

Az Superior Home Inspections

"The Right Choice!"

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SUMMARY REPORT

Client: Example

Inspection Address: Example , Phoenix, Arizona 85050
Inspection Date: 8/25/2012 Start: 9:30 am End: 3:30 pm

Inspected by: Bryan Snyder #54170

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Az Superior Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Roof

Concrete Tile Roof

Roofing Material

Components and Conditions Needing Service

- The roof needs to be serviced for the following reasons: E.G. There are two loose mortar packs that need to be sealed, one at the top of the west rack and the other at the top of the east rack of the house. There is a broken ridge cap tile on the west side of the roof that needs to either be repaired or replaced. There is also a slipped tile on the west side of the roof as well. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.



With Flat Roofed Sections

Components and Conditions Needing Service

- The roof has a flat-roofed addition, and flat roofs can be problematic if they are not properly maintained. They must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons: E.G. The granules have been worn away more than likely from the tree limbs at one time not being maintained. There is also some blistering in a few spots. The flat roof appears to have been done by an amateur as nails

were used to secure the roof material, these nails were then sealed, but there are a few nails that have lifted. This roof has approximately two years of useful life and should be replaced. You may also elect to have an elastomeric roof coating rolled on to seal the roof and may be able to get an additional 5 years out of the roof. We can elaborate on this issue, but it should be serviced before the close of escrow or it may leak, because our service does not include any guarantee against leaks, although, at this time I see no evidence of leaking..



Flashings

Components and Conditions Needing Service

- Plumbing vent stack flashing needs sealed. E.G. There is a plumbing vent stack on the east side of the roof that have been wrapped, but is still exposing the pipe and may allow water to run down the pipe and into the attic. This will need to be sealed.



- The valley flashings need to be cleaned and kept clean. E.G. There is debris in the valley on the west side roof that needs to be cleared.



Gutters & Drainage

Components and Conditions Needing Service

- The roof needs to be cleaned and any foliage trimmed away to facilitate drainage. E.G. Palm tree in front should be trimmed, there are currently limbs laying on the roof valley that can impede the water drainage.



Garage

Double-Car Garage

Entry Door Into the House

Components and Conditions Needing Service

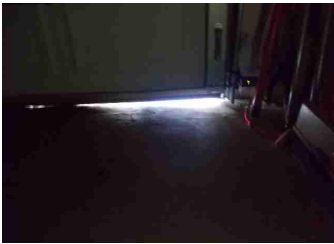
- The fire-rating of the house entry door has been nullified by the addition of an animal door.



Garage Door & Hardware

Components and Conditions Needing Service

- The garage door hardware needs to be adjusted, so that the door is squarely aligned in its opening. E.G. There is a significant gap between the garage floor and the bottom of the garage door that can not only allow water to leak into the garage floor, but allow pest access as well. Door should be adjusted by a garage door specialist.



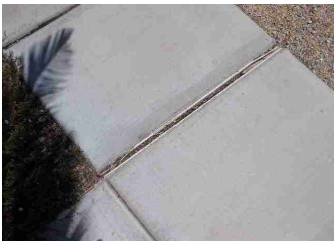
Exterior

Exterior Components

Walkways

Components and Conditions Needing Service

- There is an offset in a walkway that could prove to be a trip-hazard. E.G. Deck-O drain on front entrance near driveway. Also walkway right outside front door.



Yard Walls

Components and Conditions Needing Service

- There are a couple loose fence caps that are loose and will need serviced. Also an open cell that can allow water to drain inside the wall and rust the rebar that will weaken the wall. E.G. One cap on east and west walls that should be secured. Also open cell near side gate on east side that should be filled in with mortar.



Outlets

Components and Conditions Needing Service

- Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature. E.G. Outlet on west side of house near pool equipment,



Plumbing

Water or Waste Pipe Leaks

Water Pipe Leak

Components and Conditions Needing Service

- There is a galvanized nipple being used between a copper fitting and a brass hose bib. These are dissimilar metals and will result in leaks if they are not isolated by a brass fitting. Recommend replacing the galvanized nipple with a brass fitting. E.G. Hose bib at front east side of house.



Soft Water

Water Softner

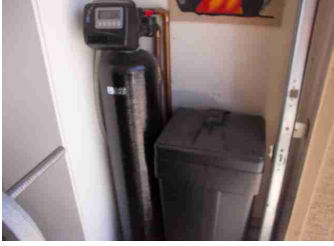
General Comments

Components and Conditions Needing Service

- We are not required to inspect soft water conditioners, however, as a courtesy, we have run the system through a regen cycle and inspected for leaks. This system appears to be functional, but is leaking at the plastic pipe running from the control unit back into the salt reservoir.

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Electrical

Main Panel

Main Panel Observations

Components and Conditions Needing Service

- The panel has a missing knockout that should have a knockout plug installed. This is a safety issue that should be serviced. E.G. Missing knockout at bottom of panel.



Panel Cover Observations

Components and Conditions Needing Service

- The exterior panel cover has a defective latch that does not engage and is currently held shut with a piece of copper wire. This should be serviced. E.G. See photo.



