



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

<http://www.prelook.com>

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**Inspection Number:** 450731050900  
**Inspection Date:** 07/31/05  
**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 # 450731050900  
56 West Willetta Street - Phoenix , AZ  
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## **A. SUMMARY**

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Phoenix , AZ

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**

## **B. GENERAL COMMENTS**

**Type of Home**      Single family residence.  
**Age of Home**      83 - 85 years old.  
**Weather**            Weather at the beginning of the inspection is hot and cloudy.

## **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. 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. 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.

**Covering & Condition**      Rolled, this is a composition style shingle in much bigger sizes. Manufacturers estimate the life span at ten to fifteen years. 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. The roof appears to be in the second third of its useful life. Periodic maintenance can allow for more years of usefulness.

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

**Flashing**                      Suggest adding kick out flashing where the roof meets the side wall of the structure to prevent water from getting behind the siding material.

**Valleys**                        No valleys are associated with this style roof.

**Chimney**                       N/A

**Skylights**                      N/A

**Comments**                    This area was viewed from on top of the roof.

## **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.  |
| <b>Siding</b>             | Brick, suggest tuckpointing be done in the area(s) where deteriorated mortar is present. Suggest monitoring this as future repairs/replacement may be necessary.   |
| <b>Trim</b>               | Wood, 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>Windows</b>            | Metal, suggest caulking around the window frames to prevent air and water penetration. Metal framed screens, appears intact.   |
| <b>Doors</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>Evaporative Cooler</b> | These items were not tested at the time of the inspection. Suggest verification of working condition be made by the seller.  |
| <b>Gutters</b>            | Suggest adding gutters, with downspouts and extensions, around the entire perimeter of the structure to aid in directing water away from the foundation.   |
| <b>Faucets</b>            | Front, rear, suggest installing anti-siphon back flow preventers to all exterior faucets to avoid possible contamination of the potable water supply. Suggest caulking around the faucets to prevent water penetration.  |
| <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> | Located at the left of the building. Appears intact.   |
| <b>Foundation</b> | Poured, suggest adding ventilation to the crawlspace areas to prevent moisture and condensation buildup. |
| <b>Comments</b>   | None.  |

## **E. PLUMBING**

|                       |   |
|-----------------------|---|
| <b>Source</b>         | 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.  |
| <b>Supply Piping</b>  | We are unable to determine the composition of the incoming pipe material.   |
| <b>General Piping</b> | Copper, plastic, appears intact. Due to finished areas our view of the distribution piping is extremely limited. Our comments reflect the areas that were visible only and may not represent all of the piping in the home. Observed functional flow of the plumbing systems throughout the this property. The supply and drain sources were tested for approx. two minutes form each water source and drain sources. These items were functional at all sources throughout the property. Any and/or all plumbing issues and defects will be noted in the summary section of this report. |
| <b>Waste Piping</b>   | Sewage for the property appears to be handled by the city. Plastic pipes, cast iron, copper pipes, evidence of repair(s) observed in this area. Suggest monitoring this as future repairs/replacement may be necessary.   |
| <b>Gas Lines</b>      | Black steel, plastic, galvanized, appears intact.   |
| <b>Water Heater</b>   |   |
| <b>Venting</b>        | None.   |
| <b>Comments</b>       | None.   |

## **F. STRUCTURE**

|                         |   |
|-------------------------|---|
| <b>Foundation Walls</b> | Due to partially finished areas we are unable to completely view the exterior supporting walls.   |
| <b>Support beam(s)</b>  | Dimensional lumber, load bearing walls, common splitting of the support beam(s) observed. Suggest monitoring this as future repairs/replacement may be necessary. |
| <b>Support post(s)</b>  | Wood, appears intact where visible.   |
| <b>Floor Framing</b>    | Wood, appears intact where visible.   |

|                     |   |
|---------------------|---|
| <b>Subflooring</b>  | Plywood, wood plank, appears intact where visible.  |
| <b>Wall Framing</b> | 2 X 4, plaster wall covering. Drywall. 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.   |

## **G. CRAWLSPACE**

|                    |  |
|--------------------|--|
| <b>Access</b>      | Hatch in the floor, exterior of the building, the crawlspace was viewed from the opening only. 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>       | Brick, high water marks noted on the walls. This is an indication of standing water in this area during periods of prolonged or extreme rains. Suggest monitoring this as future repairs/replacement may be necessary. |
| <b>Electric</b>    | Appears intact.  |
| <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 adding ventilation to this area to prevent moisture and condensation build up.   |
| <b>Comments</b>    | None.  |

**Comments** This reinspection covers the items requested to be repaired only.

## **H. SPA**

Our inspection of this area is visual in nature and does not include dismantling or water quality testing. Of the items tested, it is a short, operational test only and may not reflect normal usage or the operability of the particular items in the future. The operation of all items should be verified by the seller and also checked on the day of closing. For more information on the care and maintenance of the water and equipment we suggest consulting a licensed pool contractor.

