



# ***Premier Inspectors of America, Inc.***

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**Inspection Number:** 450628051600  
**Inspection Date:** 06/28/05  
**Inspection Performed for:** Lisa & Robert Pageler  
**Property Address:** 56 West Willetta Street  
Phoenix , AZ

Thank you for selecting *Premier Inspectors of America, Inc.* for your inspection needs. Following is your PreLook inspection report. We encourage you to read the report and inspection agreement in their entirety and call our office toll free at 888 Pre-Look if you have any questions. To better aid us in serving our clients needs we would appreciate it if the enclosed survey was filled out and faxed or mailed to our office.

We performed this inspection with your best interests at heart. We strove to uncover any and all conditions that may be present at this property. However, we are not specialists in all areas and cannot guarantee that all significant conditions were discovered. This type of guarantee would require that a specialist in EVERY field related to the home be hired, would cost thousands of dollars, and take several days if not weeks to perform.

We conducted this inspection under guidelines set forth by the Arizona Board of Technical Registration Standards of Practice.. The inspection and report are not intended to be considered as a guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for use, regarding the conditions of the property, items and systems inspected and it should not be relied upon as such.

Acceptance of this report also means acceptance of the included inspection agreement, whether or not signed by you. Please also remember that this report was composed as the conditions were viewed on this day.

Home ownership requires some risk. This report minimizes, but does not eliminate that risk. We wish you well in your home ownership process, and we hope you remember *Premier Inspectors of America, Inc.* for your future inspection needs.

Sincerely,

Mike Elsberry  
License #38984  
Real Estate Inspector  
Premier Inspectors of America, Inc.

Premier Inspectors of America, Inc - Inspection # 450628051600  
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## **A. SUMMARY**

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Although we have attempted to summarize the most pertinent issues of the report in this section, some significant items may have inadvertently been omitted. This summary is not a replacement for the report and it is essential that you read the report in its entirety. In an effort to keep the summary as brief and relevant as possible some of the items below may have more information in the body of the report.

### **PLEASE BE SURE TO READ THE ENTIRE REPORT**

#### **Roof**

**Covering & Condition** Composition shingle, this type shingle is composed of an asphalt impregnated mat covered with a granular aggregate. Sloped construction. Architectural or dimensional style, This type shingle is considered to be the 'premier' composition shingle with a manufacture estimated life span approximately five to ten years longer than the typical composition shingle. Cupping of the center of the shingle observed. Cracking observed. Granular loss on the surface of the shingles noted. Areas of patching present. This may have been done due to a past roof leak. Suggest consultation with the seller for more information. Minor area(s) of missing shingles observed. Raised shingles observed. This appears to be due to fasteners that have backed out(or were never set right.) We suggest properly sinking the nail/staple heads and sealing the tab to the shingle below to help prevent loss in high winds. The roof appears to be in the second third of its useful life. Periodic maintenance can allow for more years of usefulness. One layer of shingles observed. Repairs/replacement may be necessary.

#### **Roof**

##### **Chimney**

Stove pipe, Spark arrestor present. This item will prevent water and pest entry and keep sparks from exiting the chimney. Suggest installing three screws per connection of the fireplace cap for safety. Because the majority of the flue liner is not viewable it is excluded from the scope of our inspection. For this reason we suggest that a scan of the interior of the chimney liner be performed by a CSIA certified sweep prior to use.

**Exterior  
Siding**

Composition, Brick, Stucco/Skim coat, Plywood, CMU (concrete masonry unit,) Suggest caulking all open seams, holes and gaps as part of routine maintenance to help prevent water and air penetration. Common stucco cracks observed. Suggest monitoring and sealing as necessary. Loose bricks observed. Suggest replacing and adding mortar to the joints. Suggest tuckpointing be done in the area(s) where deteriorated mortar is present. We suggest installing metal flashing where materials meet, to be provided at the edges of the siding materials (brick). This can lead to water penetration and premature deterioration. Suggest monitoring this as future repairs/replacement may be necessary.

**Exterior  
Evaporative Cooler**

Because the water for the evaporative coolers was off we are unable to test these systems, these item was not tested at the time of the inspection. Suggest verification of working condition be made by the seller. Corrosion observed on the casing of the upper unit. Corrosion observed on the supports of the upper unit. Suggest replacing the fan belt for more efficient operation. Suggest extending the drain line to the edge of the roof. Suggest cleaning the water pads for more effecient operation. The Evap cooler on the upper roof line appears to be at the end of its useful life.

**Plumbing  
General Piping**

Copper, Galvanized, Plastic (wisbo) Suggest adding support to the pipes to prevent sagging and possible breakage under the crawlspace.

