

# AZ's Premier Home Inspection Report



10314 West Foothill Drive  
Peoria, Arizona 85383

Prepared for: Mike and Shelly Morrow

Prepared by: AZ's Premier Home Inspections  
21320 N. 56th St.  
Suite 1023  
Phoenix, AZ 85054

# AZ's Premier Home Inspections

18:40 March 29, 2008

Page 1 of 8  
10314 W Foothills



## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 10314 West Foothill Drive  
City Peoria State Arizona Zip 85383  
Contact Name Greg Zaran

### Client Information

Client Name Mike and Shelly Morrow

### Inspection Company

Inspector Name Bruce Bourne - BTR # 38546  
Company Name AZ's Premier Home Inspections  
Company Address 21320 N. 56th St.  
Suite 1023  
City Phoenix State AZ Zip 85054  
Inspection Company AZ's Premier Home Inspections, LLC  
File Number B032908A  
Amount Received \$335.00

### Conditions

Others Present Buyer/Buyer's Agent Property Occupied No  
Estimated Age 2006 Entrance Faces South  
Inspection Date 03/29/2008  
Start Time 12pm End Time 3:30PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 82 deg f  
Weather Sunny Soil Conditions Dry  
Space Below Grade n/a  
Building Type Single family, two story Garage Attached  
Additions/Modifications Unknown  
Permits Obtained Unknown How Verified n/a



## Lots and Grounds

Note: Arizona State Inspection Standards require Home Inspectors to report any components and conditions that need immediate major repair. Conditions of common wear and tear, needed maintenance repairs, and minor repairs are beyond the scope of this report.

- |               |   |
|---------------|---|
| 1. Acceptable | Walks: Concrete   |
| 2. Acceptable | Patio: Concrete   |
| 3. Marginal   | Porch: Painted Wood/Drywall Cracks/damage present at ceiling drywall. |
| 4. Acceptable | Vegetation: Various types   |
| 5. Acceptable | Grading: Moderate slope   |
| 6. Acceptable | Lawn Sprinklers: Front yard only                                      |
| 7. Acceptable | Driveway: Concrete  |
| 8. Acceptable | Fences: Block, wood & metal Note: Gate(s) locked, not tested.         |

## Exterior Surface and Components

### Combined Exterior Surface

1. Marginal Type: Stucco Cracks/openings need repair, in areas.



- |                  |  |
|------------------|--|
| 2. Acceptable    | Trim: Stucco                               |
| 3. Acceptable    | Fascia: Wood                               |
| 4. Acceptable    | Soffits: Stucco                            |
| 5. Acceptable    | Entry Doors: Wood                          |
| 6. Acceptable    | Door Bell: Hard wired                      |
| 7. Acceptable    | Patio Door: Sliding glass                  |
| 8. Not Inspected | Window Screens: Beyond scope of inspection |
| 9. Acceptable    | Exterior Lighting: Surface mount           |
| 10. Acceptable   | Exterior Electric Outlets: 110 VAC GFCI    |
| 11. Acceptable   | Hose Bibs: Gate                            |
| 12. Acceptable   | Gas Meter: West side                       |
| 13. Acceptable   | Main Gas Valve: Located at gas meter       |

## Roof

### Main Roof Surface

- |   |
|---|
| 1. Method of Inspection: On roof  |
| 2. Acceptable Material: Concrete tile Note: Common cracks/chips.                                    |
| 3. Type: Hip and Gable  |
| 4. Approx Age: Appears original   |
| 5. Marginal Flashing: Metal Improper installation at one vent pipe, flashing not wrapped into pipe. |



- |               |                |
|---------------|----------------|
| 6. Acceptable | Valleys: Metal |
|---------------|----------------|



## Roof (Continued)

7. Acceptable Plumbing Vents: ABS  
n/a Chimney

## Garage/Carport

### Front Garage

1. Type of Structure: Attached Car Spaces: Multiple  
2. Acceptable Garage Doors: Metal  
3. Acceptable Door Operation: Mechanized  
4. Acceptable Door Opener: One  
5. Acceptable Service Doors: Wood  
6. Acceptable Ceiling: Drywall  
7. Acceptable Walls: Drywall  
8. Acceptable Floor/Foundation: Concrete  
9. Acceptable Electrical: 110 VAC GFCI

## Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC  
2. Acceptable Service: Not visible  
3. Acceptable 120 VAC Branch Circuits: Copper  
4. Acceptable 240 VAC Branch Circuits: Aluminum  
5. Acceptable Conductor Type: Romex  
6. Acceptable GFCI: Present  
7. Acceptable Ground: Appears normal  
8. Not Inspected Smoke Detectors: Hard wired Beyond scope of inspection, recommend monthly testing.

### West side Electric Panel

9. Acceptable Manufacturer: Square D  
10. Max Capacity: 200 Amps  
11. Acceptable Main Breaker Size: 200 Amps  
12. Acceptable Breakers: CU/AL  
13. Is the panel bonded? Yes

## Structure

1. Acceptable Structure Type: Frame  
2. Acceptable Foundation: Poured concrete  
3. Acceptable Beams: Not all visible  
4. Acceptable Bearing Walls: Frame  
5. Acceptable Joists/Trusses: 2x4  
6. Acceptable Piers/Posts: Not all visible  
7. Acceptable Floor/Slab: Concrete



## Attic

Limited view/inspection due to insulation and low clearance.

