

J Dewey Property Inspection



8922 E SUnlake Blvd North
Sun Lakes, AZ 85248

Prepared for: Cole, Thomas

Prepared by: J. Dewey Property Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional	Item can be used. We did not observe problems that require repair. Excludes wear and tear, and/or minor cosmetic issues.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement by a licensed contractor prior to close of escrow. It is unable to perform its intended function.

General Information

This inspection report is the opinion of the inspector regarding conditions within the home at the time of inspection. All comments in this report should be considered to start with the phrase "In Our Opinion". We strongly recommend that all recommendations for further review, repair or replacement be followed prior to close of escrow. This inspection report is null and void if a signed inspection agreement (contract) does not exist between J Dewey Property Inspections and the client. THIS REPORT IS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PROFESSIONAL PRACTICE FOR ARIZONA HOME INSPECTORS.

Property Information

Property Address 8922 E SUnlake Blvd North
City Sun Lakes **State** AZ **Zip** 85248
Contact Name

Client Information

Client Name Cole, Thomas

Inspection Company

Inspector Name John Westlund
Company Name J. Dewey Property Inspections
Address 4202 E Hano St
City Phoenix **State** AZ **Zip** 85044
Phone 480-704-1602 **Fax** 480-704-1034
E-Mail j.westlund@att.net
Onsite Inspector: Steven Bartolomei AZ License 39977

Conditions

Inspection Date 12-2-2013
Others Present Buyer at end **Property Occupied** No
Estimated Age 1974 **Entrance Faces** East
Start Time 1200 **End Time** 1500
Electric On? Yes **Gas On?** Yes **Water On?** Yes
Temperature 70
Weather Sunny **Soil Conditions** Dry
Building Type Manufactured **Garage** Carport
Additions/Modifications Carport added, rooms added/ extended at north side
Permits Obtained Recommend getting receipts and or warranty information from the contractors that performed work on the property.

Lots and Grounds

Underground piping and exterior drains are not tested nor are they a part of this inspection. We do not check permit information with city or state agencies, permits may have been required to build patios, patio covers and other additions. If applicable we strongly recommend obtaining permit information prior to close of escrow to insure proper building practices and procedures were followed. We do not inspect for Termites, wells or septic systems. We do not inspect any geological conditions such as washes, fissures or sinkholes. If applicable we strongly recommend having licensed specialists perform these inspections prior to close of escrow. If we are inspecting a swimming pool pool components can be visually inspected only Underground piping is not a part of this inspection. Salt water chlorinating systems, diving boards and water slides are not a part of this inspection. We are not inspecting for code compliance cities have many different requirements for pool safety we STRONGLY recommend checking with the city about specific safety requirements.

- | | |
|---------------|--|
| 1. Functional | Driveway: Concrete Common cracks |
| 2. Functional | Walks: Concrete & earth common cracks |
| 3. Defective | Vegetation: Shrubs and Trees There are shrubs or trees that appear to be stressed from a lack of water they may or may not recover I have no way of knowing. |
| 4. Functional | Patio: Concrete Common cracks |
| 5. Functional | Grading: Flat |
| 6. Defective | Fences: Block At the rear yard a few Fence post top caps are loose / not secured this is a SAFETY ISSUE recommend repairs prior to close of escrow. |
| 7. Defective | Lawn Sprinklers: Not inspected Sprinkler system has been disconnected |

Exterior Surface and Components

Conditions inside walls cannot be observed, Testing for environmental hazards of any sort is not performed. Common areas of condos and town homes are not inspected unless specifically noted in this report.

Whole house Exterior Surface

- | | |
|----------------|--|
| 1. Functional | Type: Aluminum siding |
| 2. Functional | Trim: Aluminum |
| 3. Defective | Trim, fascia, Eaves / Soffits Aluminum & wood Along the northeast side of the home there are areas with moisture damage and wood rot. There are a few other small stains areas also. A qualified contractor is recommended to evaluate and estimate repairs prior to close of escrow |
| 4. Not Present | Door Bell: None |
| 5. Functional | Entry Doors: Metal with glass |
| 6. Functional | Patio Door: Metal sliding |
| 7. Functional | Windows: Aluminum slider |
| 8. Defective | Window Screens: Vinyl mesh There are at least 5 missing screens |
| 9. Defective | Exterior Lighting: Surface mounted lamps front and rear Light at the rear of the carport should have had wiring ran in conduit. At the northwest patio door there is no exterior light Exterior lighting is typically found at each exterior door and may be a city code requirement, Evaluation by a licensed electrician is recommended before the close of escrow |
| 10. Defective | Exterior Electric Outlets: 110 VAC NO EXTERIOR OUTLETS ARE GFCI PROTECTED, All exterior outlets should be GFCI protected since 1973, Outlet at the front of the home also should have had wiring ran in conduit. Evaluation by a licensed electrician is recommended before close of escrow |
| 11. Functional | Hose Bibs: Rotary Missing anti siphon valve at the front and rear hose bibs recommend replacement |
| 12. Functional | Gas Meter: Exterior side |
| 13. Functional | Main Gas Valve: Located at gas meter |
| 14. Functional | Rear Patio cover Wood |

Outbuilding

We do not check for permit information and many times we are unable to determine if exterior structures were built by licensed contractors. If applicable we strongly recommend obtaining permit information prior to close of escrow to insure proper building practices and procedures were followed. Also many times there are concealed areas of these structures due to homeowners possessions that cannot be inspected.

