



Sonic Property Inspections

Inspection Report

Sample

Property Address:

18223 N 20th Dr
Phoenix AZ 85023

Sonic Property Inspections



Sonic Property Inspections

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Date: 2/5/2019	Time: 03:00 PM	Report ID: 020519
Property: 18223 N 20th Dr Phoenix AZ 85023	Customer: Sample	Real Estate Professional: Robert Tolnai

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the State of Arizona for Home Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Home inspectors are **not** required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended **unless otherwise noted.**

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Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status: Occupied With a Normal Amount of Interior Furnishings	Style of Home: One Story Single Family Dwelling	Age Determination: By Client
Attendees: Client	Age Of Home: 41 to 45 Years	Direction of House: House Faces West
Weather: Cloudy	Outside Temperature: 50 - 60 degrees	Soil Condition: Wet
Standards of Practice: State of Arizona Standards of Professional Practice		


1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Items

1.0 IMPORTANT CLIENT INFORMATION

Comments: Inspected

 Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Foundation Type and Material: Poured concrete	Wall Structure: Masonry	Wood trusses: Wood trusses
Ceiling Structure: Not Visible	Floor Structure: Concrete Slab	Columns or Piers: Wood Columns

Items

2.0 FOUNDATION / CONCRETE SLAB

Comments: Inspected

The entire concrete slab and or sub flooring is not visible. Some areas, such as the garage, exterior storage closets or a detached laundry rooms may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.

2.1 ROOF STRUCTURE

Comments: Inspected

The photos show the roof structure as seen from the attic. These areas when reviewed showed no signs of any structural deficiencies on the day of the inspection.



2.2 WALLS (Structural)

Comments: Inspected

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While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector you should call your inspector immediately if any adverse cracking becomes apparent in the future.

2.3 COLUMNS

Comments: Inspected

 The patio wood column metal bracket is loose, recommend further evaluation and repairs.



3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches including railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;





Styles & Materials

Driveway Surface:	Walkway Surface:	Patio Surface:
Concrete	Concrete	Concrete
Window Material:	Cladding:	Soffit/Fascia:
Double Pane	Stucco Covered Block Masonry	Wood
Trim:	Fence:	Gate:
Wood	Concrete Block	Metal
	Wood	Wood

Items

3.0 EXTERIOR INSPECTION LIMITATIONS

Comments: Inspected

Parts of the exterior on the right side of the building are inaccessible because of the presence of stored materials, and could not be inspected. When access becomes available, these areas should be carefully inspected.

3.1 VEGETATION

Comments: Inspected

 At time of inspection, one or more areas of the vegetation were observed to be against or close to the exterior walls. This should also be noted on your WDO (Termite) report. Irrigated vegetation against house walls is conducive to Subterranean Termites. Recommend removing or trimming the bushes

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3.2 DRIVEWAY(S), PATIO(S), and WALKWAY(S)

Comments: Inspected

Except for typical hairline cracks, the driveway, walkways and patio(s) showed no visible signs of any deficiencies on the day of the inspection.

3.3 PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

Comments: Inspected

The porch, patio and balcony (if applicable) structures showed no signs of any deficiencies at the time of inspection.

3.4 GRADING, DRAINAGE, and RETAINING WALL(S)

Comments: Inspected



There is a negative slope at the several exterior areas and can cause or contribute to water intrusion or deterioration. Monitor the areas to determine if water is entering the structure. Have a qualified contractor or landscaper regrade the yard if needed.



3.5 FENCES and GATES

Comments: Inspected

(1) The gate at the West of the property was locked at the time of this inspection. We could not test the gate.

Recommend having the owner demonstrate operation of the gate.



(2) The wood gates are slightly weathered, and should be serviced as necessary to prevent further deterioration. Service such as scraping, repainting and sealing.

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3.6 EAVES, SOFFITS and FASCIAS

Comments: Inspected

The exterior eaves, soffits, and fascias, were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.

3.7 WALL CLADDING and TRIM

Comments: Inspected



Minor damage to the stucco cladding was observed at one or more areas. Photos show example(s) and not individual areas. Repairs are advised.



3.8 DOORS (Exterior)

Comments: Inspected



(1) The patio door trim has small damage, recommend repair.



 (2) The patio door has one broken glass panel, recommend repair.



 (3) The patio door rubs and the weatherstripping is damaged, recommend repair.