Circuit Breakers

Other Conditions

- The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms and smoke detectors. We did not expect to find arc-fault circuit interrupters due to the year this house was built, but we are required to point out the obvious. To bring these circuits up to today's standards, you would need to have arc-fault breakers installed.

Heat-A/C

HVAC Split Systems

Common Observations

Other Conditions

- This system is a 1995 system and is functional but beyond its design life. This being said, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current. System has a 20 degree split differential which is excellent. T



Furnace

Components and Conditions Needing Service

- Secondary drip pan under air handler is rusted and contains water which is an indication that the primary pan or condensate line is obstructed and needs to be serviced by a licensed HVAC technician.



Condensate Drainpipe

Components and Conditions Needing Service

- The primary condensate pipe is blocked, because moisture is discharging from the secondary condensate pipe. The primary condensate line should be tested and, if need be, the coil should be serviced.



Drip Pan

Components and Conditions Needing Service

- The drip pan is dirty and will need to be cleaned to drain effectively. Also has water from the coil dripping into the pan. Unit should be serviced by a HVAC technician to determine why.

Kitchen

Kitchen

Gas Range

Components and Conditions Needing Service

- The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Dishwasher

Components and Conditions Needing Service

- The dishwasher is functional but discharges without a mandated anti-siphon valve or high loop, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard. E.G High loop has fallen and needs to be secured to top of cabinet



Outlets

Components and Conditions Needing Service

- All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. E.G Outlet between oven and refrigerator is not a GFI outlet and needs to be serviced.



Hallway

Secondary Hallway

Walls & Ceiling

Components and Conditions Needing Service

- There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a specialist.



Living

Family Room

Flooring

Components and Conditions Needing Service

- There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist. E.G Tile near west side window is cracked

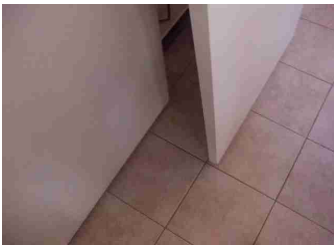


Breakfast Room

Doors

Components and Conditions Needing Service

- Pantry sliding doors are missing the floor guides. This is a safety issue for small children. E.G Missing floor guide on pantry sliding doors



Bedrooms

Bedroom 1

Closets

Components and Conditions Needing Service

- The closet door needs typical hardware service. E.G. Closet door is not installed, however the door is located in the garage and will need to be installed.



Bathrooms

Master Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- The mechanical sink stopper will need to be adjusted to engage. E.G. Right hand sink



- The mechanical sink stopper is broken and should be serviced. E.G. Sink stopper on left hand side has a broken sink stopper and needs to be replaced.



Tub

Components and Conditions Needing Service

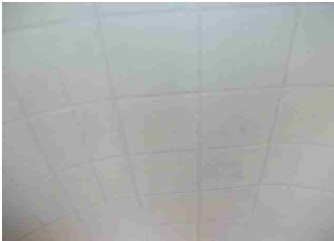
- The tub valves are loose, or missing components, and should be serviced. E.G. Tub spout needs caulked or sealed to prevent water from penetrating behind tub enclosure.



Stall Shower

Components and Conditions Needing Service

- The stall shower enclosure is starting to peel and should be resurfaced or replaced.



Hallway Bathroom

Tub-Shower

Components and Conditions Needing Service

- Shower O Ring is not sealed and could allow water to penetrate the wall. E.G. Shower Collar needs to be caulked/sealed



- Tub spout is not sealed and could allow water to penetrate behind the tub enclosure



Jack and Jill Bathroom

Doors

Components and Conditions Needing Service

- The pocket door needs service. E.G Pocket door lock will not engage and will need to be serviced



Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- The sink faucet leaks around the stem while in use, and should be repaired. E.G. Faucet on right hand side leaks around stem.



Tub-Shower

Components and Conditions Needing Service

- Tub spout needs caulked or sealed to prevent water from penetrating behind the tub enclosure. E.G. See photo



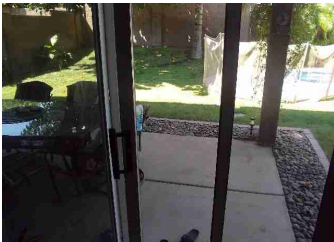
Pool/Spa

Pool Only

Enclosure Safety Observations

Components and Conditions Needing Service

- The sliding glass door leading out to the pool is not self closing or has a safety latch located 48" from the bottom. This is a safety issue for small children. Local city codes should be verified if this is a requirement for your city. E.G. Rear sliding glass door



Supply & Return Lines Etc

Components and Conditions Needing Service

- There is a leak on a return line in the equipment area, which should be repaired. E.G. Small leak at the connection going into the pump assy



Electrical Issues

Components and Conditions Needing Service

- Electrical wires in the pool equipment area have been incorrectly terminated outside of an electrical junction box. They should be removed or correctly terminated inside a standard junction box. E.G. There are capped 240V wires that exist from where a pool heater used to be installed. I have verified that the circuit breaker is off. I would recommend that these capped wires be enclosed in a junction box so that if the circuit breakers would happen to be accidentally tripped on, the then "live" wires would not be exposed.

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