Shed Outbuilding

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Defective 2. Functional 3. Functional 4. Functional 5. Functional 6. Functional 7. Functional 8. Functional 9. Defective | <p>Exterior Surface: Wood or composite siding Paint peeling at areas around the shed</p> <p>Roof: Metal roof coated with foam</p> <p>Roof Structure: Wood</p> <p>Ceiling: Exposed framing Moisture stains visible</p> <p>Walls: Exposed framing Moisture stains visible</p> <p>Floor: Carpet</p> <p>Foundation: Wood Not viewed due to floor covering</p> <p>Doors: Metal</p> <p>Electrical: 110 VAC All exterior outlets should be GFCI protected since 1973, Outlet at the front of the shed is also wired backwards I:E Reversed polarity. . Evaluation by a licensed electrician is recommended before close of escrow</p> |
|---|--|

Roof

Our assessment of the roof does not preclude the possibility of leakage which can develop at any time and depends many factors, including rain intensity and wind direction. Future leaking can not be predicted. Many parts of the roof systems are not visible; concealed elements are not inspected. Interiors of chimneys and other flues are not viewed and cannot be inspected. We recommend having chimneys professionally cleaned by a chimney sweep.

Main Roof Surface

1. **Method of Inspection:** Walked on roof
2. Defective **Material:** Foam and rolled roofing that has been coated There are bubbled cracked areas at the carport roof, Main house roof has raised areas and also ponding, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow
3. **Type:** Gable and low slope
4. **Approx Age:** Unknown
5. Functional **Flashing:** Foam
6. Functional **Plumbing Vents:** ABS
7. Functional **Vent caps:** Galvanized

Garage/Carport

Stored items cabinets and vehicles commonly block access for inspection. These items may conceal defects that can not be seen at the time of inspection. Firewall ratings are not a part of this inspection.

Attached Garage

1. **Type of Structure:** Carport **Car Spaces:** 2
2. Defective **Roof Structure:** Wood beams Front beam at carport has cracked slightly sagging areas, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow

Electrical

Electrical defects represent potential shock and/or fire hazards. Outlets switches and fixtures are not dismantled. Concealed wiring in areas such as walls, ceilings, underground and in electric panels is not visible and not a part of this inspection. Arc fault circuit breakers are not tested / tripped as a part of this inspection. Outlets and sub panels are often blocked concealed or otherwise inaccessible especially in occupied homes, these cannot be inspected. Electrical issues should be corrected by licensed electricians only, the electric system is inherently dangerous and homeowners should not attempt any repairs unless they are properly qualified.

- 1. Service Size Amps:** Unknown **Volts:** 220 volts
 - 2. Functional Service:** Under ground
 - 3. Functional Service entrance conductor materials** Copper
 - 4. Functional 110 VAC Branch Circuits:** Copper
 - 5. Functional 220 VAC Branch Circuits:** Copper
 - 6. Not Present Aluminum Wiring:**
 - 7. Functional Conductor Type:** Non-metallic sheathed cable
 - 8. Functional GFCI:** Bathrooms, kitchen
 - 9. Functional Ground:** Grounding components are not fully visible from what I can observe or from the manufacturers label inside it appears to be Grounded correctly
 - 10. Defective Smoke Detectors:** NONE Smoke detector missing, Also for the buyer it would be a good idea to consider up grading smoke detectors to all rooms and halls
- Exterior front main post with sub panel at southeast bedroom Electric Panel** _____
- 11. Functional Manufacturer:** Various
 - 12. Max Capacity:** Unknown
 - 13. Not Present Main Breaker Size:** None
 - 14. Defective Breakers:** Copper and aluminum Breakers are not all labeled they should all be labeled at the main post and sub panels
 - 15. Functional Is the panel bonded?** Bonding components are not fully visible from what I can observe or from the manufacturers label inside it appears to be bonded correctly

Structure

We do not inspect for permit information or review building plans / blueprints for new construction or additions. If applicable we strongly recommend obtaining permit information prior to close of escrow to insure proper building practices and procedures were followed.

- 1. Functional Structure Type:** Metal frame
- 2. Functional Foundation:** Raised foundation on Blocks & metal adjustable posts
- 3. Functional Differential Movement:** No movement or displacement noted
- 4. Functional Beams:** Steel I-Beam
- 5. Functional Bearing Walls:** Interior and exterior walls FYI at the northeast bedroom addition an exterior wall was removed / modified I do not have any way to verify the way the wall was re supported
- 6. Not Inspected Joists/Trusses:** Not viewed
- 7. Functional Floor/Slab:** Not fully visible due to floor covering and furniture
- 8. Functional Galvanized walls under unit:** Rust is present
- 9. Functional Subfloor:** Dimensional wood Floor squeaks
- 10. Defective Vapor barrier & Insulation under unit** YES There are areas near the east bathroom with sagging insulation and vapor barrier

Attic

Stored items and insulation often block our view of attic components. Areas above vaulted ceilings or areas with inadequate clearances cannot be inspected. We cannot enter attics when the insulation obscures the framing making it unsafe for us to walk around. We do not move insulation or stored items in the attic, these items may conceal defects.

