

HomeAce Inspections, LLC

Mike Conley
Arizona License # 50694
conleym@hotmail.com
Phone-6027901064

Summary Inspection Report for:

Sample Summary

Property address:

12345 Sample Summary Way, Scottsdale, AZ 12345

This is a summary report, only supplied for your convenience, and does not represent all of the findings in the referenced inspection. For complete information, please read the detailed report that includes all items required by the Arizona Standards of Professional Practice.

Summary 1 Items: These items are either a safety item or are best suited for repair by a licensed contractor

GROUNDS

BBQ:

CONDITION:

1. a) Inoperable burners / valves. This is an older BBQ.

Recommend replacing the BBQ.

FENCES & GATES:

CONDITION:

2. Self latch at gate is installed but not operable.

Recommend repairing gate latch to self close/latch. Child pool safety concern. Note:

No Pool Fence presently installed.

POOL/SPA/WATER FEATURE & EQUIPMENT

PUMPING EQUIPMENT: POOL and SPA

LEAKAGE:

3. Leaking observed at 2 of the 3 valves for the water features.

Recommend further evaluation by a qualified pool contractor and repair as required.

CLEANING SYSTEM:

CONDITION:

4. Vacuum Cleaning system equipment tested inoperable at time of this inspection.

Recommend further evaluation by a qualified pool contractor and repair as required.

VISIBLE PLUMBING LINE:

Auto Fill Valve Condition:

5. The auto filler does not completely shut off.

Recommend Repair.

POOL/SPA LIGHT/S

LIGHT

6. Spa light tested inoperable.

Pool light tested inoperable.

Recommend further evaluation by a qualified pool contractor/and/ or licensed electrician and repair as required.

GFCI CONDITION

7. Ground Fault Interrupter (GFCI) tested inoperable at time of inspection. Electrical safety feature.

Recommend replacing GFCI outlet. Safety concern.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

8. Dead mouse noted in the attic. Unable to determine if there are more, or active mice in the attic.

Recommend contacting a licensed pest control specialist for remediation.

ROOF:

ROOF COVERING STATUS:

9. The roof has had many repairs. The area at the east roof (near the ridge area) has many replaced tiles. The seller stated the roof was repaired and has a warranty.

Unable to fully determine if all the repairs under the tile have been done properly and / or do not leak when raining (due to dry conditions at the time of the inspection).

Recommend reviewing history of past repairs including cause and any repair warranties with seller. If the whole roof is not covered by the warranty or the repair work order is dubious, the Inspector recommends a complete roof evaluation by a licensed roofing contractor and repair as required.

HEATING - AIR CONDITIONING

HEATING /AIR HANDLER SYSTEM DESCRIPTION:

LOCATION OF UNIT(S):

10. Rust noted at the south units drip pan indicating past leakage.

Recommend reviewing history of area with seller including any past service/repair.

Recommend further evaluation. Repair may be required by licensed HVAC contractor.

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

11. There is a wine chilling room off of the formal dining room. The air conditioning unit does not cool the room and needs repair.

Recommend further evaluation by a qualified and/or licensed HVAC contractor and repair/replace as required.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

SUB PANEL NOTES: #1

12. Panels are without the benefit of complete labeling. Safety concern.

Recommend complete labeling.

SWITCHES & OUTLETS:

CONDITION:

13. a) Light(s) not operational at, (one) at the garage, pantry, (one) at the back patio one at the master bedroom closet, possibly due to bad bulbs.
Recommend installing new bulbs and retesting. Further repair by a licensed electrician as required.
- b) Reverse polarity is noted at the outlet at the informal dining room (south wall).
- c) There is an electrical cord in the wall at the master bedroom, this is an improper installation. Unable to see the cord inside of the wall (and its condition).
Recommend repairs.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

14. a) The southern most opener would make a slipping / grinding sound when in operation. The belt may be too loose, unable to fully determine this.
We recommended further review and evaluation by a qualified and/or licensed garage door contractor . Repair as required.
- b) Automatic object reverse feature is not operational at the south and north door openers. (should reverse with 25 lbs of resistance)
Note: All overhead doors should have a fully operational auto-reverse function.
Recommend repair/adjustment of this automatic door opener safety feature.

