

SUMMARY

1234 Main St. Tempe AZ 85284

Buyer Name
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3.1.1 Grading & Drainage

GRADING - NEUTRAL OR NEGATIVE GRADE (M)



The home had areas appeared to have neutral or negative drainage that could route water runoff from precipitation toward the foundation. Recommend monitoring and/or re-grading these areas to ensure proper drainage. near the foundation and help reduce the risk of foundation damage. The ground should slope away from home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation and help reduce the risk of foundation damage and/or other structural concerns.

Recommendation

Contact a qualified professional.

3.4.1 Walkways

WALKWAY - COMMON CRACKING

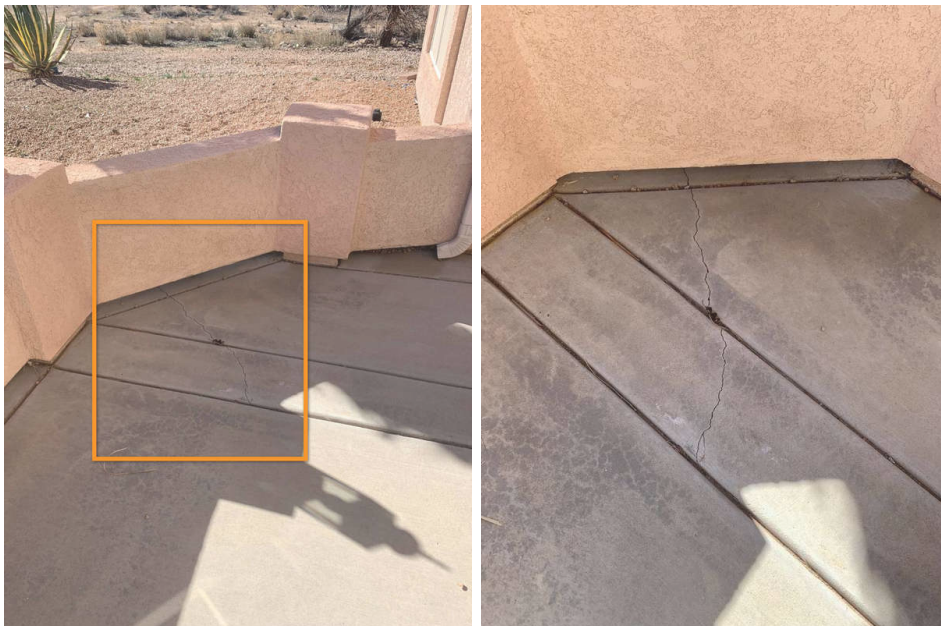


PATIO (FRONT)

Common cracks (1/4-inch or less) were visible in the Walkway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the Walkway surface from water intrusion.

Recommendation

Contact a handyman or DIY project



FENCE - MINOR DAMAGE

Boundary fence and/or gates exhibited minor damage or deterioration at the time of the inspection. Recommend continued monitoring and make repairs or replace sections when necessary.

Recommendation
Contact a handyman or DIY project

5.1.1 Doors (Exterior / Entry)

DEADBOLT INOPERABLE / DIFFICULT

 Concern/Moderate

DETACHED STRUCTURE

One or more deadbolts were inoperable or difficult to operate. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified handyman.



5.1.2 Doors (Exterior / Entry)

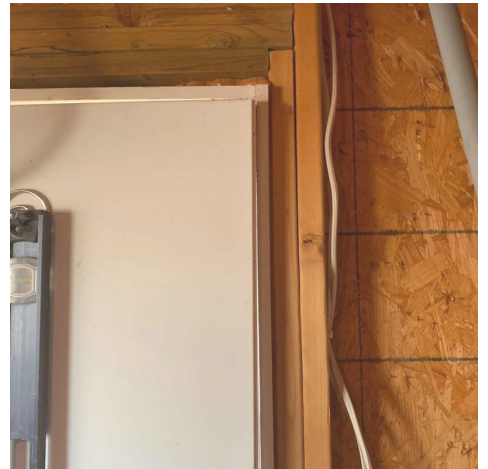
DOOR - OUT OF SQUARE

 Concern/Moderate

DETACHED STRUCTURE

One or more doorways were visibly out of square and doors did not close. Recommend making repairs by a Qualified Contractor to ensure proper function. (Detached Structure)

Recommendation
Contact a qualified professional.