**Plumbing  
Waste Piping**

Sewage for the property appears to be handled by the city. Plastic pipes, Cast iron, Suggest adding support to the waste lines to prevent sagging or possible breakage.

**Structure  
Support post(s)**

Wood, Concrete piers, Suggest securing the supporting members to the framing above it.

**Crawlspace  
Ventilation**

Suggest installing screens over the ventilation holes.

## **B. GENERAL COMMENTS**

**Type of Home**      Single family residence.  
**Age of Home**      80 - 85 years old.  
**Weather**            Weather at the beginning of the inspection is hot and clear.

## **C. ROOF**

Our inspection of the roof is an attempt to establish the current condition and estimate the useful life remaining. The roof underlayment is not visible from the roof, but may be visible in the attic area. Please cross-reference this section with the attic section to get a better understanding of the overall roof condition. In snow areas, the roof inspection may be extremely limited at times due to snow cover.

**Covering & Condition**      Composition shingle, this type shingle is composed of an asphalt impregnated mat covered with a granular aggregate. Sloped construction. Architectural or dimensional style, this type shingle is considered to be the 'premier' composition shingle with a manufacture estimated life span approximately five to ten years longer than the typical composition shingle. Cupping of the center of the shingle observed. Cracking observed. Granular loss on the surface of the shingles noted. Areas of patching present. This may have been done due to a past roof leak. Suggest consultation with the seller for more information. Minor area(s) of missing shingles observed. Raised shingles observed. This appears to be due to fasteners that have backed out(or were never set right.) We suggest properly sinking the nail/staple heads and sealing the tab to the shingle below to help prevent loss in high winds. The roof appears to be in the second third of its useful life. Periodic maintenance can allow for more years of usefulness. One layer of shingles observed. Repairs/replacement may be necessary.

**Covering & Condition**      Rolled roofing over the rear addition and over the carport areas, this is a composition style shingle in much bigger sizes. Manufactures estimate the life span at ten to fifteen years. Sloped construction. Granular loss on the surface of the rolled shingles noted. Areas of patching present. This may have been done due to a past roof leak. Suggest consultation with the seller for more information. Exposed nail heads noted. Suggest caulking to prevent water penetration. The roof appears to be in between the first and second third of its useful life. Periodic maintenance can allow for more years of usefulness.

**Venting**                      Gable vents, possible inadequate ventilation noted. Suggest adding additional ventilation to provide air circulation in the attic area.

<b>Flashing</b>	Suggest caulking around the penetrations through the roof to prevent water from entering the building. Suggest adding kick out flashing where the roof meets the side wall of the structure to prevent water from getting behind the siding material. Suggest monitoring this as future repairs/replacement may be necessary.
<b>Valleys</b>	Closed (covered by a layer of shingles,) Due to the construction of the valley we are unable to determine if metal flashing has been installed under the shingles. Suggest removing the debris from the roof valleys to prevent water retention which will lead to increased deterioration of the roofing materials.
<b>Chimney</b>	Stove pipe, spark arrestor present. This item will prevent water and pest entry and keep sparks from exiting the chimney. Suggest installing three screws per connection of the fireplace cap for safety. Because the majority of the flue liner is not viewable it is excluded from the scope of our inspection. For this reason we suggest that a scan of the interior of the chimney liner be performed by a CSIA certified sweep prior to use.
<b>Skylights</b>	N/A
<b>Comments</b>	This area was viewed from on top of the roof. Suggest installing screws on the rain cap clamp to prevent the clamp from potentially loosening and falling, causing a blockage of the exhaust vent. Soft/spongy roof sheathing observed. This can be a sign that delamination is taking place. Causes of this can be inadequate ventilation or exhaust fans venting directly into the attic. Replacement of roof sheathing may be needed at time of next re-roofing. Inadequate overhang of the shingles observed at the edges of the roof. This can allow water to wick around the shingle and cause damage to the trim materials and possibly the interior of the building.

## **D. EXTERIOR**

Our exterior evaluation includes the inspection of the exterior of the home as well as the lot grade in relation to the home. Cracking of certain materials may be noted as common. A common crack is associated with normal wear and tear and does not appear to be a significant condition. We cannot be responsible for the condition of exterior components that are covered or not visible. This may include, but is not limited to: foundations covered by vegetation, walls that are covered by stucco or siding, objects and belongings in the way of the inspector's view, and snow and/or coverings caused by nature.

<b>Driveway</b>	Concrete, common cracks observed.
<b>Walks</b>	Concrete, common cracks observed.
<b>Street Walkway</b>	Concrete, common cracks observed. Deterioration present. Suggest monitoring this as future repairs/replacement may be necessary.

