



CORNIA CONSULTING LLC HOME INSPECTIONS

Executive Summary

This report summarizes the areas of concern for the property address listed below:

ADDRESS	CLIENT
1000 S. Anywhere St. Phoenix, AZ 85048	John Doe
INSPECTION DATE	INSPECTION REPORT DATE
8-19-2011	8-19-2011
REPORT NUMBER	PREPARED BY
REP001004	Gary Cornia

The condition of the above-mentioned residence was found in need of repair. The findings listed below may require the attention of a trade professional or an experienced handyman. After reading this executive summary, we recommend that the client read the inspection report in its entirety for further information concerning this property.

EXTERIOR

1. The Cox Communications utility box is loose from the stucco wall. Recommend contacting Cox Communications to have the box properly secured.

LANDSCAPING

2. A leak was observed at the pool pump equipment (center pump/motor). We recommend further evaluation of the swimming pool equipment and repairs as appropriate by a swimming pool specialist.

ROOF

3. The roof appears to be in need of repair. Missing & loose roof tiles were observed above the south bedrooms. Tar/felt paper is missing – exposed roof sheathing is exposed where the tile is missing. Three or more roof tiles are cracked/broken. Mud caps are cracked and broken. We recommend a licensed roofing contractor further evaluate the roof and make corrections as appropriate.

4. A missing T-cap (hood that covers an exhaust vent) is missing (lying on roof) at the north side of the roof (above master bathroom). Recommend repairs as appropriate.

PLUMBING

5. The master shower was observed with a missing showerhead hose to the auxiliary showerhead. Recommend a replacement as appropriate.

ELECTRICAL

6. The ground fault circuit interrupter (GFCI) outlet at the back patio (behind BBQ & sink) will not trip when a ground fault is introduced to the circuit with a separate testing device. Since GFCI's are life/safety devices, they are designed to protect homeowners. We recommend immediate investigation and correction by a licensed electrician.
7. The sub panel at the north side of the property was found with a loose panel cover. Recommend repairs as appropriate.
8. While operating both dishwashers simultaneously, breaker #26 inside the main service panel is tripping. We recommend further reevaluation and correction by a licensed electrician.
9. The lights in the kitchen, kitchen pantry and dining room are tripping breaker #6 inside the sub panel. We recommend further reevaluation and correction by a licensed electrician.

HVAC

10. The furnace filters are dirty and should be replaced. Dirty air filters may restrict airflow, reduce comfort, increase costs, ice up evaporator and condensing coils, and shorten the life of the HVAC system.

INTERIOR

11. We noted a moisture-stained ceiling in the south bedroom (bedroom closest to the front entry). The moisture stain was dry at the time of the inspection. The area of the moisture stain has been repaired (textured and sanded). The adjacent bedroom was also observed with ceiling repairs. We can't say how this has affected those unseen areas behind the finished surfaces. We caution the client that whenever moisture stains have been observed, environmental hazards may be present. Further evaluation by a specialist may be appropriate. We recommend painting repairs as appropriate.
12. The ceiling of the garage was observed with a settlement crack that we believe is the result of structural movement caused by normal settling. Recommend patching and painting as appropriate.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry. We appreciate your business – thank you.

Sincerely,

Gary Cornia
License # 40616