5.1.3 Doors (Exterior / Entry)

SCREEN DOOR - LOCK DAMAGED

Concern/Moderate

KITCHEN / DINNING ROOM

Rear screen door latch was damaged or missing. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified handyman.



5.1.4 Doors (Exterior / Entry)

SCREEN DOORS DIFFICULT

Concern/Moderate

One or more screen doors were difficult to open or close. Recommend through cleaning, repair or replace may be necessary.

Recommendation

Contact a handyman or DIY project

5.1.5 Doors (Exterior / Entry)

DOOR - FRAME MOISTURE DAMAGE (MINOR)

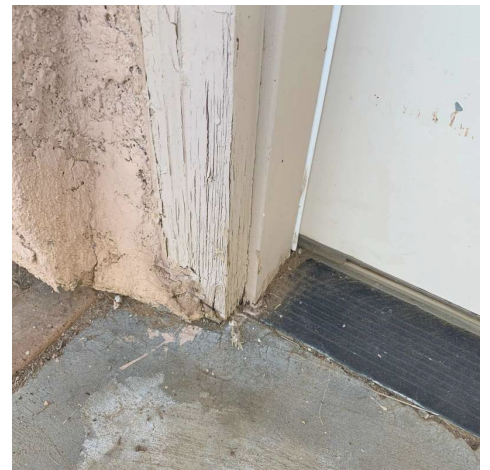
Maintance/Minor

WEST (SIDE)

Minor moisture damaged observed on the exterior door trim. Recommend repainting in order to prevent further damage. (Garage side access)

Recommendation

Contact a qualified professional.



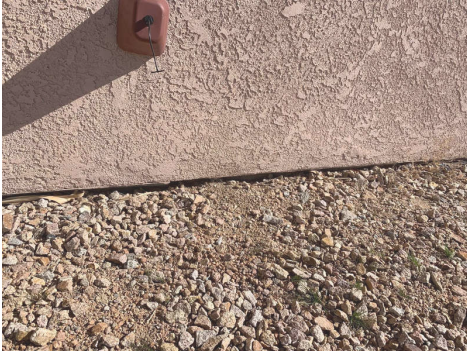
STUCCO SIDING - GROUND CLEARANCE

ENTIRE HOME EXTERIOR

Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade and 2 inches from hardscape. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. This also presents a pathway for wood destroying organisms to enter the dwelling undetected. Recommend grading and/or removing soil as necessary to maintain a 4-6 inches clearance and continue to monitor. Hardscape corrections should be further evaluated and discussed with a licensed contractor for repair options.

Recommendation

Contact a qualified professional.



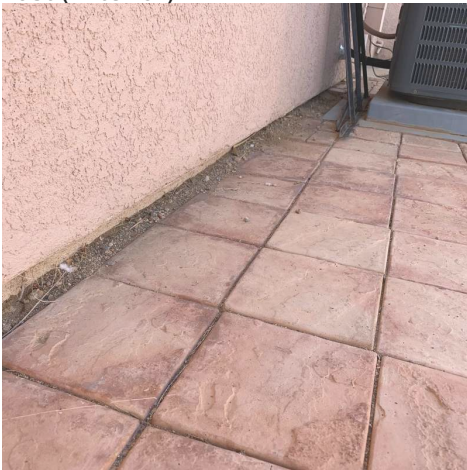
East (Exterior)



North (Front)



North (Front)