<b><i>Siding</i></b>	Composition, brick, stucco/Skim coat, plywood, CMU (concrete masonry unit,) Suggest caulking all open seams, holes and gaps as part of routine maintenance to help prevent water and air penetration. Common stucco cracks observed. Suggest monitoring and sealing as necessary. Loose bricks observed. Suggest replacing and adding mortar to the joints. Suggest tuckpointing be done in the area(s) where deteriorated mortar is present. We suggest installing metal flashing where materials meet, to be provided at the edges of the siding materials (brick). This can lead to water penetration and premature deterioration. Suggest monitoring this as future repairs/replacement may be necessary.
<b><i>Trim</i></b>	Wood, composition, peeling paint observed in this area. Suggest caulking around the trim pieces to prevent air and water penetration. Gaps in the trim observed. Suggest replacing to prevent water/pest penetration.
<b><i>Windows</i></b>	Wood, metal, vinyl Clad, suggest caulking around some of the window frames to prevent air and water penetration. Suggest reglazing be done on the exterior window panes. Metal framed screens, appears intact. Suggest monitoring this as future repairs/replacement may be necessary. Missing screens noted.
<b><i>Doors</i></b>	Suggest caulking around the perimeter of the door trim to prevent water and air penetration. Suggest adding weather-stripping around the exterior doors to increase energy efficiency. Deadbolt locks noted on the exterior doors.
<b><i>Electric</i></b>	The electrical meter is located at the rear of the structure. Main disconnect present on the exterior of the structure. The service wires enter the property from below ground. Ground fault circuit interrupter type outlet present. We are unable to operate all of the exterior lights, this may simply be due to a spent bulb or a motion/light sensing eye. We suggest verification of working condition by the sellers. Suggest caulking around all fixtures to prevent water entry.
<b><i>Air Conditioner</i></b>	The two condensing units are located on the roof of the structure. Fuel supply for these appliances are electric. The two condensing units appear to be in the first third of their predicted life spans.
<b><i>Evaporative Cooler</i></b>	Because the water for the evaporative coolers was off we are unable to test these systems, these item was not tested at the time of the inspection. Suggest verification of working condition be made by the seller. Corrosion observed on the casing of the upper unit. Corrosion observed on the supports of the upper unit. Suggest replacing the fan belt for more efficient operation. Suggest extending the drain line to the edge of the roof. Suggest cleaning the water pads for more effecient operation. The Evap cooler on the upper roof line appears to be at the end of its useful life.

<b>Gutters</b>	Metal, suggest adding gutters, with downspouts and extensions, around the entire perimeter of the structure to aid in directing water away from the foundation. At the time of the inspection the gutters are in need of a cleaning.
<b>Fence</b>	Wrought iron/wood gates, CMU (concrete masonry unit,) We are unable to determine if footings have been provided for the support posts. Common cracks observed.
<b>Retaining wall</b>	N/A
<b>Faucets</b>	Front, rear, suggest caulking around the faucets to prevent water penetration. Underground sprinkler system noted. Both the front and back yards appear to be covered by this system. Because this is primarily an underground system, our inspection is limited to observable flow at the heads using manual controls. We suggest consulting the sellers as to the operation of the timer and all associated controls. Not all areas of the lawn appear to be covered by the sprinkler system. Suggest monitoring this as future repairs/replacement may be necessary.
<b>Lot grade</b>	Flat lot, at the time of the inspection the grading around the perimeter of the structure appears to be adequate. We suggest continued maintenance to ensure that a positive slope away from the foundation of the building is maintained. Recommended is a one inch drop for the first six feet from the building. Areas of ponding or standing water appears likely during prolonged or intense rains. Evidence of ponding water was noted from the AC condensate line. Suggest directing this line so that the discharge is not next to the foundation.
<b>Gas Supply</b>	No gas supply is associated with this property.
<b>Chimney</b>	See the roof section for information in this area.
<b>Foundation</b>	Poured, slab, common cracks observed.
<b>Comments</b>	None.

## ***E. PATIO/PORCH***

<b>Electric</b>	Appears intact. Ground fault circuit interrupter type outlet present.
<b>Decking/Slab</b>	Concrete, tile, common cracks observed.
<b>Joist</b>	N/A
<b>Support/Footings</b>	We are unable to determine if footings have been provided.
<b>Stairs</b>	Appears intact.
<b>Guardrail</b>	Appears intact.
<b>Comment</b>	None.



