



Desert Home Inspectors, LLC.
The First Step to Buying or Selling Your Home
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Confidential Inspection Report

Summary Report



Inspection Address

5905 E. Beryl
Paradise Valley, AZ 85253

Inspection Date

08/16/2017 12:30 PM - 05:30 PM

Prepared For

General Information

Inspection Address	5905 E. Beryl Paradise Valley, AZ 85253
Inspection Date	08/16/2017 12:30 PM - 05:30 PM
Weather	Clear
Inspector	Andy Lohman
Inspector License	64253
People On Site	Buyer, Buyer's Agent, Seller

Property

Style	Single Family Residence
Occupied	Yes
Furnished	Fully furnished
Structure Orientation	
Number of Stories	One
Estimated Year Build	1971
Unofficial Sq. Ft.	3,544
Notes	Ordered Budget Brothers for termite inspection.

Client

Client
Address

Phone
Phone
Phone
Email

Buyer

Agent
Company

Address
Phone
Phone
Email
Note

Seller

Agent
Company
Address

Phone
Phone
Email
Note

Please Note

This report is the exclusive property of Desert Home Inspectors, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Desert Home Inspectors, LLC and supercede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Arizona Board of Technical Registration and the International Association of Certified Home Inspectors (InterNACHI), and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that I make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report Summary

IMPORTANT NOTE - PLEASE READ: The summary report pages are provided to allow the reader with a brief overview of the report, most importantly including the components or conditions that may need service or require a second opinion. This summary report is not definitive or encompassing and it is essential that you also read the full home inspection report. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of this property. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. The items in this summary report are considered important because service and further evaluation of them from a qualified specialist is essential. A specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. All the items on the summary report and in the full report are recommended to be further evaluated, and serviced or replaced as necessary, by qualified, licensed technicians, within the inspection period or at least before the close of escrow. As a reminder, this home inspection report is only good for on the date it was completed. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

Section 1.0 - Exterior

Exterior Components

Outlets / Electrical

1.1 - There is an above ground spa breaker box located in the back yard. On the back of it is an open knock out. The knock out hole should be covered for safety reasons. The breaker located in this box is currently off.



Patio or Ceiling Fans

1.2 - The rear patio ceiling fan wobbles during high speed and may need service (Balancing). I recommend further evaluation from a qualified contractor as you feel necessary.



Section 2.0 - Kitchen

Kitchen

Garbage Disposal

2.1 - The garbage disposal is very noisy and may have worn components . Further evaluation is recommended from a qualified contractor for service or replacement as determined necessary.



Section 3.0 - Attic

Attic Area

Ventilation

3.1 - There are signs of moisture intrusion and staining on the rafter peaks in the area above the attic air handler nearest the garage access. It is unknown if these are old or new stains. It was currently dry to the touch. You may want to ask the seller more information about these stains. This shows that moisture is getting through the ridge vent, probably during heavy rain storms, and you should consult with a licensed contractor about correcting this condition. This is important to help prevent moisture related issues. There were no signs of related moisture getting into the living areas of the residence during the inspection.



Section 4.0 - HVAC

HVAC Gas Split Systems

Differential Temperature Readings

4.1 - Master bathroom air supply vent which was tested was too warm. It did not meet the split range which is between 18 and 22 degrees. It tested at 72 degrees while all other vents are around 56 degrees at the supply.

I recommend further evaluation from a qualified contractor for more information and service as determined necessary.

Section 5.0 - Plumbing

Potable Water Supply Pipes

Older Homes Plumbing Comments

5.1 - I recommend securing the plumbing which goes up the brick wall on the front of the dwelling. It is located near the house water shut off valve. Securing the loose plumbing to the wall will prevent possible damage to the pipe which may result in leak in the future. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.



Hose Bibs



5.2 - A hose bib at the front of the property leaks "only when the water is on" and needs service from a qualified contractor as you feel necessary. The leak is between the nut and faucet body.



5.3 - The rear hose bib has a shut off valve which has evidence of corrosion. At one time it appears to have leaked but is not leaking right now. It needs further evaluation from a qualified contractor for service as determined necessary.



Soft Water and Water Treatment Systems

General Comments



5.4 - The overflow drain line on the soft water system is not connected or installed. This could allow water to drain into the garage under certain circumstances. I recommend further evaluation from a qualified contractor for more detailed information and service as determined necessary.



Section 6.0 - Bathrooms

Main/Master Bathroom

Stall Shower

6.1 - The door sweep at the bottom of the glass shower door is damaged. This could allow water to escape the shower stall causing damage to walls and floors. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.



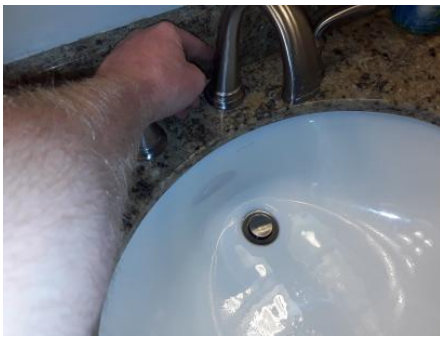
6.2 - The master bathroom shower wand leaks water out of the sides of the nozzle during use. It is designed to come out of the perforated holes only. It appears a gasket may have failed. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.



Hallway Bathroom

Sink Faucet Valves & Connectors Trap & Drain

6.3 - The hallway bathroom mechanical sink stopper will need to be adjusted for better drainage of water. Bathroom closest to the back yard.



Tub-Shower

6.4 - The hall bathroom tub/shower valve handle is loose or not properly connected and should be serviced or replaced as necessary by a qualified plumber.



Hallway Bathroom #2

Stall Shower

6.5 - There are open grout-joints where the floor meets the wall in the stall shower tiles that should be sealed to prevent moisture damage to the surrounding walls. Bathroom near garage door.



Toilet & Bidet

6.6 - The hallway bathroom toilet is functional, but loose on the floor and should be secured by a qualified contractor, for safety reasons and to prevent possible damage or leaking from around the toilet. Bathroom next to garage door.



Report Conclusion

Congratulations on the purchase of your new home! Since we never know who will be occupying or visiting a property, whether children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue areas; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be completely satisfied with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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