Not present Attic

1. Not Inspected **Access cover** Not present
2. **Method of Inspection:** NO ATTIC ACCESS UNABLE TO INSPECT
3. Not Inspected **Unable to Inspect:** NO ATTIC ACCESS UNABLE TO INSPECT
4. Not Inspected **Roof Framing:** NO ATTIC ACCESS UNABLE TO INSPECT
5. Not Inspected **Sheathing:** NO ATTIC ACCESS UNABLE TO INSPECT
6. Not Inspected **Ventilation:** NO ATTIC ACCESS UNABLE TO INSPECT
7. Not Inspected **Insulation:** NO ATTIC ACCESS UNABLE TO INSPECT
8. Not Inspected **Insulation Depth:** NO ATTIC ACCESS UNABLE TO INSPECT
9. Not Inspected **Wiring/Lighting:** NO ATTIC ACCESS UNABLE TO INSPECT
10. Not Inspected **Moisture Penetration:** NO ATTIC ACCESS UNABLE TO INSPECT
11. Not Inspected **Bathroom Fan Venting:** NO ATTIC ACCESS UNABLE TO INSPECT

Air Conditioning

The adequacy or distribution of cool air within a home is impossible to determine during a 1 time home inspection, factors such as the time of day and the position of the sun can have a drastic effect on this. We recommend asking the seller for any information regarding uneven cooling system distribution within the home. Window AC units are tested for operation only.

Exterior AC System

1. Defective **A/C System Operation:** NOT FUNCTIONAL AC System and Air handler / blower would not cycle on, A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
2. Not Inspected **Condensate Removal:** PVC
3. Defective **Exterior Unit:** PAYNE AC System and Air handler / blower would not cycle on, A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
4. **Area Served:** Whole house **Approximate Age:** 2006 COndenser Unknown furnace / air handler
5. **Fuel Type:** 220 VAC **Temperature Differential:** NOT functional
6. **Type:** Central A/C **Capacity:** Not listed
7. Functional **Visible Coil:** Copper coil with aluminum fins
8. Not Inspected **Refrigerant Lines:** Not visible
9. Functional **Electrical Disconnect:** Breaker disconnect at main post
10. Defective **Exposed Ductwork:** Insulated flex and metal Ducts pipes under unit are on ground. Recommend they be raised above ground and FYI the cold air return duct is partially smashed in the northeast area under the unit
11. Not Inspected **Blower Fan/Filters:** Direct drive with disposable filter
12. Not Inspected **Thermostats:** Individual
13. Not Inspected **Automatic safety controls** Not visible not operated unable to inspect

Heating System

Concealed heating system components , including but not limited to heat exchangers, ductwork, boiler piping and radiant heating systems are not visible and cannot be inspected. Concealed damage is possible. Inspector will not light pilot lights. If pilot lights are off we recommend the pilot be lit by a qualified specialist and further evaluated. No tests are performed to determine adequacy, efficiency or even heat distribution. Thermostats are not checked for proper calibration. Electronic air filters, humidifiers and de-humidifiers are not inspected. If utilities are turned off or a heating system is shut down for the season we recommend they be activated and inspected by the local utility or a licensed contractor prior to close of escrow. Many conditions can lead to carbon monoxide entering the home and these conditions may not be present at the time of inspection we recommend that all homes with gas fueled appliances have carbon monoxide detectors installed near bedrooms, at each level of the home and near gas appliances prior to close of escrow. Any issues related to flue pipes chimneys and combustion air may be the cause of future carbon monoxide problems, this inspection is not a guarantee or warrantee against future carbon monoxide issues.

Exterior front closet Heating System

1. Defective **Heating System Operation:** NOT FUNCTIONAL Air handler / blower would not cycle on and the gas is disconnected, , A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
2. **Manufacturer:** Payne
3. **Type:** Forced air **Capacity:** Not listed
4. **Area Served:** Whole house **Approximate Age:** Unknown
5. **Fuel Type:** Natural gas **Temperature Differential:** NOT FUNCTIONAL
6. Not Inspected **Heat Exchanger:** Unable to inspect sealed unit
7. **Unable to Inspect:** 100%
8. Not Inspected **Blower Fan/Filter:** Direct drive with disposable filter
9. Not Inspected **Distribution:** Insulated flex and metal
10. Defective **Flue Pipe:** Single wall and double wall Flue pips may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow
11. Not Inspected **Combustion Air** Room air
12. Not Inspected **Thermostats:** Individual
13. Not Inspected **Automatic safety controls** Not visible not operated unable to inspect
14. Functional **Suspected Asbestos:** No

Plumbing

We cannot inspect concealed pipes, whether underground or in walls concealed damage or corrosion may be present. Material types listed are what is predominantly visible there may be other material present in concealed areas. We do not test for water quality or hazardous substances. Shutoff and emergency valves that are not in daily use such as valves under sinks, behind toilets, pressure regulators and pressure relief valves are visually inspected only, they are not tested / operated as a part of this inspection. Gas leaks can occur at any time there is no way to predict the potential for future gas leaks. we recommend replacing older brass packing valves with new style brass ball valves as these are less likely to leak. City supply and sewer systems, private well and septic systems as well as all underground piping are not a part of this inspection. We cannot view the main sewer line or verify its condition.