## **F. TANDEM CARPORT**

<b>Roof</b>	See the roof section for information in this area.
<b>Siding</b>	See the exterior section for more information.
<b>Windows</b>	N/A
<b>Slab</b>	Concrete, common cracks observed.
<b>Walls</b>	None.
<b>Overhead door</b>	N/A
<b>Door hardware</b>	N/A
<b>Door opener</b>	N/A
<b>Electrical</b>	Appears intact.
<b>Access door</b>	None.
<b>Fire wall</b>	Appears intact.
<b>Fire door</b>	Self closing door noted between the garage and the structure. Suggest adjusting the self closing device on the door between the structure and the garage so that the door closes and latches without aid. Suggest adding weather-stripping to the door to increase energy efficiency.
<b>Comments</b>	None.

## **G. HEATING AND COOLING**

We provide both a visual and operational inspection of the heating system. Disassembly of the heating system to inspect interior parts is beyond the scope of our inspection. For this reason, we make no statements and reach no conclusions as to the condition of the interior parts, including the heat exchanger, of the heating system. It is also beyond the scope of our inspection to identify or test for environmental hazards in any area including the heating system.

The vast majority of homes have no carbon monoxide detectors in place. Always make sure carbon monoxide detectors are properly placed and in operation within the home for early leak detection of this potentially deadly gas.

**Type & Fuel**      Combination furnace unit (Gas-Pac) on the front or main portion of the home, this type furnace combines both a gas fired, forced air furnace and electric air conditioner in one unit. Electric, roof mounted Heat Pump over the rear addition. This type system is used as both the heating and cooling source. A heat pump is essentially an air conditioner that runs in reverse mode when heating is called for. At the time of the inspection the system was operated in one of the modes to determine working condition.

**Controls**      Both a gas and electric shut off are present near the heating units.

<b>Filter</b>	Approx. 20 x 20 and 12 x 24 inch filter. Filters should be changed on a monthly basis as part of periodic maintenance.
<b>Distribution</b>	Metal ductwork, flexible ductwork, appears intact where visible.
<b>Condition</b>	The heating units appear to be in the first third of their predicted life spans.
<b>Venting</b>	Appears intact. for the Gas-Pac
<b>Air conditioner</b>	The two air conditioners were operated using normal operating controls and appeared to operate normally. Our inspection of the air conditioner does not include testing the adequacy of this unit. We are unable to view the coil on the interior of the duct system. The condenser unit appears to be in the first third of its estimated life.
<b>Thermostat</b>	Both t-stats Appear intact. Programmable type thermostat. Utilizing the set back feature of this type thermostat can result in up to a fifteen percent savings on utility bills throughout the year.
<b>Fireplace</b>	Gas logs, located in the Formal Living Room. No damper observed for the fireplace. Suggest tuckpointing (replacing the mortar between the joints) be done on the fireplace. Cracks observed in the fireplace surround. Suggest patching be done by a licensed chimney sweep prior to use to prevent a fire hazard. Suggest monitoring this as future repairs/replacement may be necessary.
<b>Comments</b>	None.

## ***H. ELECTRICAL***

<b>Location</b>	The main panel is located on the exterior of the structure. Inspection sticker(s) visible on the panel. This is an indication that the electrical system has been inspected at least once for code compliance.
<b>Disconnect type</b>	Overload protection is provided by circuit breakers. All breakers should be manually tripped at least once a year to ensure that they are not frozen in the on position.
<b>Capacity</b>	Electrical capacity is 200 amps, 120/240 volts.
<b>Wiring Inside of Panel</b>	Due to the configuration of the panel we are unable to determine what material the supply wire is composed of. Branch wiring, where visible, is copper.
<b>Grounding</b>	Grounding rod, water piping, the electrical system has also been bonded to the gas lines. Appears intact.
<b>Interior Wiring</b>	Sheathed cable, this home is equipped with AFCI's (Arc Fault Circuit Breakers) for the bedroom circuits. This is in compliance with a newer electrical requirement to provide an increased level of protection. GFCI protected type outlets in proper areas.

**Comments** Significant electrical upgrades appear to have been performed. Because we are unable to determine if a permit was pulled and the work inspected after completion we suggest verification with the local code jurisdiction.

## **I. PLUMBING**

**Source** Water supplied by the city. Because main water shutoffs are not operated during inspection we suggest verification of working condition be made by the seller.

**Supply Piping** We are unable to determine the composition of the incoming pipe material.

**General Piping** Copper, galvanized, plastic (wisbo) Suggest adding support to the pipes to prevent sagging and possible breakage under the crawlspace.

**Waste Piping** Sewage for the property appears to be handled by the city. Plastic pipes, cast iron, suggest adding support to the waste lines to prevent sagging or possible breakage.