3.9 WINDOWS

Comments: Inspected

The exterior side of the windows showed no signs of any deficiencies on the day of the inspection.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.





Styles & Materials

Roof Inspection Method: Walked Roof	Primary Roof-Type: Gable	Primary Roof Covering: Asphalt shingles
Flashing: Metal	Valley Flashing Material: Cut Shingles	Secondary Roof Covering: Built up

Items

4.0 ROOF COVERINGS

Comments: Inspected

There is a composition shingle roof system over the majority of the structure. This type of shingle is composed of an asphalt impregnated fiberglass mat covered with a granular aggregate. These shingles are architectural or dimensional style, This type shingle is considered to be the 'premier' composition shingle with a manufacturers estimated life span approximately five to ten years longer than the typical composition shingles. Minor cracking and granular loss on the surface of the shingles noted. Appears intact and functional. One layer of shingles observed. The roof appears to be in the second third of its useful life. Periodic maintenance will extend the life of the roof for some time yet.

4.1 FLASHINGS and PENETRATIONS

Comments: Inspected

All visible flashing materials showed no signs of any deficiencies on the day of the inspection.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

5. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.



MFD 2012

Styles & Materials

Water Source: Public	Waste Source: Public (to be verified by seller)	Main Water Shutoff Location: West Elevation
Water Supply Pressure: 50-60 psi	Water Pressure Regulator: No	Exterior Water Supply Pipes: Copper
Interior Water Supply: Copper	Waste/Drain/Vent Pipe Material: Unknown	Water Heater Capacity(s): 40 Gallon
Water Heater Power Source: Natural Gas	Water Heater Flue: Metal	Water Heater Location(s): Garage
Water Heater Manufacturer: G.E.	Number of Water Heaters: 1	Water Heater Age: 5 to 8 years
Main Sewer Cleanout Location: Not Located	Gas Shutoff Location: East Elevation	

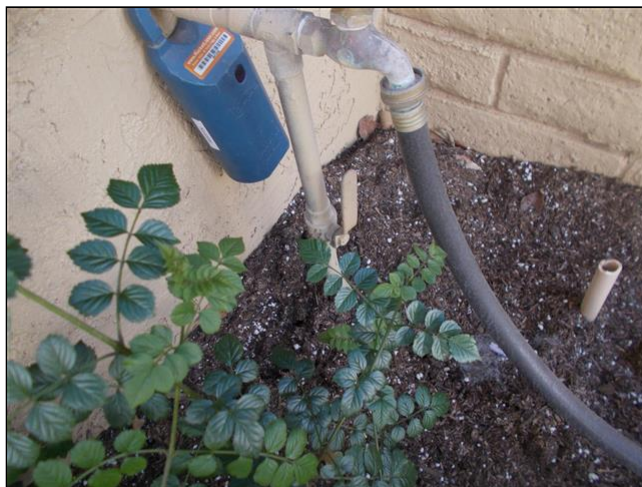
Items

5.0 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The photos show your shut off device at the buildings exterior and water meter box. The meter was not moving indicating that a leak in the supply lines is not present. While this does not guarantee that no leaks do or will exist it is the best that can be provided during a visual inspection.

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5.1 WATER SUPPLY PIPING and FLOW/PRESSURE

Comments: Inspected

No defects were observed for the water supply piping to the main as identified in the Styles & Materials section. Water pressure recorded at the exterior main was (50) PSI. See Photo.



5.2 FIXTURES and FAUCETS

Comments: Inspected

The accessible fixtures and faucets showed no visible defects during the inspection.

5.3 DRAIN, WASTE and VENTS PIPING

Comments: Inspected



(1) We could not locate the main cleanout for the sewer system.



(2) You should be aware that older structures commonly have old-style sewer pipe and plumbing in general. Determination of the condition of these lines is beyond the scope of this inspection. A plumber equipped with a special camera that displays the condition of the piping is recommended for further evaluation.

5.4 WATER HEATING SYSTEM

Comments: Inspected



(1) Corrosion was noted at the water heater water piping. Evidence of possible prior leaks were also noted. Recommend further evaluation and repair.

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(2) The water heater pan is bent, recommend repair.