1. Functional **Service Line:** Copper
2. Functional **Water pressure** 70 psi
3. Defective **Main Water Shutoff:** Front of house Leaks at main water valve, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.
4. Functional **Water Lines:** Plumbing lines and hangars Not fully visible Pex plastic and copper visible
5. Functional **Drain Pipes:** ABS
6. Functional **Service Caps:** Not visible not tested

Plumbing (Continued)

- 7. Functional **Vent Pipes** ABS
- 8. Not Inspected **Gas Service Lines:** Black pipe
- 9. Functional **Functional flow** Functioning properly at time of inspection with multiple fixtures running at the same time
- 10. Functional **Functional Drainage** Functioning properly at time of inspection
- 11. Not Inspected **Water softener or filtration system** NOT A PART OF THIS INSPECTION
- 12. Not Inspected **Fire Sprinkler Systems** NOT A PART OF THIS INSPECTION
- Exterior front closet Water Heater**

- 13. Defective **Water Heater Operation:** NOT FUNCTIONAL Water heater is disconnected from the water supply and there is a not stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.
- 14. **Manufacturer:** General Electric
- 15. **Type:** Natural gas **Capacity:** 30 gallon
- 16. **Approximate Age:** 2006 **Area Served:** Whole House
- 17. Defective **Flue Pipe:** Single wall and double wall There is a note stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow. Flue pipes may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow
- 18. Not Inspected **Combustion Air** Room air
- 19. Defective **TPRV and Drain Tube:** NONE Missing drain tube from TPR valve does not exit to exterior of house SAFETY ITEM, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.

Bathroom

Adequacy of water flow at fixtures and especially in showers is a subjective judgement. We recommend operating multiple fixtures to insure the flow of water is adequate for your needs. We do not test overflow devices on bathtubs as there is no way to access the area behind the tub to check for leakage.

Middle Bathroom ---

- 1. Functional **Ceiling:** Paneling
- 2. Functional **Walls:** Paneling
- 3. Functional **Floor:** Tile
- 4. Defective **Doors:** Hollow wood Door does not latch closed
- 5. Functional **Electrical:** 110 VAC outlets and lighting circuits
- 6. Functional **Cabinets:** Laminant and wood
- 7. Functional **Sink / Counter top** Molded single bowl
- 8. Defective **Faucets/Traps:** Various brand Fixtures with a PVC or metal trap Leaking trap/pipes under the sink. A licensed plumber recommended to estimate repairs, before the close of escrow
- 9. Functional **Tub/Surround:** Fiberglass tub and surround
- 10. Defective **Toilets:** Ceramic The toilet is loose at the floor securing properly is recommended
- 11. Not Inspected **HVAC Source:** Air exchange ventilation
- 12. Functional **Ventilation:** Electric ventilation fan

Front Jack & Jill bath Bathroom ---

- 13. Functional **Ceiling:** Drywall and paint or paneling
- 14. Functional **Walls:** Drywall and paint or paneling
- 15. Functional **Floor:** Tile
- 16. Functional **Doors:** Hollow wood

Bathroom (Continued)

- 17. Functional **Windows:** Aluminum slider
- 18. Functional **Electrical:** 110 VAC outlets and lighting circuits
- 19. Functional **Cabinets:** Laminant and wood
- 20. Functional **Sink / Counter top** Molded single bowl
- 21. Functional **Faucets/Traps:** Various brand Fixtures with a PVC or metal trap
- 22. Functional **Shower/Surround:** Tile
- 23. Defective **Toilets:** Ceramic The toilet is loose at the floor securing properly is recommended
- 24. Not Inspected **HVAC Source:** Air exchange ventilation
- 25. Functional **Ventilation:** Window

Kitchen

Homeowners possessions commonly block the ability to view areas under sinks on counters and in cabinets. Conditions obscured by these items can not be inspected. Water purifiers, reverse osmosis systems and filtration devices are not being inspected.

Middle Kitchen

- 1. Defective **Cooking Appliances:** Whirlpool Stove is not working there is currently no electrical outlet, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow
- 2. Defective **Ventilator:** Ceiling Exhaust fan is missing the motor / insides and I do not know if there is a switch to turn it on, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow
- 3. Defective **Disposal:** In-Sinkerator Disposal was very loud it sound like debris in stuck in disposal
- 4. Functional **Dishwasher:** Whirlpool
- 5. Functional **Air Gap Present?** Yes
- 6. Not Present **Refrigerator:**
- 7. Not Present **Microwave:**
- 8. Defective **Sink:** Dual bowl metal FYI sink is supported wit 4 pieces of OSB / particle board this is not a material that is designed to be load bearing Repairs are recommended
- 9. Defective **Electrical:** 110 VAC outlets and lighting circuits Outlets under sink for disposal / dishwasher are not properly accessible and both halves of the outlet are controlled by a switch meaning the disposal must be turned on for the dishwasher to work. There are also exposed wires under the sink. there is an outlet under the island area next to the stove that should have been removed and properly capped Evaluation by a licensed electrician is recommended before close of escrow
- 10. Defective **Plumbing/Fixtures:** Various brand Fixtures with a PVC or metal trap Leaking at drain lines and sink connection, A licensed plumber recommended to estimate repairs, before the close of escrow
- 11. Functional **Counter Tops:** Laminate and wood
- 12. Functional **Cabinets:** Laminate and wood
- 13. Functional **Ceiling:** Drywall and paint
- 14. Functional **Walls:** Drywall and paint
- 15. Defective **Floor:** Laminate wood Openings in kitchen floor lead under unit
- 16. Functional **Windows:** Aluminum slider
- 17. Not Inspected **HVAC Source:** Air exchange ventilation