**Gas Lines** Black steel, plastic, galvanized, appears intact.

### **Water Heater**

**Location** Located on the exterior. Tank less water heater on the left rear of the property.

**Type & Size** Gas fired, tank less type water heater system

**Controls** Gas shut off present near the water heater. Cold water shut off present above the water heater. Pressure relief valve present. In the event of over pressurization this safety device will safely relieve the excess pressure from the system. A discharge line has been installed to direct the flow of hot water that would be released from this valve.

**Condition** The water heater appears to be in the first third of its predicted life.

**Venting** Appears intact.

**Comments** None.

## **J. STRUCTURE**

**Foundation Walls** CMU (concrete masonry unit,) Brick, suggest refilling the mortar between the concrete joints (tuckpointing).

**Support beam(s)** Dimensional lumber, load bearing walls, suggest monitoring this as future repairs/replacement may be necessary.

**Support post(s)** Wood, concrete piers, suggest securing the supporting members to the framing above it.

<b>Floor Framing</b>	Due to finished areas in the property we are unable to evaluate the floor joist system.
<b>Subflooring</b>	Due to the construction style no subflooring is associated with this property.
<b>Wall Framing</b>	2 X 4, CMUdrywall/plaster. Due to the construction style we are unable to determine the type of anchors that are used to hold the property to the foundation.
<b>Comments</b>	None.

## **K. CRAWLSPACE**

<b>Access</b>	Hatch in the floor, exterior of the building, due to low vertical clearance and limited accessibility we are unable to completely view the entire crawlspace. If a more detailed inspection is required we suggest relocating or trenching under some of the ductwork, plumbing lines, and/or adding additional crawlspace access hatches. The following comments are representative of the area viewed, and may not represent the entire area.
<b>Floor</b>	Dirt, appears intact.
<b>Walls</b>	Poured concrete, Brick, CMU, common cracks observed.
<b>Electric</b>	Appears intact.
<b>Windows</b>	N/A
<b>Moisture</b>	No evidence of moisture was found at the time of the inspection. We suggest continued maintenance be performed on the exterior of the property to prevent future moisture problems.

<b>Ventilation</b>	Suggest installing screens over the ventilation holes.
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<b>Comments</b>	None.
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## ***INTERIOR ROOMS***

Our comments regarding the appliances are based on the condition they are in on this day. Of the items tested, it is a short, operational test only and may not reflect normal usage or the operability of the particular unit in the future. The operation of the appliances should be verified by the seller and also checked again on the day of closing.

Cracks may be present in the walls and ceilings of the home. Unless otherwise noted in the report this is to be considered a normal part of the aging process of the home and is not a significant issue.

Because the property is occupied at the time of the inspection we are noting a limited view of all areas. Suggest verification of all conditions (i.e. behind wall and floor coverings, wherever personal objects are stored, operation of appliances, etc.) be made prior to closing.

### ***Comments***

This inspection does "not" cover any exterior/interior paint/stain, drywall/plaster, stucco or siding materials with minor cosmetic issues. These and/or any cosmetic issues are covered under the builders/sellers defined written specifications. These items should be previewed at the final walk through or closing. Fresh paint noted throughout the exterior/interior of the building/home. This is a common occurrence with properties that are up for sale, but may also hide past blemishes or defects. We are unable to make any judgments on whether or not this is the case. Common drywall/plaster crack(s) present on the interior walls/ceilings of the home. This is a common occurrence with "Paper" taped drywall/plastered seams, inside corners and outer edges, and should not be considered significant unless noted elsewhere in this report or summary. Evidence suggest that addition(s) or remodeling has been done to the building. We suggest verification that the proper permits and inspections have been obtained. Double pane windows are present throughout portions this house. Although we do our best to locate bad seals in the windows this is not always possible due to varying temperature and weather conditions. We suggest review of the windows again on the day of closing for evidence of moisture between the panes of glass. Evidence suggest that addition(s) or remodeling has been done to the building. We suggest verification that the proper permits and inspections have been obtained.

## ***L. ENTRY/FORMAL LIVING ROOM***

<b><i>Floor</i></b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor.
<b><i>Walls</i></b>	Appears intact.
<b><i>Ceiling</i></b>	Appears intact.

<b>Doors</b>	Raised panel, solid core, appears intact.
<b>Windows</b>	Fixed, single hung, the windows stick when operated. Suggest efforts be made to correct to ensure proper operation, ventilation, and a means of emergency egress. Missing screens noted.
<b>Electric</b>	Appears intact.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Comments</b>	None.