5.5 GAS METER INSPECTION LIMITATIONS

Comments: Inspected

Most or all of the interior gas piping is concealed by finished surfaces and is inaccessible for inspection.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage;

6. Electrical

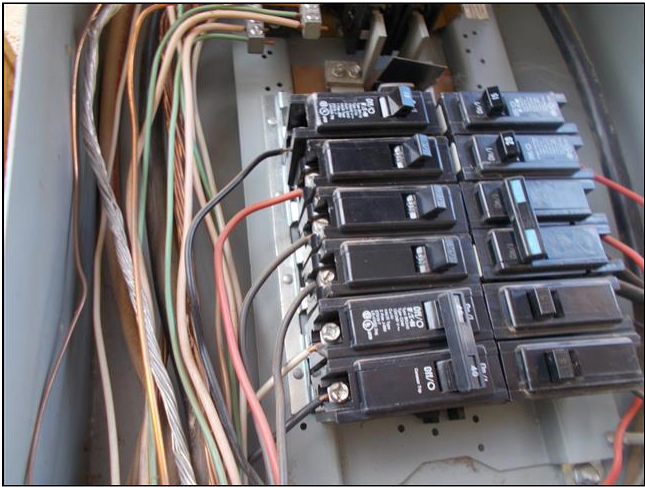
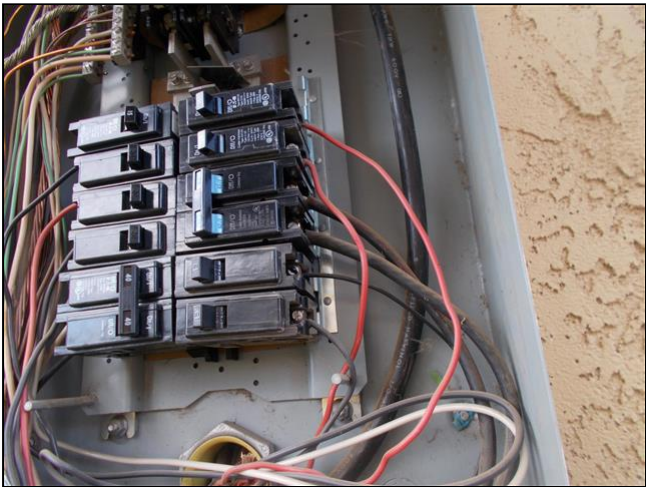
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.



Garage electrical subpanel





Styles & Materials

Electrical Service Conductors: Below Ground Service	Service Ampacity and voltage: 120 / 240 volts 200 AMP	Circuit Protection Type: Circuit Breakers
Branch Wiring: Copper	Wiring Type(s): Non Metallic Sheathed Cable (Romex)	Main Panel Location: East Elevation
Main Disconnect Location: Inside the Main Distribution Panel	Grounding Type: Water Supply Piping	GFCI Reset Locations: Bathroom Garage Kitchen

Items

6.0 SERVICE ENTRANCE CONDUCTORS and EQUIPMENT

Comments: Inspected
No visible defects were observed during the inspection when reviewing the electrical service entrance.

6.1 MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

Comments: Inspected
No deficiencies were noted in the main service panel at time of inspection.