INTERIOR

DOORS:

OTHER EXTERIOR DOORS:

15. No self closing devices installed at the sliding glass doors leading to pool areas.
Child Pool Safety concern. Recommend installing these safety devices.
Note: No pool fence is installed.

SMOKE & FIRE /CARBON MONOXIDE DETECTORS:

COMMENTS:

16. No carbon monoxide detectors are present
Note: not required at time of original home construction.
Recommend addition as a gas safety upgrade outside of bedrooms and other locations as recommended by device manufacturers.

KITCHEN - APPLIANCES - LAUNDRY

LAUNDRY:

CONDITION:

17. b) Gas service pipe is provided, not capped.
Recommend capping until in use.

Summary 2 Items: These items are typical maintenance issues.

EXTERIOR - FOUNDATION - BASEMENT

WALLS/FRAME COVERING:

CONDITION:

1. Cracks noted at stucco wall areas are typical settling type cracks.
Recommend monitoring and sealing as needed to prevent water intrusion.

SLAB ON GRADE:

CONDITION:

2. Typical cracks are noted
Recommend Monitor and Repair as needed.

GROUNDS

GRADING:

CONDITION:

3. Recommend lowering soil/gravel below siding at the southeast house.
Grade should be 6 inches below any stucco or wood materials to prevent pest intrusion.

BBQ:

CONDITION:

4. b) Igniter failed when tested. Recommend Repair.

FENCES & GATES:

CONDITION:

5. Broken fence (connector) at the southeast fence at the back yard.
Recommend repair.

POOL/SPA/WATER FEATURE & EQUIPMENT

POOL AND/OR SPA DECKING:

CONDITION:

6. Some missing / cracked grout at various areas.
Recommend Repair.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR PLENUM:

7. Air leaks noted at both air handler units- Sealing is recommended.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

8. d) Missing beauty rings at the exterior lights at the main entry.
Recommend installation.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

9. c) Rubber weather guard is missing/deteriorated at the bottom of garage door at the north door.
Recommend repair to prevent water and/or pest intrusion.

INTERIOR

DOORS:

INTERIOR DOORS:

10. The french doors at the north spare bedroom stick when opening them.
Recommend Repair.

INTERIOR WALLS:

MATERIAL & CONDITION:

11. Termite damage at the master bedroom closet (see the termite report).
Recommend replacing the base board as needed.

FLOORS:

TYPE & CONDITION:

12. Flooring observed to be cracked/broken at various areas (does not appear to be a structural issue).

Recommend replacing all cracked tiles.

KITCHEN - APPLIANCES - LAUNDRY

REFRIGERATOR:

TYPE AND CONDITION:

13. The Ice maker / dispenser did not operate and may be broken.

Recommend Repair.

Summary 3 Items: These items are informational. Either information I am supplying to you or that I recommend you review with the seller

GROUNDS

LANDSCAPING:

CONDITION:

1. Photo Eye/Cell comes on at night and cannot properly test during daylight hours.

Review operation with seller prior to close.

PATIO/PORCH COVER :

CONDITION:

2. Note: Automatic shades installed at the patio, tested operable and in good condition.

LAWN SPRINKLER SYSTEM

ELECTRIC CONTROLS:

SUB PANELS AND TIMERS:

3. One timer, Automatic Irrigation Control Timer unit/s located at south exterior. Timer tested operable and in good condition.

Suggest that the buyer review manual and automatic operation including timer settings with seller to ensure proper operation of the system.