## **M. EAT-IN KITCHEN/CARPORT ACCESS**

<b>Floor</b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Glass panel exterior access door, solid core, appears intact. Door(s) missing at the time of the inspection.
<b>Windows</b>	Fixed, single hung, missing screens noted.
<b>Electric</b>	Appears intact. Ground fault circuit interrupter type outlet present.
<b>Closet</b>	Pantry Appears intact.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Counters/ cabinets</b>	Appears intact. The under counter trash compactor was not tested and is not included in the scope of our inspection.
<b>Sink</b>	Appears intact.
<b>Faucet</b>	Appears intact. Individual water shut offs are present under the sink.
<b>Drains</b>	Appears intact. Garbage disposal present.
<b>Fan</b>	Recirculating type, appears intact.
<b>Dishwasher</b>	Appears intact. The dishwasher was tested by running through a 'normal' cycle.
<b>Oven/Range</b>	Electric oven (convect) and gas range, appears intact.
<b>Refrigerator</b>	Appears intact.
<b>Comments</b>	None.

## **N. FAMILY ROOM/ADDITION/EXTERIOR ACCESS**

<b>Floor</b>	Tile, stone, appears intact. Due to personal objects blocking our view we are unable to completely establish the condition of this area. Suggest verification be made by the seller.
<b>Walls</b>	Appears intact. Due to personal objects blocking our view we are unable to completely establish the condition of this area. Suggest verification be made by the seller.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Solid core, insulated glass exterior access door. Appears intact.
<b>Windows</b>	Fixed, single hung, insulated glass. Appears intact.
<b>Electric</b>	Appears intact.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Comments</b>	None.

## **O. HALL**

<b>Floor</b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, Bifold closet door. Door(s) missing at the time of the inspection.
<b>Windows</b>	None.
<b>Electric</b>	Appears intact.
<b>Closet</b>	Appears intact.
<b>Heat Source</b>	None.
<b>Smoke Detector</b>	Smoke detector is present. The smoke detector was tested using the manual test button and appears to function normally.
<b>Comments</b>	None.

## **P. MASTER BEDROOM/EXTERIOR ACCESS**

<b>Floor</b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor. Due to personal objects blocking our view we are unable to completely establish the condition of this area. Suggest verification be made by the seller.
<b>Walls</b>	Appears intact. Due to personal objects blocking our view we are unable to completely establish the condition of this area. Suggest verification be made by the seller.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Hollow core, raised panel, Bifold closet doors, solid core, insulated glass exterior access doors. Appears intact.
<b>Windows</b>	Slider, fixed, insulated glass. Appears intact.
<b>Electric</b>	Appears intact.
<b>Closet</b>	Appears intact.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	Smoke detector is present. The smoke detector was tested using the manual test button and appears to function normally.
<b>Comments</b>	None.

## **Q. MASTER BATHROOM**

<b>Floor</b>	Tile, appears intact.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, pocket, slider, appears intact.
<b>Windows</b>	Slider, fixed, insulated glass. Appears intact.
<b>Electric</b>	Appears intact. Ground fault circuit interrupter type outlet present.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Counters/ cabinets</b>	Appears intact.
<b>Sink</b>	Appears intact.
<b>Faucet</b>	Individual water shut offs are present under the sink. Low water flow noted.
<b>Drains</b>	Appears intact.

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<b>Fan</b>	Direct vent, appears intact.
<b>Shower</b>	Low water flow noted. The shower door is composed of tempered safety glass.
<b>Tub</b>	Low water flow observed. The whirlpool tub was filled to a level above the jets and operated. The electrical for the pump motor appears to be wired with a ground fault circuit interrupter.
<b>Toilet</b>	Appears intact.
<b>Comments</b>	None.

## **R. BEDROOM # 2**

<b>Floor</b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Hollow core, raised panel, Bifold closet doors. Solid core, appears intact.
<b>Windows</b>	Fixed, single hung, insulated glass. Appears intact.
<b>Electric</b>	Appears intact.
<b>Closet</b>	Appears intact.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	Smoke detector is present. The smoke detector was tested using the manual test button and appears to function normally.
<b>Comments</b>	None.

## **S. OFFICE/DEN/BEDROOM # 3**

<b>Floor</b>	Wood, the area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller. Squeaks noted when walking on this floor.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, appears intact.
<b>Windows</b>	Fixed, single hung, the windows stick when operated. Suggest efforts be made to correct to ensure proper operation, ventilation, and a means of emergency egress. Missing screens noted.
<b>Electric</b>	Appears intact.

<b>Closet</b>	Appears intact.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	Smoke detector is present. The smoke detector was tested using the manual test button and appears to function normally.
<b>Comments</b>	None.