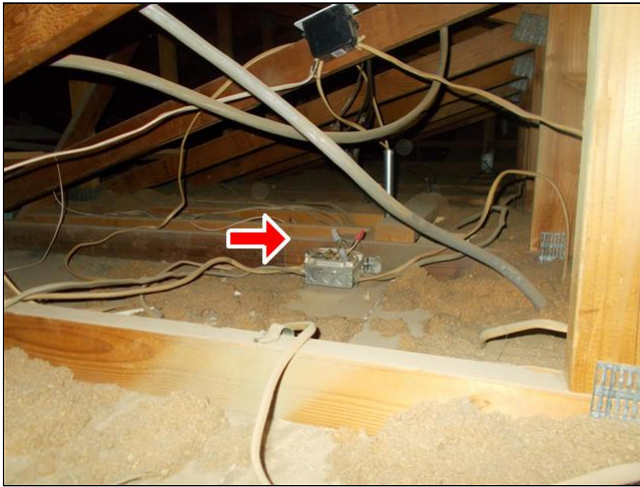
6.2 WIRING

Comments: Inspected

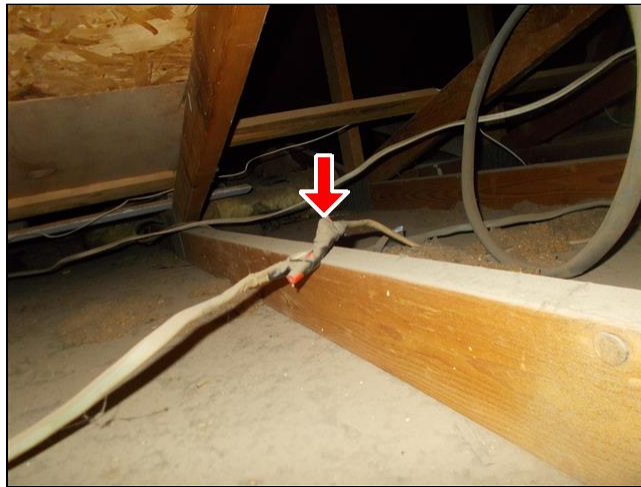
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(1) The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.

- +** (2) There is an open junction box in the attic. Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. A qualified technician should check the system and install a proper cover on all junction boxes.



- +** (3) There is an open wire splice(s) in the attic. We DID NOT necessarily list all locations. Open splices can be a shock or fire hazard. A qualified technician should properly splice all wiring inside covered junction boxes.



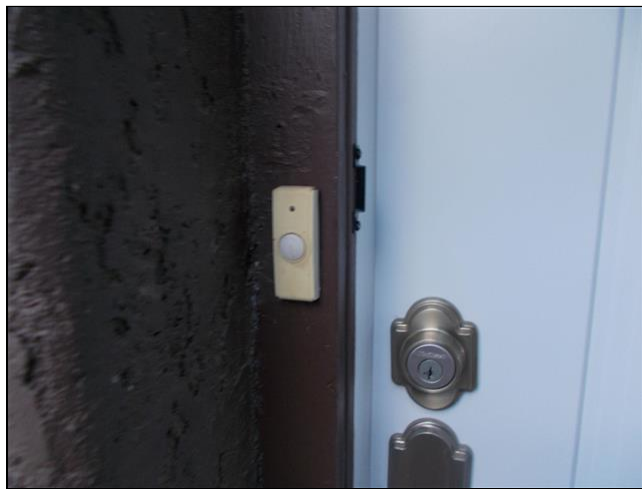
6.3 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected

- 🏠** (1) The exterior light fixture(s) at the rear of the home is not functional. The bulb(s) may be burned out. The bulbs in non-functioning lights should be tested and replaced if necessary, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.



(2) The door bell was not operational using normal controls. Recommend repair.



6.4 INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Comments: Inspected

A representative number of receptacles, switches, and fixtures,(one per room) performed their intended function on the day of the inspection.

6.5 GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.


Styles & Materials

Number of Heat Systems: One	Heat Type: Heat Pump (air to air)	Heat System Location: Roof
Heat Energy Source: Electric	Heat System Brand: Payne	Heat Source in Each Room: Yes
Number of AC Units: One	Cooling Equipment Type: Heat Pump (air to air)	Cooling Equipment Energy Source: Electric
Compressor/Heat Pump Location: Roof	Central Air Brand: Payne	Condensing Unit Age: 11-15 years
Cooling Equipment Tonnage: Two and One Half Tons	Duct system: Not visible	Filter Type: Washable
Ceiling fans installed in home: Yes		

Items

7.0 HEATING and COOLING INSPECTION LIMITATIONS

Comments: Inspected

 Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.


7.1 DUCT SYSTEM LIMITATIONS/ HUMIDIFIER

Comments: Inspected

Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

7.2 HEATING SYSTEM(S)


Comments: Inspected

 (1) The heat pump(s) did not perform its intended function in the heating mode on the day of the inspection. The heat pump(s) cycled however would not reach an acceptable temperature of 95 degrees or above. We recommend that a qualified HVAC technician evaluate the system and make repairs as needed



 (2) The Heat Pump protective grill is missing, recommend further evaluation and repairs.



 (3) The Heat Pump system is in the 3rd trimester of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. However, it would also be wise to keep a home protection policy current.



MFD 2005 2.5 ton

7.3 COOLING SYSTEM(S)
Comments: Not Inspected

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7.4 A/C SPLITS (cooling)

Comments: Not Inspected

7.5 CEILING FANS

Comments: Inspected
Acceptable.

7.6 DISTRIBUTION SYSTEM(S)

Comments: Inspected

All accessible and visible ducts, fans, supports, air filters, registers, and fan coil units were in acceptable condition and performing their intended function on the day of the inspection.