### Upstairs hall bath Attic

1. Method of Inspection: In attic, limited view due to insulation, etc.
2. Acceptable      Roof Framing: 2x4 Truss
3. Acceptable      Sheathing: Strand board
4. Acceptable      Ventilation: Roof vents
5. Acceptable      Insulation: Fiberglass blown
6. Marginal        Insulation Depth: Approx. 10"-16" Less than 14 3/4" depth, in areas.
7. Acceptable      Wiring/Lighting: 110/220 VAC
8. Acceptable      Moisture Penetration: None observed
9. Acceptable      Bathroom Fan Venting: Adequate

### Garage Attic

10. Method of Inspection: From attic access only.
11. Acceptable      Roof Framing: 2x4 Truss
12. Acceptable      Sheathing: Strand board
13. Marginal        Ventilation: Roof vents Damaged screen wire and debris present, at roof vent above garage.



14. Not Present    Insulation:
15. Acceptable    Moisture Penetration: No evidence observed.

## Air Conditioning

### East side AC System

1. Acceptable      A/C System Operation: Functional
2. Acceptable      Condensate Removal: PVC
3. Acceptable      Exterior Unit: Carrier
4. Model Number: 38brg042300    Serial Number: 3805e25582
5. Area Served: 1st floor    Approximate Age: 2005
6. Fuel Type: 220 VAC    Temperature Differential: 18 deg
7. Type: Central A/C    Capacity: 3.5 ton
8. Acceptable      Refrigerant Lines: Adequate
9. Acceptable      Electrical Disconnect: Pull disconnect

### East side AC System

10. Acceptable      A/C System Operation: Functional
11. Acceptable      Condensate Removal: PVC
12. Acceptable      Exterior Unit: Carrier
13. Model Number: 38brc036350    Serial Number: 4305e34833
14. Area Served: 2nd floor    Approximate Age: 2005
15. Fuel Type: 220 VAC    Temperature Differential: 19 deg
16. Type: Central A/C    Capacity: 3 ton
17. Acceptable      Refrigerant Lines: Adequate
18. Acceptable      Electrical Disconnect: Pull disconnect
19. Acceptable      Exposed Ductwork: Insulated flex
20. Acceptable      Blower Fan/Filters: Direct drive





## Air Conditioning (Continued)

21. Acceptable      Thermostats: Individual

## Heating System

### Attic Heating System

- 1. Acceptable      Heating System Operation: Adequate
- 2. Manufacturer: Carrier
- 3. Type: Forced air      Capacity: unknown
- 4. Area Served: 1st floor      Approximate Age: Appears original
- 5. Fuel Type: Natural gas
- 6. Not Inspected      Heat Exchanger: Not inspected, beyond scope of a home inspection.
- 7. Unable to Inspect: n/a
- 8. Acceptable      Blower Fan/Filter: Direct drive
- 9. Acceptable      Distribution: Adequate
- 10. Acceptable      Flue Pipe: Double wall

### Attic Heating System

- 11. Acceptable      Heating System Operation: Adequate
- 12. Manufacturer: Carrier
- 13. Type: Forced air      Capacity: unknown
- 14. Area Served: 2nd floor      Approximate Age: Appears original
- 15. Fuel Type: Natural gas
- 16. Not Inspected      Heat Exchanger: Not inspected, beyond scope of a home inspection.
- 17. Unable to Inspect: n/a
- 18. Acceptable      Blower Fan/Filter: Direct drive
- 19. Acceptable      Distribution: Adequate
- 20. Acceptable      Flue Pipe: Double wall
- 21. Acceptable      Thermostats: Individual
- 22. Tank Location: n/a

## Plumbing

- 1. Acceptable      Service Line: Copper
- 2. Acceptable      Main Water Shutoff: West side 1 1/4"
- 3. Acceptable      Water Lines: Copper
- 4. Acceptable      Functional Flow-Supply: Adequate
- 5. Acceptable      Gas Service Line: Cast iron
- 6. Acceptable      Vent Pipes: ABS
- 7. Acceptable      Service Caps: Accessible
- 8. Acceptable      Drain Pipes: ABS
- 9. Acceptable      Functional Flow-Drains: Adequate

### Garage Water Heater

- 10. Acceptable      Water Heater Operation: Adequate
- 11. Manufacturer: A.O. Smith
- 12. Type: Natural gas      Capacity: 50 gallon
- 13. Approximate Age: 2006      Area Served: Whole unit
- 14. Acceptable      Flue Pipe: Double wall
- 15. Acceptable      TPRV and Drain Tube: Brass & Copper