## ***T. JACK & JILL BATHROOM***

<b>Floor</b>	Tile, appears intact. The area rug on the floor was not picked up nor the area beneath it viewed. Suggest verification of the condition of the floor be made by the seller.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, appears intact.
<b>Windows</b>	Fixed, insulated glass. Appears intact.
<b>Electric</b>	Appears intact. Ground fault circuit interrupter type outlet present.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Counters/ cabinets</b>	Appears intact.
<b>Sink</b>	Appears intact.
<b>Faucet</b>	Appears intact. Individual water shut offs are present under the sink.
<b>Drains</b>	Appears intact.
<b>Fan</b>	Direct vent, appears intact.
<b>Shower</b>	Appears intact.
<b>Tub</b>	Appears intact.
<b>Toilet</b>	Appears intact.
<b>Comments</b>	None.

## ***U. POWDER ROOM***

<b>Floor</b>	Tile, stone, appears intact.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, pocket, slider, appears intact.
<b>Windows</b>	None.

<b>Electric</b>	Appears intact. Ground fault circuit interrupter type outlet present.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Counters/ cabinets</b>	Appears intact.
<b>Sink</b>	Appears intact.
<b>Faucet</b>	Appears intact. Individual water shut offs are present under the sink.
<b>Drains</b>	Appears intact.
<b>Fan</b>	Direct vent, appears intact.
<b>Shower</b>	None.
<b>Tub</b>	None.
<b>Toilet</b>	Appears intact.
<b>Comments</b>	None.

## **V. LAUNDRY ROOM**

<b>Floor</b>	Tile, stone, appears intact.
<b>Walls</b>	Appears intact.
<b>Ceiling</b>	Appears intact.
<b>Doors</b>	Raised panel, solid core, pocket, slider, appears intact.
<b>Windows</b>	None.
<b>Electric</b>	Appears intact.
<b>Closet</b>	None.
<b>Heat Source</b>	Appears intact.
<b>Smoke Detector</b>	N/A
<b>Washing Machine</b>	Appears intact. The washing machine was tested using normal operating controls.
<b>Dryer</b>	Electric hookup observed. The dryer was tested by running through a normal cycle.
<b>Laundry Tub</b>	None.
<b>Comments</b>	None.

## **W. ATTIC**

<b>Access</b>	No access to the attic is observed.
<b>Framing</b>	This area was not viewed.

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<b><i>Decking</i></b>	This area was not viewed.
<b><i>Moisture</i></b>	This area was not viewed.
<b><i>Insulation</i></b>	This area was not viewed.
<b><i>Ventilation</i></b>	This area was not viewed.
<b><i>Electric</i></b>	This area was not viewed.
<b><i>Ducts</i></b>	This area was not viewed.
<b><i>Comments</i></b>	None.

## X.PICTURES



Elevation



Elevation



Elevation



Shingle Roof Line & Roofing Systems



Elevation



Shingle Roof Line & Roofing Systems





Shingle Roof Line & Roofing Systems



Shingle Roof Line & Roofing Systems



Shingle Roof Line & Roofing Systems (valleys)



Shingle Roof Line & Roofing Systems



Shingle Roof Line & Roofing Systems



Shingle Roof Line & Roofing Systems





Shingle Roof Line & Roofing Systems



Patching on the rear roof line



Patching observed on the rear portion of the roof line



Shingle Roof Line & Roofing Systems (debris in the valleys)



Patching on the rear roof line



Rolled Roofing over the Rear Patio/Addition





Rolled Roofing over the Rear Patio/Addition



Heat Pump on the rear portion of the home/addition



Gas-Pac for the front portion of the home



Heat Pump on the rear portion of the home/addition



Gas-Pac for the front portion of the home



Duct systems over the rear addition





Evap-Cooler over the front portion of the home (inop)



Evap-Cooler over the front portion of the home (inop)



Evap-Cooler over the front portion of the home (inop)



Evap-Cooler over the front portion of the home (inop)



Evap-Cooler over the front portion of the home (inop)



Rear addition Evap-Cooler (inop)





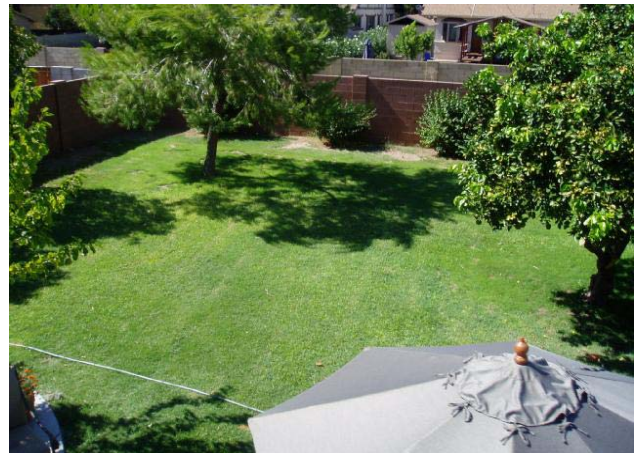
Rear addition Evap-Cooler (inop)



Rear Yard



Rear addition Evap-Cooler (inop)



Rear Yard



Rolled Roofing over the carport



Spa not tested.