7.7 Swamp cooler

Comments: Inspected

+ The roof installed evaporative cooler has been previously leaking onto the attic (see the obvious moisture stains on the attic sheathing beneath the unit). Further evaluation and service as necessary is recommended.



The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Method Used to Observe Attic:	Attic Access:	Attic Ventilation:
Entered	Hatch	Gable Vents
Attic Insulation:	Location of attic access:	
Blown	Garage	

Items

8.0 ATTIC INSPECTION LIMITATIONS


Comments: Inspected
Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

8.1 ATTIC ACCESS and GENERAL CONDITIONS

Comments: Inspected
The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.



8.2 ATTIC MOISTURE and VENTILATION

Comments: Inspected
 The roof sheathing is water-stained over the garage. The stain has occurred around a penetration (plumbing vent, roof vent) through the roof surface. The area should be monitored for leaks. If leaks occur, the penetration(s) should be caulked or re-flashed as necessary.



8.3 ATTIC INSULATION

Comments: Not Inspected

Not accessible.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.



Styles & Materials

Garage Door Type: One automatic	Garage Type: Attached	Garage door material: Metal
Garage Ceilings: Finished Ceilings	Garage Flooring: Concrete	

Items

9.0 GARAGE INSPECTION LIMITATIONS

Comments: Inspected
Personal belongings prevented full access to the garage at the time of this inspection. A walk-through is recommended when the area is cleared and accessible.

9.1 GARAGE DOOR(S) and OPENER(S)

Comments: Inspected
(1) The safety reverse features incorporated into the garage door opener(s) performed their intended functions when tested.

 (2) The garage door opener low voltage wires are loose, recommend repair.



9.2 FIRE WALL and PASSAGE DOOR

Comments: Inspected

- (1) Garage ceiling adjoining living space are considered fire barriers. Damage or holes were noted at one or more areas of the ceiling that would compromise the fire rating. A qualified drywall technician should make repairs.



- (2) The passage door trim is damaged, recommend repair.



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9.3 GARAGE OUTLETS & LIGHTING


Comments: Inspected

 The fluorescent lighting did not fully illuminate. Bulbs and or starter may need replacement.



9.4 GARAGE FLOOR

Comments: Inspected

 (1) Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement. Recommend sealing the crack to prevent water intrusion. A qualified contractor could perform the work.



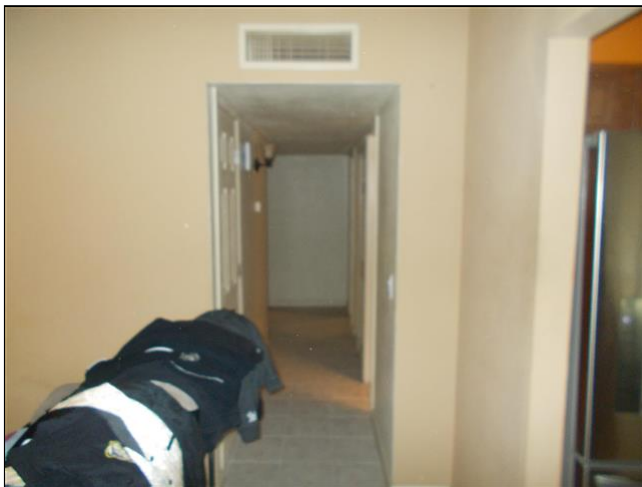
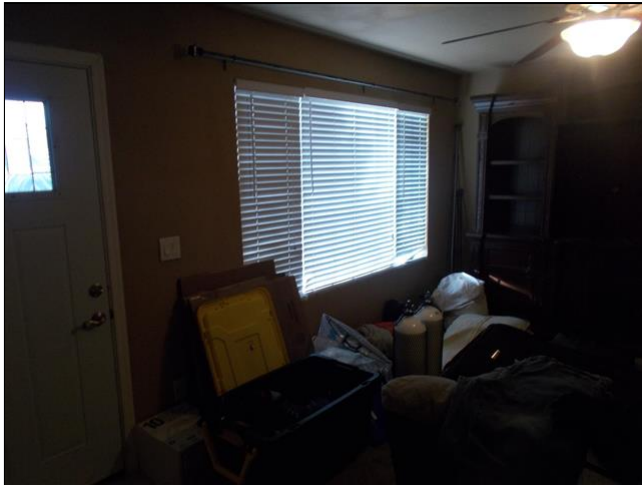
 (2) The garage floor is uneven on the right side (facing front) and should be monitored.