Living Space & Bedroom

This applies to all interior living spaces I:E bedrooms, living and family room hallways etc. Many defects found in interior rooms are cosmetic in nature, expectations of clients will vary widely with regard to these defects. The purpose of this inspection is not to note these minor defects or to create an all inclusive repair list but to identify major nonfunctional items in need or repair. Since cosmetic issues require subjective judgment it is likely that many of these issues will not be included in the report. The seals on dual pane windows are not inspected, damaged seals may be present but not visible at the time of inspection. This inspection does not include environmental testing of any kind including but not limited to mold, mildew etc. Causes of odors and stains cannot be determined. Conditions behind or above wallpaper, ceiling tiles, paneling, drywall, plaster or any other wall covering is not visible and cannot be inspected. Furniture is not moved hidden damage may be present. We strongly recommend that you look for damage that may have been concealed by furniture, rugs wall hangings etc during your final walk through. We do not verify the legal number of bedrooms present or determine if they are legally habitable.

All main living space Living Space

1. Functional **Closet:** Hall closets
2. Functional **Ceiling:** Drywall and paint or paneling
3. Functional **Walls:** Drywall and paint or paneling
4. Functional **Floor:** Laminate wood
5. Functional **Doors:** Hollow wood
6. Functional **Windows:** Aluminum slider
7. Functional **Electrical:** 110 VAC outlets and lighting circuits
8. Not Present **Ceiling Fans**
9. Not Inspected **HVAC Source:** Air exchange ventilation

North east Bedroom

10. Functional **Closet:** Walk In closet
11. Functional **Ceiling:** Drywall and paint
12. Functional **Walls:** Drywall and paint
13. Defective **Floor:** Carpet Floor has significantly uneven areas that may be trip hazards
14. Defective **Doors:** Hollow wood Entry door rubs badly and does not close
15. Defective **Windows:** Aluminum slider One window will not open and the dual pane of glass is missing and has been replaced with a single piece of plastic / plexiglass, A licensed contractor is recommended to evaluate and estimate repairs prior to close of escrow
16. Functional **Electrical:** 110 VAC outlets and lighting circuits
17. Not Inspected **HVAC Source:** Air exchange ventilation

South East Bedroom

18. Functional **Closet:** Single
19. Functional **Ceiling:** Drywall and paint or paneling
20. Functional **Walls:** Paneling
21. Functional **Floor:** Carpet
22. Defective **Doors:** Hollow wood Entry door rubs badly and does not close
23. Functional **Windows:** Aluminum slider
24. Defective **Electrical:** 110 VAC outlets and lighting circuits Wall switch does not control anything it should have controlled an outlet to plug a lamp in, Evaluation by a licensed electrician is recommended before close of escrow
25. Not Inspected **HVAC Source:** Air exchange ventilation
26. Not Inspected **All house wiring other than electrical : Cable, telephone, security, networking speakers low voltage lighting**

Defective Summary

This summary lists only the items rated defective by the inspector. A defective item needs immediate repairs or replacement by a licensed contractor. Items are not ranked in order of importance, nor are they rated with regard to potential repair costs. This summary should not be considered a substitute for our full report. Please review the report in its entirety. It is recommended that any deficiencies and the components or systems related to these be evaluated and repaired and or replaced by qualified and licensed contractors PRIOR TO THE CLOSE OF ESCROW. Further evaluation is recommended so these licensed professionals can evaluate our concerns and inspect the remainder of the system or component that may be outside our area of knowledge as a generalist or outside the scope of the home inspection. It also allows the buyer to obtain firm price quotes and estimates.

Lots and Grounds

- 1. Vegetation:** Shrubs and Trees There are shrubs or trees that appear to be stressed from a lack of water they may or may not recover I have no way of knowing.
- 2. Fences:** Block At the rear yard a few Fence post top caps are loose / not secured this is a SAFETY ISSUE recommend repairs prior to close of escrow.
- 3. Lawn Sprinklers:** Not inspected Sprinkler system has been disconnected

Exterior Surface and Components

- 4. Trim, fascia, Eaves / Soffits** Aluminum & wood Along the northeast side of the home there are areas with moisture damage and wood rot. There are a few other small stained areas also. A qualified contractor is recommended to evaluate and estimate repairs prior to close of escrow
- 5. Window Screens:** Vinyl mesh There are at least 5 missing screens
- 6. Exterior Lighting:** Surface mounted lamps front and rear Light at the rear of the carport should have had wiring ran in conduit. At the northwest patio door there is no exterior light Exterior lighting is typically found at each exterior door and may be a city code requirement, Evaluation by a licensed electrician is recommended before the close of escrow
- 7. Exterior Electric Outlets:** 110 VAC NO EXTERIOR OUTLETS ARE GFCI PROTECTED, All exterior outlets should be GFCI protected since 1973, Outlet at the front of the home also should have had wiring ran in conduit. Evaluation by a licensed electrician is recommended before close of escrow