Deterioration on the front approach



Suggest kick out flashings



Loose Chimney Cap



Suggest kick out flashings



Loose Chimney Cap

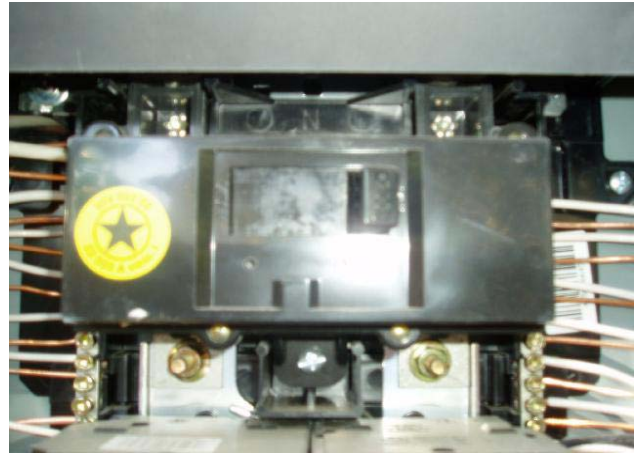


76 psi on the water dist.





Water dist.



200 Amp. Electrical Main Breaker



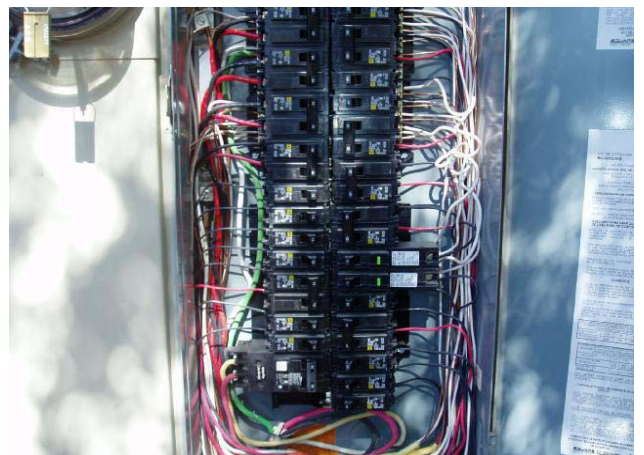
Gas Meter



200 Amp. Electrical Main Breaker Panel



Gas lines



200 Amp. Electrical Main Breaker Panel

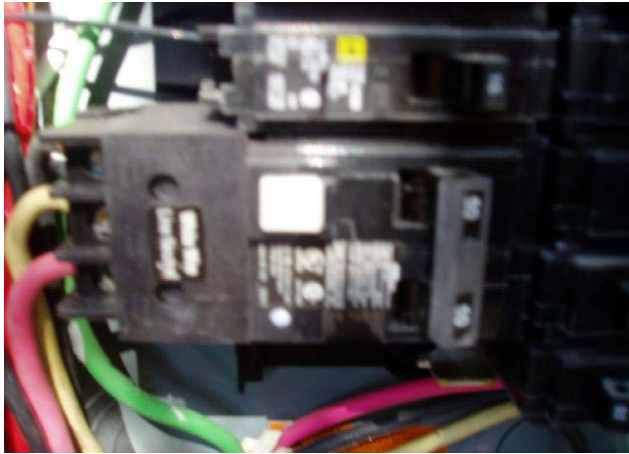




200 Amp. Electrical Main Breaker Panel (arch faults)



Tank less water heater connections (vent)



200 Amp. Electrical Main Breaker Panel (spa breaker)



Tank less water heater connections (vent)



Tank less water heater connections



Loose brick and missing flashing





Loose brick and missing flashing



Brick walls



Gas fireplace operated



Needs plumbing supports



Crawl space openings



Floor supports





Suggest more flooring supports



brick foundation



Suggest more flooring supports (leaning)



Suggest more flooring supports



Brick foundation



Suggest more flooring supports





Suggest more flooring supports



Need to support the gas and plumbing



Suggest more flooring supports



Need to support the gas and plumbing



Need to support the gas and plumbing



Need to support the gas and plumbing





Adjust the floor supports



Proper supports



Need to adjust the supports



Proper supports



Need to support the plumbing



Plastic piping



Need screens