|                         |   |
|-------------------------|---|
| <b>Shell</b>            | Spa, composed of fiberglass/acrylic. Appears Intact.  |
| <b>Skimmer / Drains</b> | Appears intact.   |
| <b>Accessories</b>      | We suggest adding a handrail for added safety.  |
| <b>Electric</b>         | Appears intact. GFCI protected outlets preset in the pool/spa area.   |
| <b>Pump</b>             | Appears Intact.   |
| <b>Filter</b>           | Cartridge filter, appears intact.   |
| <b>Heater</b>           | Electric elements used for the heating cycle, electric shut-off present. Operated at the time of the inspection. The heater appears to be in the second third of its expected life. |
| <b>Air Pump</b>         | Appears intact.   |
| <b>Piping</b>           | Plastic, appears intact.  |
| <b>Comments</b>         | None.   |



## I. PICTURES



Elevation



Brick siding



Brick siding



Brick siding



Brick siding



Brick siding and flashing





Brick siding and flashing



Brick siding and flashing



Brick siding and flashing



Piping for the gas



Brick siding and flashing



Supports for the flooring have been added





Supports for the flooring have been added



Supports for the flooring have been added



Gas piping



Gas lines



Supports for the flooring have been added



Plumbing

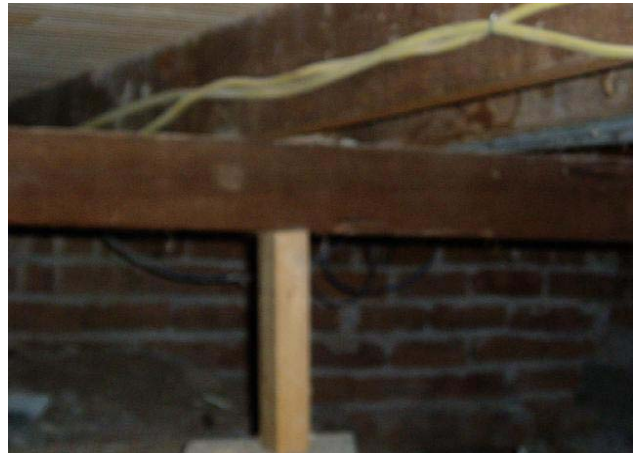




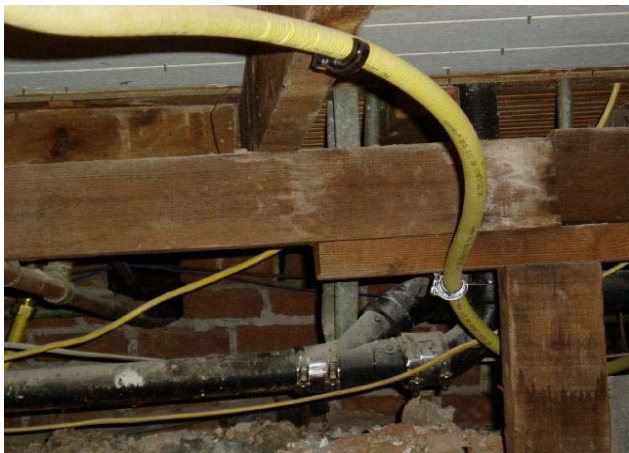
Plumbing



Supports for the flooring have been added



Supports for the flooring have been added



Gas piping







Supports for the flooring have been added



Supports for the flooring have been added



Spa Operated

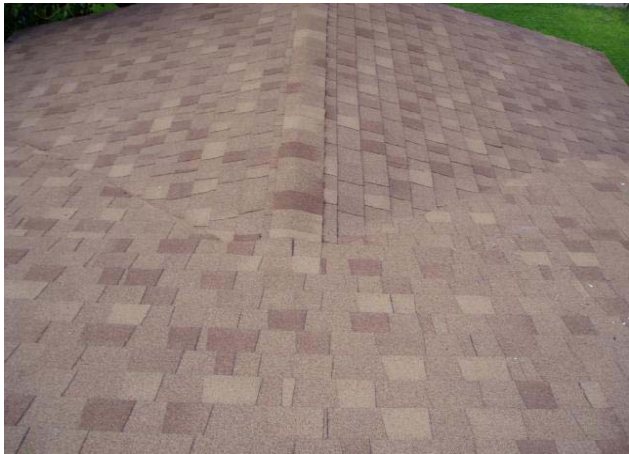


Supports for the flooring have been added



Roof line and repairs





Roof line and repairs



Roof line and repairs



Roof line and repairs



Roof line and repairs



Roof line and repairs



Roof line and repairs





Roof line and repairs



Supports



Water piping



Supported piping