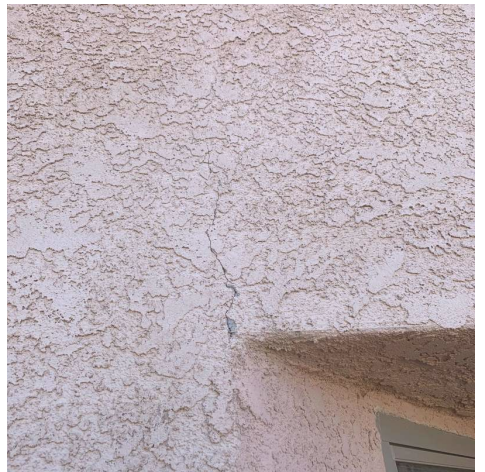
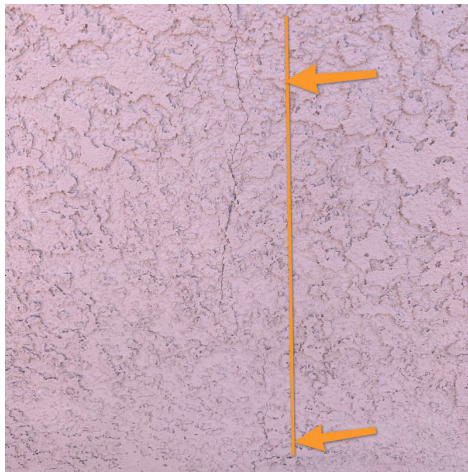
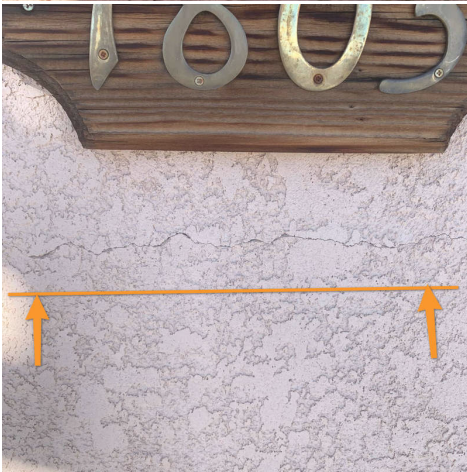
STUCCO SIDING - MINOR THERMAL CRACKING

OBSERVED AROUND ENTIRE HOME

The stucco covering exterior walls showed widespread minor cracking. This type of cracking, called "thermal cracking" is typically due to internal stresses created by temperature changes. It is common as stucco ages and is currently a cosmetic concern, not a structural problem. However, recommend continuing monitoring and cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damages.

Recommendation

Contact a qualified professional.



5.2.3 Walls (Exterior)

STUCCO SIDING - POOR INSTALLATION

DETACHED STRUCTURE



Stucco covering exterior walls of the home showed evidence of poor installation practices. Stucco was in complete contact with ground to prevent potential damage from moisture intrusion to the (Detached Structure) materials, potential structural damage from wood decay, and possible development of microbial growth such as mold. Recommend consulting with a Licenced contractor for repair options.



5.3.1 Flashing and Trim

TRIM - PEELING PAINT



Trim on home showed signs of age and weathering from peeling, fading, and/or chipping paint during the time of the inspection. Recommend repainting in order to maintain a finishing coat. This will help to extend the lifespan and reduce further damage from ultraviolet light and moisture damage.

Recommendation

Contact a qualified painting contractor.

5.4.1 Eaves, Soffits and Fascia

PAINT FINISH - FADING/FAILING



MANY LOCATIONS THOUGHOUT HOME

The paint finish is fading, chipping, and/or failing. Failure to maintain the finish coating can lead to ultraviolet and/or moisture damage, reducing the lifespan of the siding. Recommend monitoring or have areas be properly prepared and painted by a Qualified Painter.

Recommendation

Recommend monitoring.



ROOF - AGING

The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. Recommend regular maintenance and inspection.

Recommendation
Recommend monitoring.



6.2.1 Roof Drainage System

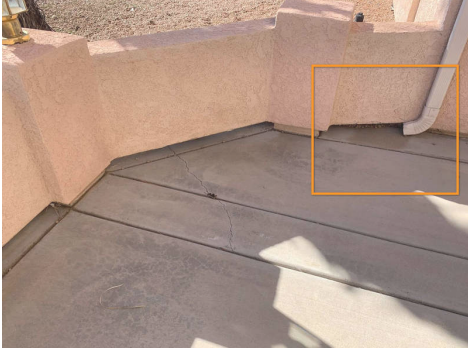
DOWNSPOUT - IMPROPER TERMINATION

 Concern/Moderate

One or more downspouts discharged roof drainage next to the foundation or sloped back into the foundation. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Recommend installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified professional.



