attics.

### **Heating, Ventilation & Air Conditioning** **Inspection includes per state standards;**

Observation of the permanently installed heating system which includes heating equipment, normal operating controls, automatic safety controls. chimneys, flues and vents. The energy source and type of heating equipment will be noted. The systems will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of solid fuel heating devices.

Observation of heat distribution systems which includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The type of distribution system will be noted.

Observation of the presence of an installed heat source in each room.

Observation of the central air conditioning system which includes cooling and air handling equipment and normal operating controls. Cooling equipment type and energy source will be noted. The system will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of distribution systems which includes fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units.

Observation of the presence of an installed cooling source in each room.

Observation of kitchen, bathroom, and laundry venting systems.

In addition to the state standards we will test mini-split/ductless systems and through-wall units for basic functionality if/when possible.

Window units will not be tested.

Permanently installed evaporative cooling systems will be tested at the discretion of the inspector.

## **Plumbing**

### **Inspection includes per state standards;**

Observation of the interior water supply and distribution system which includes piping materials, supports and insulation. Types of supply and distribution materials will be noted.

Observation of fixtures, faucets, and functional flow. Operating fixtures including their faucets and all exterior faucets attached to the houses.

Noting supply leaks if observed.

Noting cross connections if observed.

Observation of the interior drain, waste and vent system which includes traps, drain, waste, and vent piping, piping supports and pipe insulation. Observing functional flow. Types of drain, waste and vent piping materials will be noted.

Noting drain leaks if observed.

Observation of hot water systems which includes water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The type of water heating equipment and fuel/power source will be noted.

Observation of fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting and supports. leaks.

Observation of sump pumps when installed.

## **Electrical**

### **Inspection includes per state standards;**

Observation of service entrance conductors. The type of service and conductors will be noted. Limitations will be noted if present (underground service).

Observation of service equipment including grounding equipment, main overcurrent devices, main and distribution panels. Amperage and voltage ratings of the service will be observed and noted. The location of main and distribution panels will be noted.

Observation of branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. Aluminum branch circuit wiring will be noted if present.

Operating a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

Observation of the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.

Testing the operation of ground fault circuit interrupters.

## **Interior**

### **Inspection includes per states standards;**

Observation of walls, ceiling and floors.

Observation of steps, stairways, balconies and railings.

Observation of counters and a representative number of cabinets.

Observation and operation of a representative number of doors and windows.

Observation of separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

Observation of sumps.

Noting signs of water penetration into the building or signs of abnormal or harmful condensation on building components if observed.

Conditions that are cosmetic in nature will be reported at the discretion of the inspector.

We are not required to report on carpet conditions per state standards.

## **Kitchen Appliances**

The Standards of Professional Practice for Arizona Home Inspectors does not require the observation or testing of household/kitchen appliances. We will observe the built-in appliances and test **basic operability** unless otherwise specified in the report.