POOL/SPA/WATER FEATURE & EQUIPMENT

PUMPING EQUIPMENT: POOL and SPA

PRIMARY FILTERING TYPE:

4. Diatomaceous Earth Filter (crushed sea shells) Filter must be back washed and new DE replenished after each backwash.

CHLORINATOR:

5. Floater type of chlorinator used.

Observed in good condition.

Note: do not test or determine pool water chemical balance at this inspection.

CHLORINATOR CONDITIONS:

6. The chlorinator on the wall near the pool equipment is not operational and is likely abandoned.

Recommend reviewing with seller prior to close, repair / replace as needed.

ELECTRIC CONTROLS:

7. Pool equipment timer tested operable.

We always recommend buyer review timer operation and settings with seller/property manager to ensure proper operation of equipment.

CHILD SAFE BARRIERS:

TYPE AND CONDITION:

8. Note: No enclosure is provided. This is a child pool safety hazard if a child wanders into the area and has an accident.

Each city in the Phoenix metropolitan area has pool barrier requirements regulations, that include but are not limited to: fence height, exterior gate operation, exterior doors leading to pool areas, window latch height, dog doors, etc..

We recommend you access local and state pool barrier regulations.

Individual City Pool Barrier Requirements Website:

<http://www.childrensafetyzone.com>.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

9.

PLUMBING

MAIN LINE:

CONDITION:

10. Water softener installed but not within the scope of this inspection

We suggest that buyer reviews operation and maintenance schedule with seller to insure proper operation of unit.

WATER HEATER:

TYPE:

11. Re-Circulation pump installed with timer. Timer was not evaluated at this inspection.

Suggest that the buyer review operation of timer unit with the seller to insure proper operation.

HEATING - AIR CONDITIONING

HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

GENERAL SUGGESTIONS:

12. Service & Clean - Any HVAC unit over 2 years old is recommended to be serviced and cleaned once per year.

Recommend reviewing maintenance record with Seller and if these__18 and 7__ year old units have not been inspected, cleaned and serviced within the last 12 months, it is suggested that they be serviced by a qualified and/or licensed HVAC contractor. See Note/s below.

Note: Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

13. e) GFCI RESETS

- Exterior GFCIs reset at: Garage. -Interior bath GFCIs reset at: Master bathroom.

INTERIOR

WINDOWS:

TYPE & CONDITION:

14. The northeast window at the master bedroom may have leaked onto the wall during rains. Unable to determine if this has been repaired (appears to have newer

caulking on the interior side of the window).

Recommend reviewing history of past repairs including cause with the seller. Further repair as needed.

CEILINGS:

TYPE & CONDITION:

15. Recommend reviewing history of past ceiling repairs / stains at the kitchen area, the north spare bedroom close (near the supply register) and the stains at the master bathroom areas including cause with the seller. Further repair as needed (see also the roof report).

SMOKE & FIRE /CARBON MONOXIDE DETECTORS:

Fire Sprinkler Systems

16. Approved type sprinkler heads observed to be installed.

Note: Testing of fire sprinkler systems is not within the scope of this inspection service.

If the homeowner will contact the Scottsdale Fire Department at 480-312-1855, they will come out and test the system's operation.

Historically there has been no charge for this service.

Note: Please allow enough time for fire department to do inspection. Typically need 5 days advance notice.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

WATER PURIFICATION SYSTEMS:

17. Reverse Osmosis (RO) type water purification unit installed. Unit tested inoperable.

NOTE: Did not test for water quality.

Suggest that the buyer review filter replacement schedule with the seller to ensure proper operation of R/O unit. (a dirty filter is worse than no filter)

LAUNDRY:

CONDITION:

18. a) Plumbing was not tested in Laundry room because no washer was installed.

Unable to test for proper operation of water fill valves and/or leaking.

Recommend reviewing when washer is installed. Repair as needed.

BATHROOMS

BATHROOM 2: Hall bath

CONDITION OF TOILET:

19. Note on the toilet read " do not use". The Inspector did not test the toilet.

Recommend review area(s) noted above with seller prior to close and repair if necessary.