## Bathroom

### Master Bathroom

- |               |                              |
|---------------|------------------------------|
| 1. Acceptable | Electrical: 110 VAC GFCI     |
| 2. Acceptable | Counter/Cabinet: Adequate    |
| 3. Acceptable | Sink/Basin: Adequate         |
| 4. Acceptable | Faucets/Traps: Adequate      |
| 5. Acceptable | Tub/Surround: Adequate       |
| 6. Acceptable | Shower/Surround: Adequate    |
| 7. Acceptable | Toilets: Adequate            |
| 8. Acceptable | Ventilation: Ventilation fan |

### 2nd Floor Hall Bathroom

- |                |                              |
|----------------|------------------------------|
| 9. Acceptable  | Electrical: 110 VAC GFCI     |
| 10. Acceptable | Counter/Cabinet: Adequate    |
| 11. Acceptable | Sink/Basin: Adequate         |
| 12. Acceptable | Faucets/Traps: Adequate      |
| 13. Acceptable | Tub/Surround: Adequate       |
| 14. Acceptable | Shower/Surround: Adequate    |
| 15. Acceptable | Toilets: Adequate            |
| 16. Acceptable | Ventilation: Ventilation fan |

### Downstairs Hall Bathroom

- |                |  |
|----------------|--|
| 17. Acceptable | Electrical: 110 VAC GFCI   |
| 18. Acceptable | Counter/Cabinet: Adequate  |
| 19. Acceptable | Sink/Basin: Adequate   |
| 20. Acceptable | Faucets/Traps: Adequate  |
| 21. Acceptable | Tub/Surround: Adequate   |
| 22. Marginal   | Shower/Surround: Adequate except <span style="color: green;">Leaking noted at shower head</span> |
| 23. Acceptable | Toilets: Adequate  |
| 24. Acceptable | Ventilation: Ventilation fan   |

## Kitchen

Limited view in areas.

### Central Kitchen

- |                     |  |
|---------------------|--|
| 1. Acceptable       | Cooking Appliances: Electric   |
| 2. Marginal         | Ventilator: Ducted <span style="color: green;">Air leak present, above microwave.</span>                                 |
| 3. Acceptable       | Disposal: Adequate   |
| 4. Acceptable       | Dishwasher: Adequate   |
| 5. Air Gap Present? | Yes  |
| 6. Not Present      | Refrigerator:  |
| 7. Acceptable       | Microwave: Adequate  |
| 8. Acceptable       | Sink: Adequate   |
| 9. Marginal         | Electrical: 110 VAC GFCI <span style="color: green;">Light not operational (check bulbs, etc., prior to closing).</span> |
| 10. Acceptable      | Plumbing/Fixtures: Adequate  |
| 11. Acceptable      | Counter Tops: Adequate   |
| 12. Acceptable      | Cabinets: Adequate   |



## Interior Rooms

### Combined Living Space

- |               |   |
|---------------|---|
| 1. Acceptable | Closet: Multiple  |
| 2. Acceptable | Ceiling: Drywall  |
| 3. Acceptable | Walls: Drywall  |
| 4. Acceptable | Floor: Carpet & Tile  |
| 5. Acceptable | Doors: Various types / styles   |
| 6. Marginal   | Windows: Aluminum slider Damaged window frame, difficult to open/close at east bedroom; dust present by many windows, possible air leaks, recommend review with builder/manufacturer. |



- |               |  |
|---------------|--|
| 7. Acceptable | Electrical: 110 VAC Outlets  |
| 8. Acceptable | HVAC Source: Forced air registers in every room                          |
| 9. Marginal   | Ceiling Fans: Adequate except Inoperative pull chain, at rear patio fan. |

## Laundry Area

### By Garage Laundry Room/Area

- |               |  |
|---------------|--|
| 1. Acceptable | Electrical: 110 VAC Outlets              |
| 2. Acceptable | Washer Hose Bib: Adequate                |
| 3. Acceptable | Washer and Dryer Electrical: 110-240 VAC |
| 4. Acceptable | Dryer Vent: Adequate                     |
| 5. Acceptable | Dryer Gas Line: Insulflex                |
| 6. Acceptable | Washer Drain: Wall mounted drain         |





## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Porch: Painted Wood/Drywall Cracks/damage present at ceiling drywall.

### Exterior Surface and Components

2. Combined Exterior Surface Type: Stucco Cracks/openings need repair, in areas.



### Roof

3. Flashing: Metal Improper installation at one vent pipe, flashing not wrapped into pipe.



### Attic

4. Upstairs hall bath Attic Insulation Depth: Approx. 10"-16" Less than 14 3/4" depth, in areas.
5. Garage Attic Ventilation: Roof vents Damaged screen wire and debris present, at roof vent above garage.



### Bathroom

6. Downstairs Hall Bathroom Shower/Surround: Adequate except Leaking noted at shower head

### Kitchen

7. Central Kitchen Ventilator: Ducted Air leak present, above microwave.
8. Central Kitchen Electrical: 110 VAC GFCI Light not operational (check bulbs, etc., prior to closing).

### Interior Rooms

9. Combined Living Space Windows: Aluminum slider Damaged window frame, difficult to open/close at east bedroom; dust present by many windows, possible air leaks, recommend review with builder/manufacture.



10. Combined Living Space Ceiling Fans: Adequate except Inoperative pull chain, at rear patio fan.