

# 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: 7/6/2017**

**Prepared For: John Smith**

**Inspection Address**

123 E. Main Drive

Scottsdale 85234

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 purchasers 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

### 1.0 Site Grading and Drainage

**Attention/Review Item:**

- (1) Site drainage was poor at the NE, alterations are suggested to control water flow and keep it away from the building - Attention.
- (2) Rock/soil was too high at the north structure perimeter - Review.



### 1.4 Patio

**Monitor Item:**

Slight patio ceiling cracks noted - Monitor.

### 1.5 Fence

**Attention/Review Item:**

- (1) Moderate cracks noted at the fence - Review.
- (2) Trees/vegetation are planted close to the fence - Monitor.
- (3) Prior fence repairs noted - Consult Seller/Review.
- (4) Rust noted at the metal fence - Review.



### 1.7 Issues - Vegetation Concerns

**Attention/Review Item:**

Vegetation was encroaching on the structure. Vegetation should be kept a minimum of twelve inches away from the structure for the general welfare of the walls and foundation - Review.



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## 2. Structure

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### 2.2 Exterior Walls Cladding/Flashings

**Attention/Review Item:**

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

### 2.4 Concrete-Masonry Foundation

**Attention/Review Item:**

(1) Stem wall surface paint/finish was damaged - Monitor.



(2) Void in the east stem wall need to be patched as required - Review.



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## 4. Roof

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### 4.0 Concrete Tile Roof

**Attention/Review Item:**

(1) Several cracked/broken roof tiles were observed - Review.



(2) Ridge tiles are not properly secured - Review.



(3) Cracked/damaged mortar pack(s) noted - Review



#### 4.1 Flashings

**Attention/Review Item:**

Flashing separations noted at the plumbing stack vent pipe above the garage - Review.



#### 4.2 Rolled Composition Roof

**Attention/Review Item:**

Ponding is evident at the rolled composition roof - Monitor.



#### 4.3 Drainage System

**Attention/Review Item:**

Roof drains noted but not tested - Review.

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## 5. Garage

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### 5.1 Garage Door Opener

**Attention/Review Item:**

(1) The garage door opener does not have child-safe infrared sensors (designed to prevent injury or death to children from crushing). This indicates that the opener is older, replacement should be considered or at least budgeted for - Review.

(2) The garage door opener auto-reverse did not operate properly and needs to be adjusted for safety - Attention.

### 5.3 Garage Walls and Ceiling

**Attention/Review Item:**

(1) Normal/moderate garage wall/ceiling cracks noted - Review.

(2) Prior surface patching was observed at the garage - Review.

### 5.4 Garage - Miscellaneous

**Attention/Review Item:**

(1) Possessions prevent a full inspection of the garage - Review.

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

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## 6. Laundry

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### 6.1 Dryer Vent

**Attention/Review Item:**

Partially blocked dryer vent found, attention needed - Attention.



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## 7. Plumbing

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### 7.1 High/Low Pressure

**Attention/Review Item:**

The water pressure supplied to the residence exceeds 80 psi (current water pressure is 86 psi) which is too high and will stress components of the system. A pressure regulator should be installed - Attention.

### 7.6 Waste and Vent Piping

**Attention/Review Item:**

Pool backwash hose was connected to the main cleanout - Review.



### 7.8 Irrigation System

**Attention/Review Item:**

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

### 7.11 TPR Valve

**Attention/Review Item:**

The water heater TPR safety valve discharge pipe was plumbed with a flexible connector which is not allowed in some jurisdictions and can cause warranty companies to deny coverage - Review.



### 7.14 Fire Sprinklers

**Attention/Review Item:**

The structure is equipped with fire sprinklers and piping which were not evaluated as part of this inspection - Review.

### 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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### 8.1 Electric Heating System Observations

**Attention/Review Item:**

Ambient temperature too high (electric unit not operated in heat mode) - Review.

### 8.4 Condensate Issues

**Attention/Review Item:**

The secondary condensate drip pan in the south attic was rusted indicating a prior leak, cooling system evaluation suggested - Review.



## 8.6 Filter(s) & Return Air Compartment

### Attention/Review Item:

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

## 8.9 General

### Attention/Review Item:

Due to the age of the HVAC system(s), we recommend they be cleaned/serviced. The systems operated correctly but the north system could not keep up with the cooling demand - Review.

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## 9. Electrical

### 9.1 Main Panel

#### Attention/Review Item:

The main panel does not have thirty-six inches of clear space in front of it to facilitate emergency shut-off of the system (correction needed) - Safety Note.



### 9.5 GFCI Outlets

#### Attention/Review Item:

The kitchen outlets are missing (GFCI) ground fault circuit interrupter protection - Review..

### 9.8 Sub Panel - Issues

#### Attention/Review Item:

A screw was improper (sharp) at the electric sub-panel cover - Attention.

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## 10. Interior

### 10.0 Exterior Doors

#### Attention/Review Item:

- (1) The master b/r arcadia door was difficult to operate and may need new rollers or other repairs - Review.
- (2) Exterior door stops missing/not installed at the entry - Review.

### 10.2 Interior Doors

**Attention/Review Item:**

(1) Interior door stop was missing at the jack & jill bathroom, install as required - Review.

**10.4 Window Screen Issues****Attention/Review Item:**

Window screens are missing/not installed - Review.

**10.6 Walls & Ceilings****Attention/Review Item:**

(1) Normal/moderate cracks noted at the interior walls and ceilings - Review.

(2) Prior patching was observed at the interior surfaces - Review.

**10.9 Gas Fireplace****Attention/Review Item:**

The gas fireplaces were Operational but the family rm. unit will need cleaning soon - 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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**12.2 Sinks****Attention/Review Item:**

(1) Evidence of past leakage noted under the powder room sink - Review.

**12.4 Tub & Shower Faucet/Spout Issues****Attention/Review Item:**

The jack & jill tub-shower faucet handles are loose - Review.

**12.5 Tub/Shower Surrounds and Enclosures Issues****Attention/Review Item:**

Loose guest bathroom shower door handle found - Review.

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**13. Pool - Spa**

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**13.0 Child Safe Features****Attention/Review Item:**

No child safe provisions are provided at the house/water - Attention.

**13.1 Interior Finish****Attention/Review Item:**

Perimeter caulking is needed at coping gaps - Review.

**13.2 Deck & Coping****Attention/Review Item:**

Sections of the surrounding deck have typical cracks/cosmetic defects - Review.



**13.4 Filter**

**Attention/Review Item:**

(1) Leakage found at the filter upper dome - Review.

**13.9 Auto Cleaning System**

**Attention/Review Item:**

The automatic cleaning system consist of pop-up heads which cannot be readily evaluated during this inspection. Two cleaning systems were noted - Review.

**13.10 Heater**

**Attention/Review Item:**

(1) Rust noted at the heater gas piping - Review.



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