

# General Summary



**Inspected By: Tim O'Neill, ACI #38600**

**3961 E. Chandler Blvd., #111-236**

**Phoenix, AZ 85048**

**480-694-0650**

**InspectionsAZ.com**

**Inspection Date: 8/3/2018**

**Prepared For: Joe Blair**

**Inspection Address**

25567 E. South Street

Gilbert AZ 85298

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**

**1.5 Fence**

**Attention/Review Item:**

(1) Clogged weep holes noted at the back fence - Review.



(2) Sharp shims noted at the back fence - Review.



**1.6 Gates**

**Attention/Review Item:**

(1) Missing pin holder at the lower gate latch - Review.



**1.7 Various Issues**

**Attention/Review Item:**

Exterior PVC lines should be painted to protect from the sun - Review.



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## 2. Structure

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### 2.2 Exterior Walls Cladding/Flashings

**Attention/Review Item:**

- (1) Caulk/seal **all** gaps, cracks and openings at the exterior walls - Review.
- (2) Missing weep screed section noted at the south exterior - Attention.



### 2.3 Exterior Trim (Eaves, Soffits and Fascia)

**Attention/Review Item:**

Loose trim was observed at the property - Review.



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## 3. Attic

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### 3.0 Attic Observations

**Attention/Review Item:**

- (1) Loose/unsecured radiant barrier noted above the master b/r - Review.



- (2) The attic access panel was slightly damaged - Review.



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## 4. Roof

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### 4.0 Concrete Tile Roof

#### Attention/Review Item:

(1) Roof tiles are not properly fastened (3 course at perimeter) to prevent wind damage at the south roof - Attention.



(2) Missing/damaged large garage roof mortar pack noted - Review



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## 5. Garage

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### 5.0 Garage Doors

#### Attention/Review Item:

Garage door(s) need lubrication - Review.

### 5.1 Garage Door Opener

#### Attention/Review Item:

(1) The garage door openers did not operate correctly and the electric eye or other components may need adjustment/repair - Review.

(2) The large garage door opener chain needs adjustment - Review.

### 5.3 Garage Walls/Ceiling

#### Attention/Review Item:

Loose/unsecured base board noted at both garages - Attention.



**5.4 Miscellaneous**

**Attention/Review Item:**

The garage (service) door to the side yard needs caulking at the exterior trim - Review.



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**7. Plumbing**

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**7.4 Hose Bibs**

**Attention/Review Item:**

The east hose bib handle was damaged and the handle will need replacement - Review.



**7.7 Gas System**

**Attention/Review Item:**

Gas piping was not properly anchored/supported at the attic furnace - Attention.



**7.8 Irrigation System**

**Attention/Review Item:**

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

**7.13 W/H Comb. Venting**

**Attention/Review Item:**

There are no vents in the garage to provide combustion air for the water heater and all neighbors have the vents - Attention.



Neighbors

**7.15 Water Softener**

**Attention/Review Item:**

Water softener installed (not part of this inspection) - Review.

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**8. Heating/Cooling**

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**8.3 Vent Pipe(s)**

**Attention/Review Item:**

The heating system flue vent pipe(s) are too close to combustibile material. A single-walled vent pipe should be six inches away from any combustibile material, and a double-walled vent pipe should be one inch away - Safety Note/ Review.



**8.8 Cooling Sys. - General**

**Attention/Review Item:**

Refrigerant line in the attic is not properly secured - Review.

**8.10 Filter(s) & Return Air Compartment****Attention/Review Item:**

Dirty heating/cooling system filter(s) were noted - Review.

**8.11 Controls-Thermostats****Attention/Review Item:**

(1) Only two thermostats found - Review/Consult Builder.

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**9. Electrical**

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**9.5 Lighting Issues****Attention/Review Item:**

Missing light bulb found at the attic - Review.

**9.7 GFCI Outlets****Attention/Review Item:**

No GFCI protection found at the east bathroom - Attention.

**9.8 Outlets****Attention/Review Item:**

(1) Reverse polarity was detected at a kitchen outlet - Attention.

(2) Loose outlet cover noted at the family rm. floor - Review.



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**10. Interior**

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**10.0 Exterior Doors****Attention/Review Item:**

(1) Poor seal noted at the master b/r exterior door - suggest improvement - Review.

(2) Exterior door hardware service is needed at the small garage - Attention.



(3) Missing exterior hardware noted at the garage side service door - Review.



(4) Exterior door sticks and rubs at the entry - Review.

**10.2 Interior Doors**

**Attention/Review Item:**

- (1) Interior door(s) stick and rub, service needed - Review.
- (2) Inoperative interior door stop noted at the TV rm. - Review.

**10.3 Windows**

**Attention/Review Item:**

- (1) Clogged window weep holes noted - Review.



**10.4 Window Screen Issues**

**Attention/Review Item:**

Loose/damaged east window screen noted - Review.



**10.9 General**

**Attention/Review Item:**

Fit/finish is not yet complete - Review.





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## 11. Kitchen

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### 11.4 Dishwasher

**Attention/Review Item:**

(1) No air gap device or high loop is present at dishwasher drain line. This condition could allow debris to backup from the sink drain into the dishwasher - Review.

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## 12. Bathrooms

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### 12.4 T/S Surround/Enclosures Issues

**Attention/Review Item:**

Recommend caulking or grouting at the tubs-showers as required - Attention.



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