10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows, separation walls, ceilings, doors, between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.



Styles & Materials

Ceiling Materials: Gypsum board	Wall Material: Gypsum board	Floor Covering(s): Carpet Wood Tile
Window Type/Design: Double pan	Interior Door Type: Wood Hollow Core	Smoke Detectors Present: Yes

Items

10.0 LIMITATIONS to the INTERIOR INSPECTION

Comments: Inspected
The closets of this occupied home are filled with personal belongings. We do not disturb or remove personal property from closets or storage areas. This restricts all or part of our view of the closet walls / ceilings. Closely check all areas where personal property has been stored during your final walkthrough.

10.1 GENERAL COMMENTS ABOUT THE INTERIOR

Comments: Inspected
The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

10.2 CEILINGS and WALLS

Comments: Inspected
 The walls or ceiling have minor cosmetic damage (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.



10.3 FLOORS

Comments: Inspected
 (1) The carpet is loose in the bedrooms, recommend further evaluation and repair/replace.

Sonic Property Inspections



(2) Some of the tile grout is loose or missing. Affected areas could be re-grouted as part of routine maintenance. A qualified technician could make repairs or modifications as necessary.



Kitchen

10.4 WINDOWS

Comments: Inspected

The interior windows showed no signs of any deficiencies on the day of the inspection. Note that identifying damaged thermal seals can be difficult if not impossible on any given day.

10.5 DOORS AND CLOSETS

Comments: Inspected

All accessible doors tested performed their intended function on the day of the inspection.

10.6 SMOKE & CO DETECTOR(S)

Comments: Inspected



We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.



Styles & Materials

Garbage Disposall:
Yes

Countertop:
Granite Slab

Cabinetry:
Wood

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GFCI Outlets:

Yes

Microwave:

Microwave Installed

Dishwasher**Installed:**

Yes

High Loop/Air Gap**Installed:**

No

Exhaust/Range Hood:

Exhaust Fan Built into the Microwave that Re-circulates Through a Filter

Cooking Fuel:

Natural Gas

Range/Oven:

Natural Gas

Range Anti-tip Device:

No

Items

11.0 SINK(S) and GROUT/CAULKING

Comments: Inspected

The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.1 COUNTERTOP and CABINETRY

Comments: Inspected

The countertop exhibits typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.

11.2 RANGE(S), OVEN(S), and COOKTOP(S)

Comments: Inspected



(1) The left rear burner did not respond when tested. I recommend having a qualified appliance technician make further evaluations and repairs as needed.



(2) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

11.3 KITCHEN ELECTRICAL

Comments: Inspected

The kitchen GFCI protected outlets were tested and functioned as intended at time of inspection.

11.4 GARBAGE DISPOSAL(S)

Comments: Inspected

The disposal(s) was operated and functioned normally at time of inspection.

11.5 DISHWASHER(S)

Comments: Inspected

Sonic Property Inspections



(1) The dishwasher drain is connected to a hose that connects directly to the sink drain line or discharges into the garbage disposal. This can allow contaminated water to mix with the potable water supply. A qualified technician should install either a "high loop" or an approved air gap device to prevent mixture of supply and waste water.



(2) Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.



11.6 BUILT-IN MICROWAVE

Comments: Inspected

The microwave oven, fan / light controls were tested and functioned as intended at time of inspection. Testing for leakage is not within the inspection scope.

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.



Styles & Materials

Number of Bathrooms:	Bathroom Ventilation:	GFCI Protected Outlets:
Two	Exhaust Fan	Yes

Items

12.0 FAUCETS / BASINS / DRAINS

Comments: Inspected
No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.

12.1 COUNTERTOP and CABINETRY

Comments: Inspected
The counter tops and cabinets were in acceptable condition on the day of the inspection.

12.2 TOILET(S)

Comments: Inspected
The toilets flushed and were not loose on the day of the inspection.

Sonic Property Inspections

12.3 SHOWER WALLS and ENCLOSURE

Comments: Inspected

The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.

12.4 BATHTUB(S)

Comments: Inspected

Acceptable.

12.5 FLOOR and WALLS

Comments: Inspected

The bathroom flooring was in acceptable condition on the day of the inspection.

12.6 BATH ELECTRICAL

Comments: Inspected

The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and functioned as intended at time of inspection.

12.7 BATHROOM VENTILATION

Comments: Inspected

The bathroom vents are functional and vent to the building exterior.