Outbuilding

- 8. Shed Outbuilding Exterior Surface:** Wood or composite siding Paint peeling at areas around the shed
- 9. Shed Outbuilding Electrical:** 110 VAC All exterior outlets should be GFCI protected since 1973, Outlet at the front of the shed is also wired backwards I:E Reversed polarity. . Evaluation by a licensed electrician is recommended before close of escrow

Roof

- 10. Main Roof Surface Material:** Foam and rolled roofing that has been coated There are bubbled cracked areas at the carport roof, Main house roof has raised areas and also ponding, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow

Garage/Carport

- 11. Attached Garage Roof Structure:** Wood beams Front beam at carport has cracked slightly sagging areas, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow

Electrical

- 12. Smoke Detectors:** NONE Smoke detector missing, Also for the buyer it would be a good idea to consider up grading smoke detectors to all rooms and halls
- 13. Exterior front main post with sub panel at southeast bedroom Electric Panel Breakers:** Copper and aluminum Breakers are not all labeled they should all be labeled at the main post and sub panels

Defective Summary (Continued)

Structure

- 14. Vapor barrier & Insulation under unit** YES There are areas near the east bathroom with sagging insulation and vapor barrier

Air Conditioning

- 15. Exterior AC System A/C System Operation:** NOT FUNCTIONAL AC System and Air handler / blower would not cycle on, A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
- 16. Exterior AC System Exterior Unit:** PAYNE AC System and Air handler / blower would not cycle on, A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
- 17. Exposed Ductwork:** Insulated flex and metal Ducts pipes under unit are on ground. Recommend they be raised above ground and FYI the cold air return duct is partially smashed in the northeast area under the unit

Heating System

- 18. Exterior front closet Heating System Heating System Operation:** NOT FUNCTIONAL Air handler / blower would not cycle on and the gas is disconnected, , A qualified air conditioning contractor is recommended to evaluate before the close of escrow.
- 19. Exterior front closet Heating System Flue Pipe:** Single wall and double wall Flue pips may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow

Plumbing

- 20. Main Water Shutoff:** Front of house Leaks at main water valve, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.
- 21. Exterior front closet Water Heater Water Heater Operation:** NOT FUNCTIONAL Water heater is disconnected from the water supply and there is a not stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.
- 22. Exterior front closet Water Heater Flue Pipe:** Single wall and double wall There is a note stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow. Flue pipes may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow
- 23. Exterior front closet Water Heater TPRV and Drain Tube:** NONE Missing drain tube from TPR valve does not exit to exterior of house SAFETY ITEM, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.

Bathroom

- 24. Middle Bathroom Doors:** Hollow wood Door does not latch closed
- 25. Middle Bathroom Faucets/Traps:** Various brand Fixtures with a PVC or metal trap Leaking trap/pipes under the sink. A licensed plumber recommended to estimate repairs, before the close of escrow
- 26. Middle Bathroom Toilets:** Ceramic The toilet is loose at the floor securing properly is recommended
- 27. Front Jack & Jill bath Bathroom Toilets:** Ceramic The toilet is loose at the floor securing properly is recommended

Kitchen

- 28. Middle Kitchen Cooking Appliances:** Whirlpool Stove is not working there is currently no electrical outlet, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow
- 29. Middle Kitchen Ventilator:** Ceiling Exhaust fan is missing the motor / insides and I do not know if there is a switch to turn it on, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow
- 30. Middle Kitchen Disposal:** In-Sinkerator Disposal was very loud it sound like debris in stuck in disposal
- 31. Middle Kitchen Sink:** Dual bowl metal FYI sink is supported wit 4 pieces of OSB / particle board this is not a material that is designed to be load bearing Repairs are recommended

Defective Summary (Continued)

- 32. Middle Kitchen Electrical:** 110 VAC outlets and lighting circuits Outlets under sink for disposal / dishwasher are not properly accessible and both halves of the outlet are controlled by a switch meaning the disposal must be turned on for the dishwasher to work. There are also exposed wires under the sink. there is an outlet under the island area next to the stove that should have been removed and properly capped Evaluation by a licensed electrician is recommended before close of escrow
- 33. Middle Kitchen Plumbing/Fixtures:** Various brand Fixtures with a PVC or metal trap Leaking at drain lines and sink connection, A licensed plumber recommended to estimate repairs, before the close of escrow
- 34. Middle Kitchen Floor:** Laminate wood Openings in kitchen floor lead under unit

