

Summary



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Inspection Date: 10/10/2022

Prepared For: John Doe

**Inspection Address
123 E. Main Street
Phoenix AZ 85142**

The Summary Report is intended to provide a cursory preview of the conditions and components that we have identified within our report as Notice items. It is obviously not comprehensive and reading the entire report is still absolutely essential. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists/contractors, who may identify additional defects or recommend upgrades that could affect a purchaser's evaluation of the property.

Key to Terms and Symbols used in the Summary Report:

ATTENTION - Issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, we recommend complete evaluation by a licensed contractor prior to closing escrow.

MONITOR - This item or condition should be monitored by the home buyer as required.

SAFETY NOTE - This notation refers to a condition that affects safety in or around the house, complete evaluation and/or correction is suggested.

CONSULT SELLER - Consult the seller for past history details and/or other general information.

1. Site

General Summary

1.0 Grading/Drainage

Monitor Item:

Suggest monitoring the east site drainage performance, confirmation of the flow path of surface water was not made by visual observation - Review/Consult Seller.



1.5 Fence

Attention/Review Item:

Loose column cap block(s) were noted at the fence - Review.



1.6 Gates

Attention/Review Item:

The gate(s) need adjustment - Review.

2. Structure

General Summary

2.2 Exterior Walls Cladding/Flashings

Attention/Review Item:

(1) Caulk/seal **all** gaps, cracks and openings at the exterior walls - Review.



(2) Unpainted cpvc noted at the south exterior - Review.



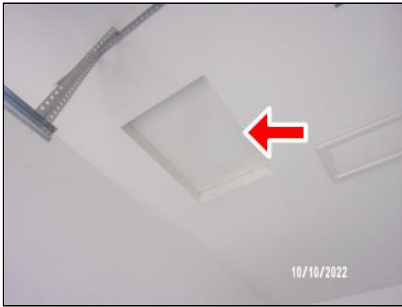
3. Attic

General Summary

3.0 Attic Observations

Attention/Review Item:

Cracked/damaged attic access covers noted at the small garage and interior locations - Review.



3.4 Attic Ventilation

Attention/Review Item:

No ventilation found at either of the garage attics - Attention.



4. Roof

General Summary

4.0 Concrete Tile Roof

Attention/Review Item:

One cracked roof tile found above the small garage - Review.



5. Garage

General Summary

5.4 Miscellaneous/General

Attention/Review Item:

A wall mounted garage door opener button was not found at the small garage - Review.

6. Laundry

General Summary

6.1 Dryer

Attention/Review Item:

The exterior dryer vent cap was missing - Attention.



7. Plumbing

General Summary

7.7 Irrigation System

Attention/Review Item:

An irrigation system was noted but was not part of this inspection - Review.

8. Heating/Cooling

General Summary

8.4 Condensate Issues

Attention/Review Item:

The secondary condensate pans in the attic and the secondary condensate line are in use which indicates an issue - service/evaluation is required - Attention.



8.9 General

Attention/Review Item:

Missing jump vents noted at the SE and South bedrooms - Attention.

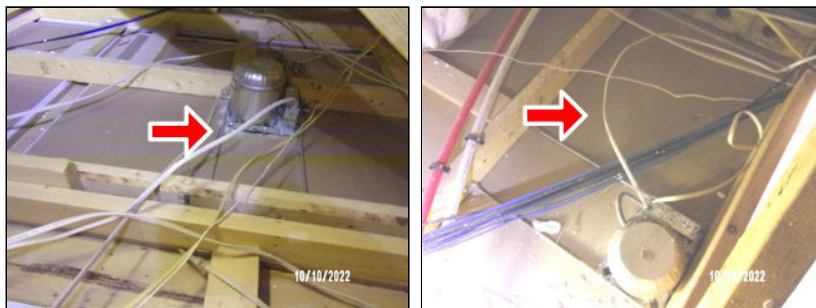
9. Electrical

General Summary

9.4 Distribution System Components

Attention/Review Item:

(1) Some romex cables in the attic are not properly secured at the light fixtures - Review.



9.7 Outlets

Attention/Review Item:

Open neutral noted at the laundry room GFCI outlet and all outlets in that room - Attention.

10. Interior

General Summary

10.0 Exterior Doors

Attention/Review Item:

- (1) The patio arcadia door track needs cleaning - Review.
- (2) Loose exterior door hardware noted at the entry - Review.
- (3) Exterior door weatherstrip was loose/damaged at the master b/r - Review.



10.1 Exterior Screen Door Issues

Attention/Review Item:

Exterior screen door missing at the patio - Review.

10.3 Interior Doors

Attention/Review Item:

- (1) Lock noted at the ne-b/r closet door - Review.
- (2) Interior doors do not latch at the master bathroom and hall closet - Review.

10.4 Windows

Attention/Review Item:

- (1) Window difficult to operate at the kitchen - Review.
- (2) Cracked window glass noted at the roof level window - Attention.



10.8 Ceiling Fan - Issues

Attention/Review Item:

The ceiling fan wobbles in the office - Review.

10.10 General

Attention/Review Item:

Fit/finish not yet complete at some areas around the house - Review.



11. Kitchen

General Summary

11.0 Cabinets

Attention/Review Item:

Hole/loose outlet found under the kitchen sink - Attention.



11.3 Sink Drain Issues

Attention/Review Item:

The kitchen sink is slow draining and should be serviced - Attention.

11.5 Dishwasher

Attention/Review Item:

The upper and middle dish washer racks need review - Review.

11.6 Range-Oven

Attention/Review Item:

(1) Loose oven control panel noted - Review.



11.9 General

Attention/Review Item:

Exposed low voltage wires noted at the under cabinet kitchen lights - Review.



12. Bathrooms

General Summary

12.0 Cabinets

Attention/Review Item:

- (1) Drawers need adjustment at the master bathroom - Review.
- (2) Loose master bathroom cabinet hardware noted - Review.

12.1 Countertops

Attention/Review Item:

Separations/gaps should be caulked/sealed at the bathroom countertops/side splashes/back splashes to prevent moisture intrusion - Review.

12.2 Sinks

Monitor Item:

- (1) Evidence of past leakage noted under the left side east bathroom sink - Monitor.



12.3 Sink Stopper/Drain Issues

Attention/Review Item:

The bathroom sink stopper(s) need adjustment to operate properly - Review.

12.4 Tubs/Showers

Attention/Review Item:

- (1) The shower head leaks at the hallway bathroom - Review.

12.6 Ventilation

Attention/Review Item:

The east bathroom exhaust fan did not respond - Attention.



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