Action Items



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Customer
Sample

Address
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Phoenix AZ 85023

3. Exterior

3.4 GRADING, DRAINAGE, and RETAINING WALL(S)
Inspected

 There is a negative slope at the several exterior areas and can cause or contribute to water intrusion or deterioration. Monitor the areas to determine if water is entering the structure. Have a qualified contractor or landscaper regrade the yard if needed.

3. Exterior



3.8 DOORS (Exterior)
Inspected

 (2) The patio door has one broken glass panel, recommend repair.



6. Electrical

6.2 WIRING

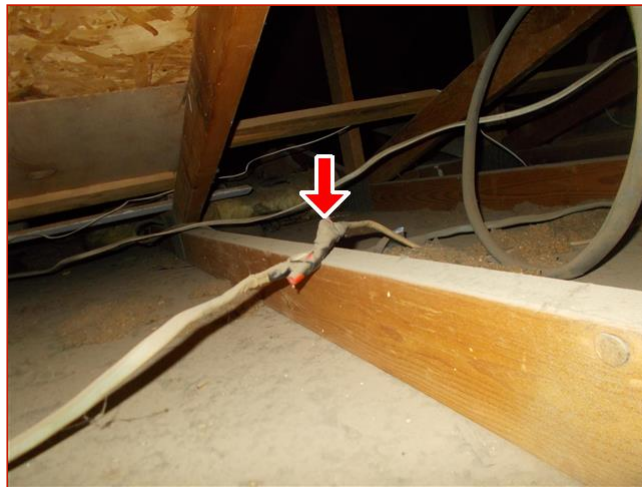
Inspected



(2) There is an open junction box in the attic. Lack of covers on junction boxes is a shock or fire hazard. We DID NOT necessarily list all locations. A qualified technician should check the system and install a proper cover on all junction boxes.



(3) There is an open wire splice(s) in the attic. We DID NOT necessarily list all locations. Open splices can be a shock or fire hazard. A qualified technician should properly splice all wiring inside covered junction boxes.



7. Heating and Cooling

7.2 HEATING SYSTEM(S)

Inspected



(1) The heat pump(s) did not perform its intended function in the heating mode on the day of the inspection. The heat pump(s) cycled however would not reach an acceptable temperature of 95 degrees or above. We recommend that a qualified HVAC technician evaluate the system and make repairs as needed.

7. Heating and Cooling



+ (2) The Heat Pump protective grill is missing, recommend further evaluation and repairs.



7.7 Swamp cooler
Inspected

+ The roof installed evaporative cooler has been previously leaking onto the attic (see the obvious moisture stains on the attic sheathing beneath the unit). Further evaluation and service as necessary is recommended.



9. Garage

9.2 FIRE WALL and PASSAGE DOOR

Inspected



(1) Garage ceiling adjoining living space are considered fire barriers. Damage or holes were noted at one or more areas of the ceiling that would compromise the fire rating. A qualified drywall technician should make repairs.



11. Kitchen

11.5 DISHWASHER(S)

Inspected



(2) Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.



Consideration Items



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Sonic Property Inspections

480-414-6856

Customer
Sample

Address
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Phoenix AZ 85023

1. Introductory Notes

1.0 IMPORTANT CLIENT INFORMATION

Inspected



Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home.

2. Structure

2.3 COLUMNS

Inspected



The patio wood column metal bracket is loose, recommend further evaluation and repairs.

2. Structure



3. Exterior

3.1 VEGETATION

Inspected



At time of inspection, one or more areas of the vegetation were observed to be against or close to the exterior walls. This should also be noted on your WDO (Termite) report. Irrigated vegetation against house walls is conducive to Subterranean Termites. Recommend removing or trimming the bushes



3.5 FENCES and GATES

Inspected



(2) The wood gates are slightly weathered, and should be serviced as necessary to prevent further deterioration. Service such as scraping, repainting and sealing.

3. Exterior



3.7 WALL CLADDING and TRIM

Inspected



Minor damage to the stucco cladding was observed at one or more areas. Photos show example(s) and not individual areas. Repairs are advised.



3.8 DOORS (Exterior)

Inspected



(1) The patio door trim has small damage, recommend repair.

3. Exterior



(3) The patio door rubs and the weatherstripping is damaged, recommend repair.



5. Plumbing

5.3 DRAIN, WASTE and VENTS PIPING

Inspected



(1) We could not locate the main cleanout for the sewer system.