Patio (Front)



West (Side)

7.2.1 Distribution Lines (Water)

HOSE BIB MISSING

 Concern/Moderate

A hose bib was missing/removed and capped. This could lead to a possible cross connection which can contaminate the water supply. Recommend that repairs be made by a qualified licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Sinks / Lavatories

DRAIN - STOPPER SUB-STANDARD

 Maintenance/Minor

BATHROOM 2

The drain stopper in one or more location fails to hold a proper seal when engaged. Recommend repairing or making adjustments as necessary.

Recommendation

Contact a handyman or DIY project

VALVES - MINOR CORROSION / UPGRADE

Minor corrosion observed on valves in one or more locations. No test performed on gate valves at the time of the inspection. Recommend upgrading to ball valve design for better reliability and ensuring proper operation of all shut-off valves.

Recommendation
Contact a qualified professional.



DIVERTER PULL DAMAGED

BATHROOM 2

The diverter pull was not functioning properly. Recommend repair.

Recommendation
Contact a qualified plumbing contractor.



7.5.2 Bathtub / Shower

SHOWER/BATHTUB - FAUCET LEAK



Maintenance/Minor

BATHROOM 2

Faucet handles leaked when testing operation, which is causing wasted water and is not performing as intended. Recommend making repairs or replacing the faucet.

Recommendation

Contact a handyman or DIY project



7.5.3 Bathtub / Shower

SHOWER DRAIN - DAMAGED OR MISSING



Concern/Moderate

The shower drain guard was missing or damaged during the time of inspection. Recommend reairing or replacing as needed.

Recommendation

Contact a handyman or DIY project



7.8.1 Hot Water Heater

DRIP LEG/SEDIMENT TRAP - MISSING



Concern/Moderate

GARAGE

The hot water heater is missing Drip Leg/ Sediment trap on the fuel line. Recommend making repairs.

Recommendation

Contact a qualified professional.

8.1.1 Doors (Interior & Closets)

DOOR - STICK/RUB(S)

BEDROOM B

Potential safety hazards and cosmetic implications. One or more door(s)stick and/or rub when opening. Recommend making adjustments or repairs if necessary, preventing possible emergency egress concerns.

Recommendation

Contact a handyman or DIY project



Maintance/Minor



8.1.2 Doors (Interior & Closets)

DOOR STOPPER(S)

BATHROOM 1

Door stoppers were damaged or missing. Recommend installing or replacing as needed.

Recommendation

Contact a handyman or DIY project



Maintance/Minor



8.2.1 Windows

WINDOW(S) - OPERATION/CLEANING

ENTIRE HOME

Window(s) were lightly difficult to operate. Recommend general cleaning and lubricating for ease of function, other adjustments or repairs may be required. Additionally, continued maintenance and cleaning will extend window function and aesthetics.

Recommendation

Contact a handyman or DIY project



Maintance/Minor

8.6.1 Counters & Cabinets

DRAWER DIFFICULT / DRAGS

One or more cabinet drawers were difficult to open or close. Recommend that a qualified person or handyman repair or adjust as necessary.



Concern/Moderate

SMOKE ALARM / LOW BATTERY



The batteries in all the smoke alarms should be replaced after taking occupancy. Batteries should be replaced annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

Recommendation

Contact a handyman or DIY project

9.4.1 Main Panel

PANEL MISSING LABELS



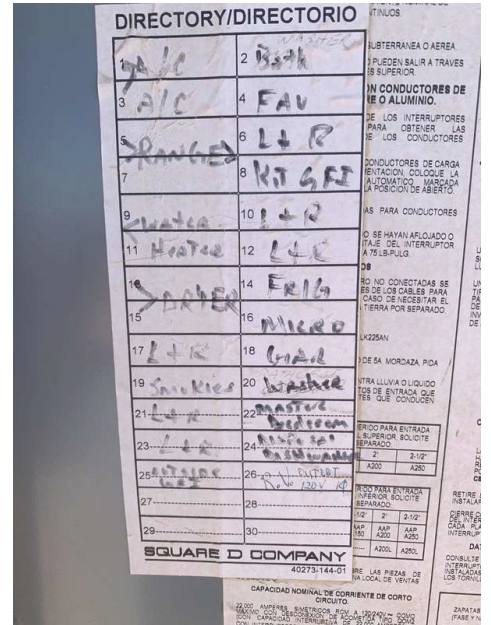
MAIN PANEL

At the time of inspection, the panel was missing labeling for one or more breakers. To include, some of the labels are difficult to read and understand. In the case of emergency, if a breaker needed to be shut-off, the homeowner needs an accurate and legible key.

Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified professional.



9.5.1 Overcurrent Protection Device

SUB PANEL NOT INSTALLED - DETACHED STRUCTURE NEEDED OR REQUIRED.



NORTH (EXTERIOR)

A sub panel has not been installed where needed or required. Standard building practices call for a separate sub panel to be installed on any detached buildings. Recommended repairs are made by a Qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9.5.2 Overcurrent Protection Device

BREAKER OVERSIZE

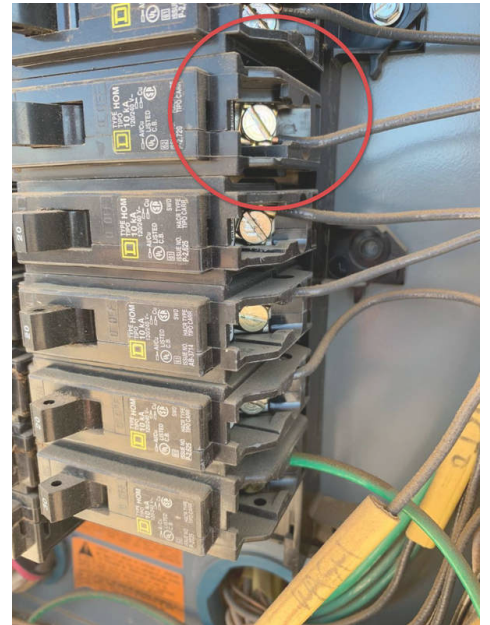
MAIN PANEL

During the time of inspection, one or more breakers were oversized for the wire size. This is a safety and fire hazard, due to the possibility of the correct being overloaded and not tripping the breaker.

Recommend that a Qualified Electrician make necessary corrections.
(12 gauge wire on 30AMP Breaker)

Recommendation

Contact a qualified professional.



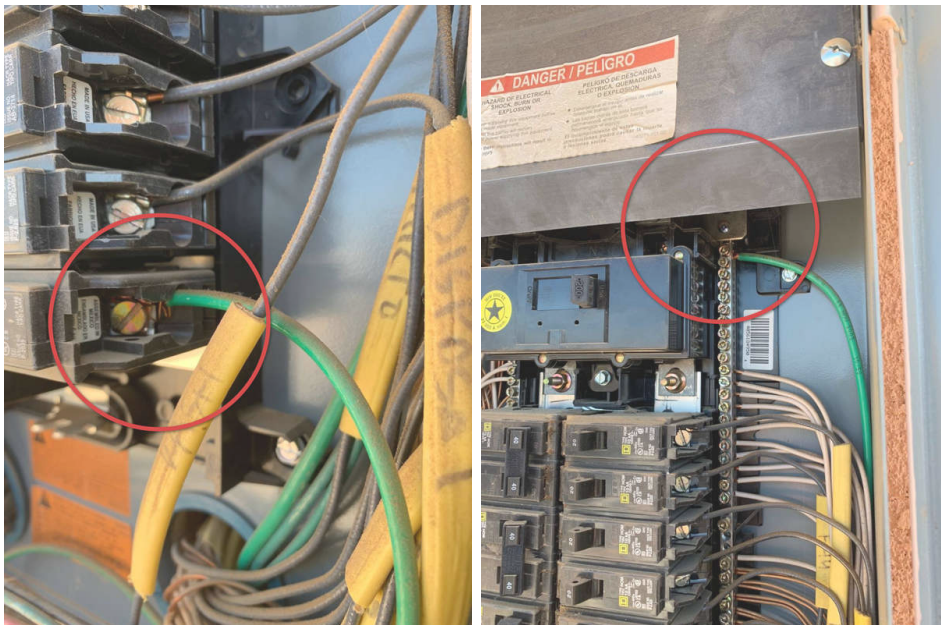
9.5.3 Overcurrent Protection Device

UNPROFESSIONAL WIRING

Unprofessional wiring was observed in the main panel box during the time of inspection. Recommend that qualified licensed contractor further evaluate and make repairs if necessary.

