



INSPECTION SUMMARY REPORT

Report #: S052401-24RT

Client: Gilverslgeve

Property Inspected: 4684 N 19th Ave, Phoenix, AZ 85015

Scope of work: General Home Inspection

Date of Inspection: May 24, 2024

National Property Inspections (NPI) wishes to remind you, every home requires a certain amount of ongoing maintenance; this home will be no exception. Drains sometimes clog, air conditioners, furnaces and water heaters all need periodic servicing, and at some point in time, will need to be replaced. These are but a few examples of the things that you can expect as a homeowner. NPI suggests that you expect and budget for ongoing maintenance and repairs.

KEY TO THE TERMS LISTED IN THE REPORT:

For the convenience of easy reading and understanding, the following terms have been used in this report along with recommendation for actions. All actions indicated should be evaluated and carried out by qualified individuals. A qualified individual is a licensed professional, engineer, tradesman, or service technician.

Immediate Repair: Specific notation is made that the corresponding issue, item or system needs immediate attention and/or needs to be addressed immediately to avoid further damage. This notation will usually require further evaluation by a qualified individual to gain a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident at the time of the inspection where immediate correction is recommended. In most cases an competent, qualified individual is needed.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and/or evaluated by qualified individual and repaired along with any other necessary corrections.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation of the entire item and/or system by qualified individual for a thorough understanding of the scope of the repairs that may be needed.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

See the full report for these items: **Monitor, Note and Recommend Upgrade.**

This report is just a summary and the full report must be read carefully because some notations are not on the summary report for different reasons.

We have completed our visual inspection of the above referenced property. The report that follows should be read and studied

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carefully. At this time, we direct your attention to the following items:

SITE AND GROUNDS

Site Grading - Drainage

1. **Repair:** Some of the ground (soil and/or finish grade) around the house needs to be adjusted so water does not interfere with the foundation (pond and seep down against the house), but has a positive slope away from the house.

STRUCTURE & EXTERIOR

Entry Doors

2. **Repair:** The doorbell is inoperative. Problem could be the bell, the button, the transformer, wiring running between components or a combination of causes and needs repair by a qualified contractor.
3. **Repair:** The gap along the side of the front entry door where light is coming through needs to be corrected. Sometime adjusting the strike plate will resolve the problem.
4. **Maintenance:** The rear slider is hard to slide on its track and needs to be lubricated (dry lubricant only) to ease operation by a qualified contractor.

Other Structures

5. The storage room door is water damaged.

PLUMBING SYSTEMS

Distribution Piping

6. **Safety Concern:** One or more of the hose bibs lacks a vacuum breaker (anti-siphon valves). A vacuum breaker can be screwed onto any faucet that has a hose-bib. These inexpensive valves are needed to prevent the possible contamination of the potable water supply in the home.

ELECTRICAL

Main Service Panel

7. The main disconnect for the electrical system is a single throw main breaker that is located on the right side of the panel.

Branch Circuit Wiring

8. **Safety Concern:** The conduit is disconnected below the main service panel, exposing the wires. It should be secured to its connector to protect the wiring.

Smoke Detectors

9. We recommend replacing the old smoke detector and installing one in each bedroom for safety.

HVAC (HEATING, VENTILATION AND AIR CONDITIONING)

COOLING SYSTEM CONDENSING UNIT(S)

10. **Note:** Even though the AC is working, the temperature drop should be checked each year to ensure it is working correctly, presumably just before the hot summer. When it is working correctly, the temperature drop should be within the industry standard, which is between 17-21 degrees. This will ensure the unit is working efficiently.

KITCHEN & APPLIANCES

Cabinets/Countertops

11. **Monitor:** There are hairline cracks in the kitchen countertop throughout. Periodically check to make sure cracks aren't getting bigger.

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BATH AREAS

Bathroom Wash Basins

12. **Repair:** The master bathroom sink stopper is missing and needs repair by a qualified contractor.

13. **Repair:** The 1/2 bathroom sink stopper is missing and needs repair by a qualified contractor.

Bathtub/Showers

14. **Repair:** The seal around the master bathroom shower surround needs to be caulked to prevent water intrusion and unnecessary damage and needs repair by a qualified contractor.

15. **Consult Seller:** The drain stopper is missing at the guest/common bathroom tub.

16. **Repair:** Water leaks out of the back of the guest/common bathroom showerhead. It should be tightened or replaced to prevent this and needs repair by a qualified contractor.

17. **Repair:** The guest bathroom showerhead cover was not attached and could not be attached during the inspection and needs repair by a qualified contractor.

Toilets

18. **Further Review:** The guest bathroom toilet does not flush properly without holding down the handle and needs repair by a qualified contractor.

INTERIOR ROOMS & OTHER PROVISIONS

Doors

19. **Repair:** The guest bathroom wooden hollow core door has a hole in it. Although this is cosmetic in nature, it can be difficult to correct this without a visible patch. and needs repair by a qualified contractor.

Floor Coverings

20. **Repair:** Some repairs to the grout is needed throughout, especially at dissimilar materials and needs repair by a qualified contractor..

Closets

21. **Repair:** One or more closet doors are off track and needs repair by a qualified contractor. Namely the laundry and front door closets.

Stairs / Railings

22. **Repair:** The trim on the stair is beginning to separate in areas and needs repair by a qualified contractor.

Each of these items will likely require further evaluation and repair by qualified tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

FACTS ABOUT YOUR INSPECTION:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building

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and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. If there are any gas powered appliances, the appropriate gas supplier should be contacted before you take possession of the property to ascertain if any changes to the current installation will be necessary as this is outside the normal scope of our inspection and we will assume no responsibility whatsoever for any costs to bring the appliances into compliance.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The inspection performed is intended and is to be used only to provide information regarding the condition of the property inspected to the party contracting for such inspection. NPI is not obligated or liable to any party not expressly contracting for such inspection. Damages for any claimed deficiency in the inspection performed on the subject property, or failure of the inspection of the subject property to discover a claimed defect shall be limited to the fee charged for the inspection.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

National Property Inspections

By: Steve Anderson, Licensed Inspector
For the Company

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