

Summary



Sonic Property Inspections

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480-414-6856

Customer
Sample

Address
18223 N 20th Dr
Phoenix AZ 85023



Action Items

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.

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3.8 DOORS (Exterior)

Inspected

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

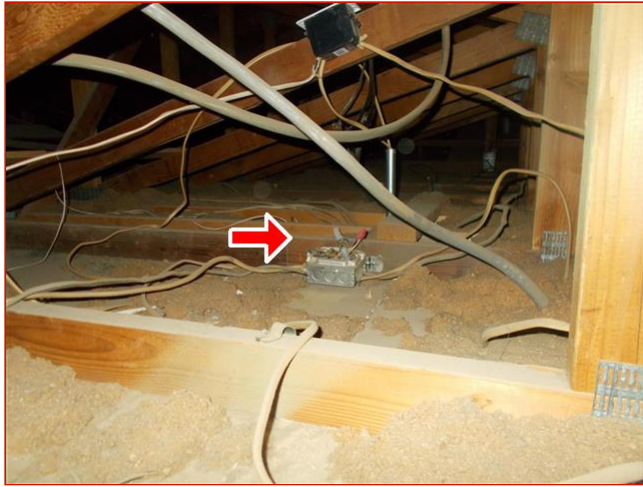


6.2 WIRING

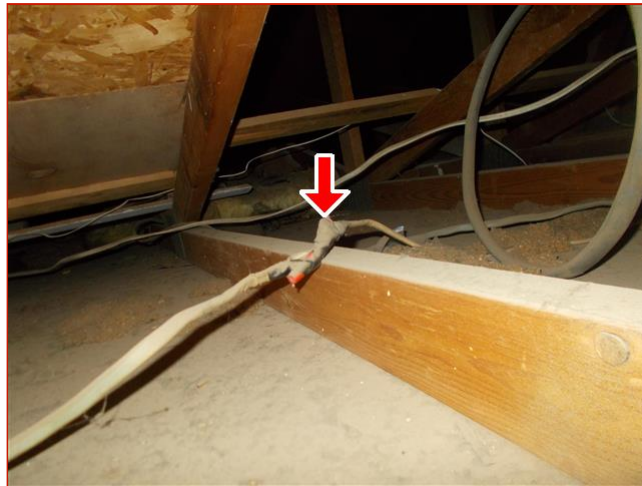
Inspected

(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.

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(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.



7.2 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



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(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.



9.2 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.



11.5 DISHWASHER(S)

Inspected

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



Consideration Items

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.

2.3 COLUMNS

Inspected

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

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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.



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



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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.



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



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.

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



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.



MFD 2005 2.5 ton

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.



9.1 GARAGE DOOR(S) and OPENER(S)

Inspected

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



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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.



9.4 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.

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



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.



10.3 FLOORS

Inspected

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

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(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

10.6 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.

11.2 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.