Recommendation

Contact a qualified professional.



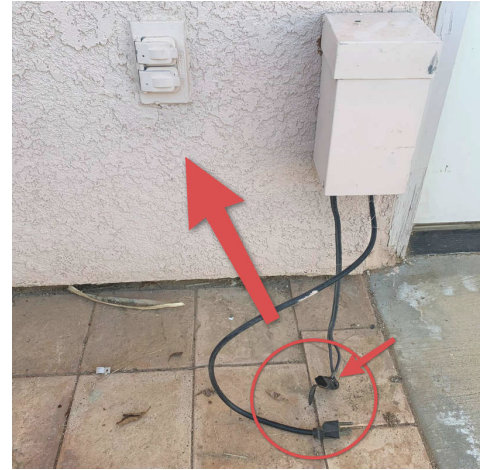
9.6.1 Branch Circuit Wiring

LOOSE WIRE(S) NOT PROPERLY TERMINATED

WEST (SIDE)

Bare wire ends, or wires with a substandard termination were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box. (Outdoor lighting improperly terminated, recommend removing box)

Recommendation
Contact a qualified electrical contractor.



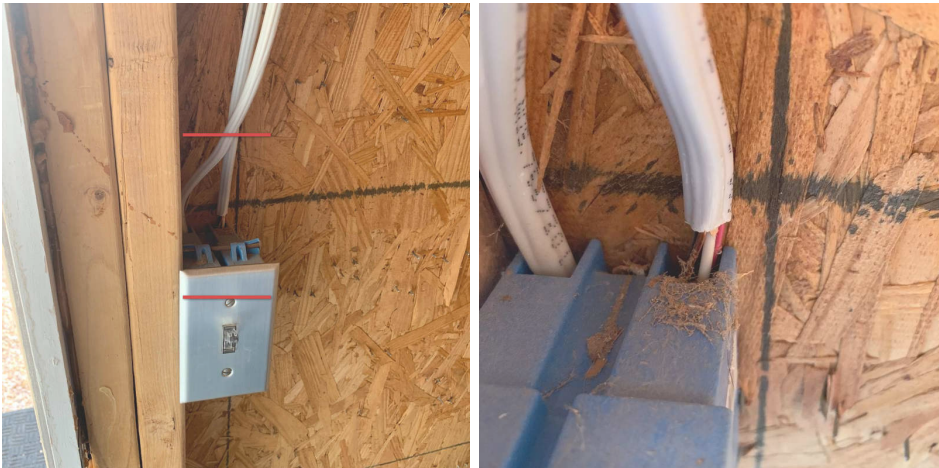
9.6.2 Branch Circuit Wiring

WIRING - EXPOSED

DETACHED STRUCTURE (NORTH)

Condit wire was not properly terminated in the junction box. This could be a potential shock hazard. Recommend pulling exposed wire into the junction box.

Recommendation
Contact a handyman or DIY project



UNPROFESSIONAL INSTALL

BACKYARD (NORTH)



During the time of inspection, an outdoor water pump/filter was observed, wiring appears not to be rated for underground installation. Recommend a Licenced electrician evaluate and make repairs if necessary. This error could result in a potential shock hazard.

Recommendation

Contact a qualified professional.



EXTERIOR RATED COVER PLATE DAMAGED / MISSING

ALL EXTERIOR RECEPTACLES

One or more, exterior receptacle covers were Damaged and/or missing. This is a potential shock hazard. Some corrections are simple for a DIY/Handyman repair (or) Recommend that a Qualified Contractor make all repairs and replace covers where necessary to ensure proper function and installation. (All exterior receptacles were missing or had damaged seals)

Recommendation

Contact a qualified electrical contractor.