Living Space & Bedroom

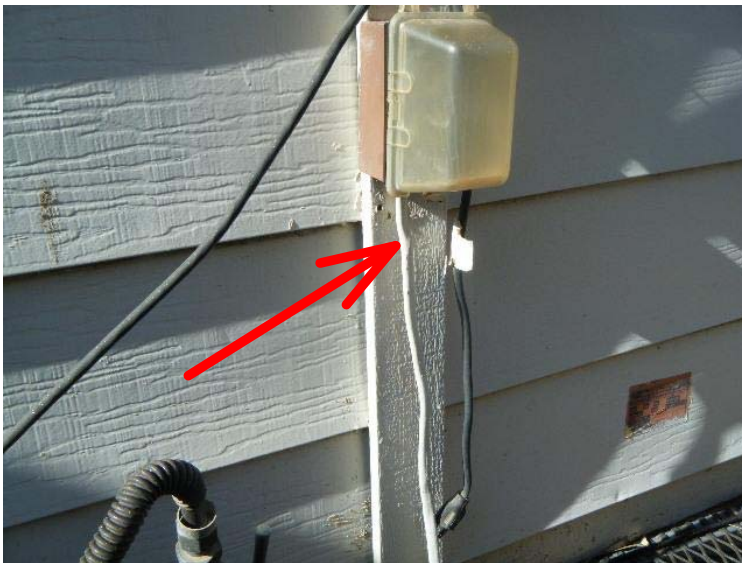
- 35. North east Bedroom Floor:** Carpet Floor has significantly uneven areas that may be trip hazards
- 36. North east Bedroom Doors:** Hollow wood Entry door rubs badly and does not close
- 37. North east Bedroom Windows:** Aluminum slider One window will not open and the dual pane of glass is missing and has been replaced with a single piece of plastic / plexiglass, A licensed contractor is recommended to evaluate and estimate repairs prior to close of escrow
- 38. South East Bedroom Doors:** Hollow wood Entry door rubs badly and does not close
- 39. South East Bedroom Electrical:** 110 VAC outlets and lighting circuits Wall switch does not control anything it should have controlled an outlet to plug a lamp in, Evaluation by a licensed electrician is recommended before close of escrow



Leaks at main water valve, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.



Sprinkler system has been disconnected



NO EXTERIOR OUTLETS ARE GFCI PROTECTED, All exterior outlets should be GFCI protected since 1973, Outlet at the front of the home also should have had wiring ran in conduit. Evaluation by a licensed electrician is recommended before close of escrow



Breakers are not all labeled they should all be labeled at the main post and sub panels



AC System and Air handler / blower would not cycle on, A qualified air conditioning contractor is recommended to evaluate before the close of escrow.



Air handler / blower would not cycle on and the gas is disconnected, , A qualified air conditioning contractor is recommended to evaluate before the close of escrow.



Missing drain tube from TPR valve does not exit to exterior of house SAFETY ITEM, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.



Water heater is disconnected from the water supply and there is a not stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow.



There are shrubs or trees that appear to be stressed from a lack of water they may or may not recover I have no way of knowing.



Front beam at carport has cracked slightly sagging areas, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow



Front beam at carport has cracked slightly sagging areas, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow



Paint peeling at areas around the shed



Light at the rear of the carport should have had wiring ran in conduit. At the northwest patio door there is no exterior light. Exterior lighting is typically found at each exterior door and may be a city code requirement. Evaluation by a licensed electrician is recommended before the close of escrow.



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Along the northeast side of the home there are areas with moisture damage and wood rot. There are a few other small stained areas also. A qualified contractor is recommended to evaluate and estimate repairs prior to close of escrow.



All exterior outlets should be GFCI protected since 1973, Outlet at the front of the shed is also wired backwards I:E Reversed polarity. . Evaluation by a licensed electrician is recommended before close of escrow



There are bubbled cracked areas at the carport roof, Main house roof has raised areas and also ponding, A qualified roofing contractor is recommended to evaluate and repair before the close of escrow



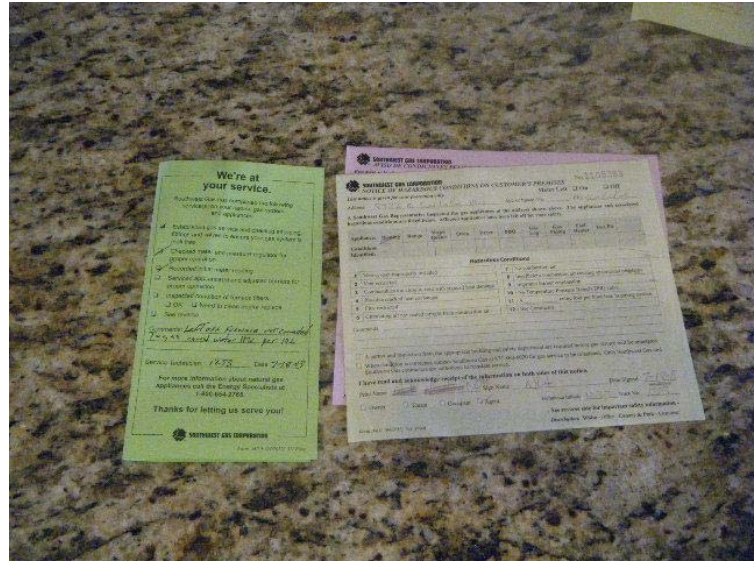
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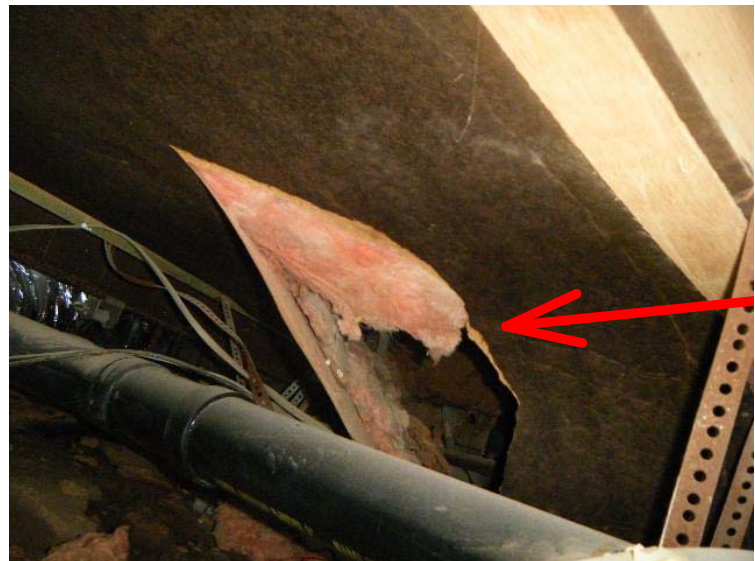
There is a note stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow. Flue pipes may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow



There is a note stating improper venting from the gas company, A licensed plumber is recommended to evaluate and estimate repairs before the close of escrow. Flue pipes may not be safe to use since it is covered with foam, A qualified HVAC / roofing contractor is recommended to evaluate and repair before the close of escrow



Ducts pipes under unit are on ground. Recommend they be raised above ground and FYI the cold air return duct is partially smashed in the northeast area under the unit



There are areas near the east bathroom with sagging insulation and vapor barrier



Breakers are not all labeled they should all be labeled at the main post and sub panels



BEdroom Entry doors rub badly and do not close



south bedroom Wall switch does not control anything it should have controlled an outlet to plug a lamp in, Evaluation by a licensed electrician is recommended before close of escrow



Floor has significantly uneven areas that may be trip hazards



One window will not open and the dual pane of glass is missing and has been replaced with a single piece of plastic / plexiglass, A licensed contractor is recommended to evaluate and estimate repairs prior to close of escrow



Middle bath Leaking trap/pipes under the sink. A licensed plumber recommended to estimate repairs, before the close of escrow



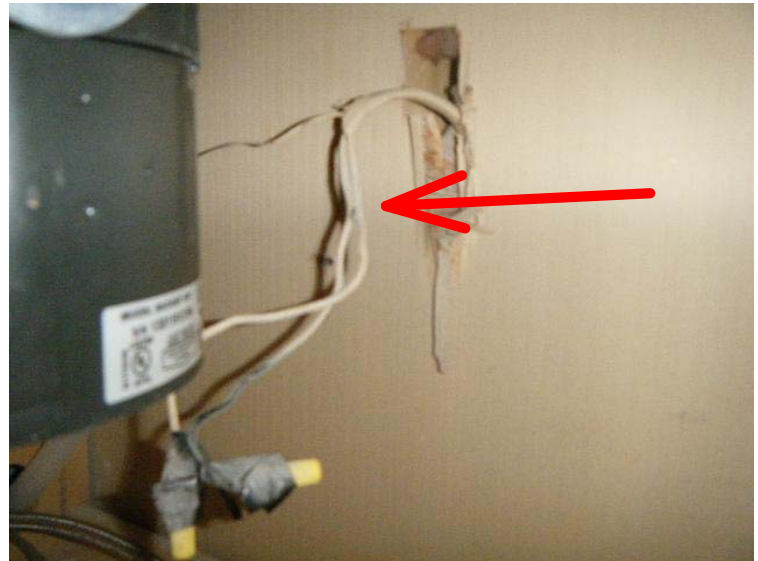
The toilets at both baths are loose at the floor securing properly is recommended



At the northwest patio door there is no exterior light Exterior lighting is typically found at each exterior door and may be a city code requirement, Evaluation by a licensed electrician is recommended before the close of escrow



Leaking at drain lines and sink connection, A licensed plumber recommended to estimate repairs, before the close of escrow



Outlets under sink for disposal / dishwasher are not properly accessible and both halves of the outlet are controlled by a switch meaning the disposal must be turned on for the dishwasher to work. There are also exposed wires under the sink. there is an outlet under the island area next to the stove that should have been removed and properly capped
Evaluation by a licensed electrician is recommended before close of escrow



Disposal was very loud it sound like debris in stuck in disposal



FYI sink is supported wit 4 pieces of OSB / particle board this is not a material that is designed to be load bearing Repairs are recommended



Exhaust fan is missing the motor / insides and I do not know if there is a switch to turn it on, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow



Stove is not working there is currently no electrical outlet, A licensed electrician is recommended to evaluate and estimate repairs prior to close of escrow



Outlets under sink for disposal / dishwasher are not properly accessible and both halves of the outlet are controlled by a switch meaning the disposal must be turned on for the dishwasher to work. There are also exposed wires under the sink. there is an outlet under the island area next to the stove that should have been removed and properly capped. Evaluation by a licensed electrician is recommended before close of escrow.



Openings in kitchen floor lead under unit



At the rear yard a few Fence post top caps are loose / not secured this is a SAFETY ISSUE recommend repairs prior to close of escrow.