(2) You should be aware that older structures commonly have old-style sewer pipe and plumbing in general. Determination of the condition of these lines is beyond the scope of this inspection. A plumber equipped with a special camera that displays the condition of the piping is recommended for further evaluation.

5.4 WATER HEATING SYSTEM

Inspected



(1) Corrosion was noted at the water heater water piping. Evidence of possible prior leaks were also noted. Recommend further evaluation and repair.

5. Plumbing



(2) The water heater pan is bent, recommend repair.



6. Electrical

6.3 EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

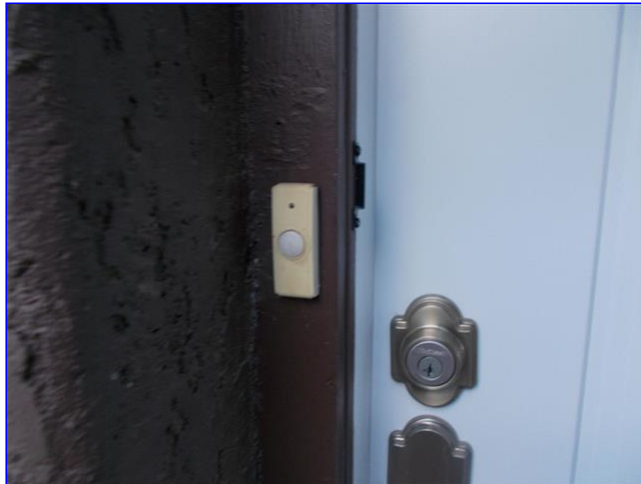


(1) The exterior light fixture(s) at the rear of the home is not functional. The bulb(s) may be burned out. The bulbs in non-functioning lights should be tested and replaced if necessary, and the proper operation of the fixtures should be verified. Repair any non-functional fixture.

6. Electrical



(2) The door bell was not operational using normal controls. Recommend repair.



7. Heating and Cooling

7.0 HEATING and COOLING INSPECTION LIMITATIONS

Inspected



Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

7.2 HEATING SYSTEM(S)

Inspected



(3) The Heat Pump system is in the 3rd trimester of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. However, it would also be wise to keep a home protection policy current.

7. Heating and Cooling



MFD 2005 2.5 ton

8. Attic

8.2 ATTIC MOISTURE and VENTILATION

Inspected



The roof sheathing is water-stained over the garage. The stain has occurred around a penetration (plumbing vent, roof vent) through the roof surface. The area should be monitored for leaks. If leaks occur, the penetration(s) should be caulked or re-flashed as necessary.



9. Garage

9.1 GARAGE DOOR(S) and OPENER(S)

Inspected



(2) The garage door opener low voltage wires are loose, recommend repair.

9. Garage



9.2 FIRE WALL and PASSAGE DOOR

Inspected



(2) The passage door trim is damaged, recommend repair.



9.3 GARAGE OUTLETS & LIGHTING

Inspected



The fluorescent lighting did not fully illuminate. Bulbs and or starter may need replacement.



9. Garage

9.4 GARAGE FLOOR

Inspected



(1) Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement. Recommend sealing the crack to prevent water intrusion. A qualified contractor could perform the work.



(2) The garage floor is uneven on the right side (facing front) and should be monitored.



10. Interiors

10.2 CEILINGS and WALLS

Inspected



The walls or ceiling have minor cosmetic damage (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.

10. Interiors



10.3 FLOORS
Inspected

 (1) The carpet is loose in the bedrooms, recommend further evaluation and repair/replace.



 (2) Some of the tile grout is loose or missing. Affected areas could be re-grouted as part of routine maintenance. A qualified technician could make repairs or modifications as necessary.



Kitchen

10. Interiors

10.6 SMOKE & CO DETECTOR(S)

Inspected



We recommend you replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

11. Kitchen

11.2 RANGE(S), OVEN(S), and COOKTOP(S)

Inspected



(1) The left rear burner did not respond when tested. I recommend having a qualified appliance technician make further evaluations and repairs as needed.



(2) Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.

11.5 DISHWASHER(S)

Inspected



(1) The dishwasher drain is connected to a hose that connects directly to the sink drain line or discharges into the garbage disposal. This can allow contaminated water to mix with the potable water supply. A qualified technician should install either a "high loop" or an approved air gap device to prevent prevent mixture of supply and waste water.

11. Kitchen



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