(Front) North



West (Side)



9.8.2 Receptacles

REVERSE POLARITY

DETACHED STRUCTURE

 Safety/Attention

1. One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend handyman or licensed electrician to evaluate & repair.



10.3.1 Dishwasher

INOPERABLE

KITCHEN

 Safety/Attention

During the time of inspection, the homeowner stated that the dishwasher was inoperable, therefore the dishwasher was not tested for functionality. Recommend a qualified appliance repair person to evaluate and repair or replace as necessary.

Recommendation

Contact a qualified appliance repair professional.



10.4.1 Refrigerator

NO ICE IN ICE MAKER

 Concern/Moderate

Note: No ice was found in the refrigerator's ice maker. It may be in the "off" position or be inoperable. The ice maker's condition is unknown, and it is excluded from this inspection. If concerned, have a qualified person evaluate and repair if necessary.

Recommendation

Contact a qualified appliance repair professional.

11.4.1 Cooling Equipment

A/C - INSULATION MISSING OR DAMAGED

 Maintenance/Minor

WEST (EXTERIOR)

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing. This may result in reduced efficiency and increased energy costs. In attics, it can cause sweating. Recommend qualified HVAC contractor replace or install insulation where necessary.

Recommendation

Contact a qualified heating and cooling contractor



11.4.2 Cooling Equipment

DRIP LINE - IMPROPER TERMINATION

 Concern/Moderate

WEST (SIDE)

Drip Line for HVAC system has termination near or in contact with the home exterior, this can lead to potential structural damage from wood decay and possible development of microbial growth such as mold. Recommend a Qualified professional make corrections.

Recommendation

Contact a qualified professional.



11.4.3 Cooling Equipment

IMPROPER INSTALLATION - CONDENSATION LINES



No trap was visible in the condensation drain line at the time of the inspection, this trap is used to prevent backflow into the coil area. here was no secondary fitting to allow for condensation to run into a secondary pan and/or Recommend adding a Safe T switch to the condensate drain line to help identify blocked condensate lines.

Recommendation
Contact a qualified professional.



11.5.1 Heating Equipment

VENT - IMPROPER TERMINATION



FRONT / LIVING ROOM

Unused vent (Possible future Pellet Stove connection) Vent should have adequate clearance from the wall of 12 inchs and 36 inchs from combustibles. Recommend removing and properly sealing the vent or before installing any stove or equipment be sure to check with manufacturer clearance requirements.

Recommendation
Contact a qualified professional.



11.5.2 Heating Equipment

GAS LINE - MISSING DRIP LEG

Concern/Moderate

No visible drip leg/sediment trap observed on the water heater gas line. Recommend ensuring the device is installed for appliance safety.

Recommendation
Contact a qualified professional.



13.2.1 Fire, Walls and Ceilings

DRYWALL CRACK(S) - COMMON

Maintenance/Minor

GARAGE

Common Cracks were observed in drywall during the time of inspection. Recommended minor repairs by a qualified professional or handyman in order to maintain aesthetics.

Recommendation
Contact a qualified professional.



13.3.1 Floor

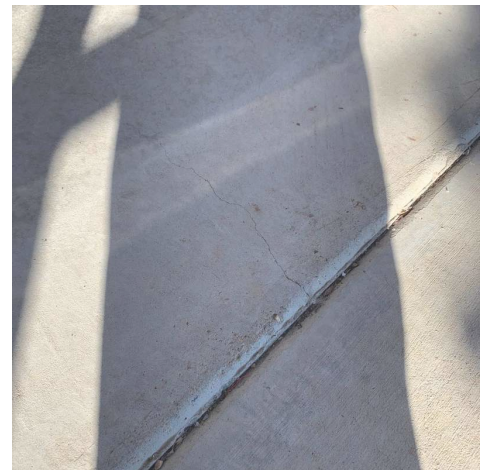
CONCRETE FLOOR - COMMON CRACKING

Concern/Moderate

GARAGE

Common cracks (1/4-inch or less) were visible in the Garage. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the driveway surface from water intrusion.

Recommendation
Contact a handyman or DIY project



13.4.1 Garage Door (Vehicle)

AUTO REVERSE SENSOR NOT WORKING



GARAGE

One or both of the auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace. (Pressure reverse switch)

Recommendation

Contact a qualified professional.
