



# Inspection Report

**Allen Bontrager**

**Property Address:**  
2474 E. Almeria Rd  
Phoenix Az 85008



**Complete Inspection Service, LLC**

**Kent Knuckles. Certified Inspector. 602.708.3964**

**8720 E. Pampa Ave**

**Mesa AZ 85212**

**ASHI Member, Arizona Certification # 51643**

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| <b>Date:</b> 9/10/2015                                     | <b>Time:</b> 12:00 PM               | <b>Report ID:</b> 91015.kk.1                         |
| <b>Property:</b><br>2474 E. Almeria Rd<br>Phoenix Az 85008 | <b>Customer:</b><br>Allen Bontrager | <b>Real Estate Professional:</b><br>Jennie Goodchild |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

TERMITE INSPECTIONS ARE SCHEDULED AS A COURTESY TO OUR CUSTOMERS TO PROVIDE SOME OF THE INFORMATION NEEDED TO MAKE AN INFORMED BUYING DECISION. THE TERMITE INSPECTION REPORT IS A SEPARATE DOCUMENT THAT IS NOT INCLUDED IN THE HOME INSPECTION REPORT. WE HIGHLY RECOMMEND AND SCHEDULE OUR WORK WITH BUDGET BROTHERS TERMITE AND PEST ELIMINATION, 623.582.5505. TYPICALLY THE TERMITE INSPECTION IS SENT TO THE BUYER'S AGENT AND THE TITLE COMPANY. IF YOU WOULD LIKE A COPY OF THE TERMITE INSPECTION REPORT PLEASE CALL BUDGET BROTHERS, THEY WILL SEND A COPY OF THE REPORT DIRECTLY TO YOU. WE ARE HAPPY TO ORDER THE TERMITE INSPECTION BUT COMPLETE INSPECTION DOES NOT ASSUME RESPONSIBILITY FOR DELIVERY OF THE REPORT OR ANY.

This home was built in 1952, the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection

In addition, I recommend the purchase of a good home warranty.

|  |   |                                    |
|--|---|------------------------------------|
| <b>Type of Building:</b><br>Single Family Detached (1 story) | <b>Approximate age of building:</b><br>1952 | <b>Home Faces:</b><br>West         |
| <b>Temperature:</b><br>Over 65                               | <b>Weather:</b><br>Cloudy                   | <b>Rain in last 3 days:</b><br>Yes |

**Client is Present:**

Yes

## 1. Structural Components

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; 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. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Items

#### 1.0 Foundation type and condition. (6)

**Comments:** Inspected

Reinforced concrete slab on grade.

The visible portions of the foundation are in satisfactory condition.

#### 1.1 Floors- type and condition (7)

**Comments:** Inspected

Concrete slab on grade

Wood floor ( under kitchen)

The visible portions of the floor at each level of the structure are in satisfactory condition.



1.1 Picture 1 wood floor

#### 1.2 Walls-type and condition (8)

**Comments:** Repair or Replace

(1) Wood framed walls

Masonry

Overall the visible portions of the exterior structural walls are in satisfactory condition.

(2) The framed walls and siding are in contact with the ground and concrete. This is conducive to water and insect damage. I recommend further evaluation and repair as needed.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

### 1.3 Columns-type and condition (9)

**Comments:** Inspected

Wood post

Rear porch

The visible portions of the post/column are in satisfactory condition.



1.3 Picture 1

### 1.4 Roofs/ceilings-type and condition (10)

**Comments:** Repair or Replace

(1) Conventional framed rafters

Decking boards

Overall the visible portion of the roof and ceilings structure are in satisfactory condition.



1.4 Picture 1



1.4 Picture 2

(2) There is evidence of termite damage above the front bathroom ceiling. I recommend further professional evaluation and repair as needed.



1.4 Picture 3

**1.5 Underfloor crawl space-condition (11)**

**Comments:** Not Present

None present, slab on grade

**1.6 Observation method for attic and crawl space (12)**

**Comments:** Inspected



The attic was viewed from the attic access opening in the front bathroom. Some areas of the attic are not visible from the attic access openings. There is no crawl space

### 1.7 General

**Comments:** Repair or Replace

Make sure all room additions, upgrades, patio were permitted and inspected. If not, I recommend having the additions retro-permitted and inspected for safety and suitability.



1.7 Picture 1

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

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 and applicable 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; and Probe exterior wood components where deterioration is suspected. 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 (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Items

#### 2.0 Wall cladding-type and condition (13)

**Comments:** Repair or Replace

(1) Aluminum siding.

Painted masonry.

Overall the exterior wall cladding is in satisfactory condition.

(2) There is a hole on the front side of the house. Repair as needed.



2.0 Picture 1

(3) The ceiling on the back porch is loose. Repair as needed.



2.0 Picture 2

#### 2.1 Flashing and trim-condition (14)

**Comments:** Inspected

The visible portions of the flashing and trim are in satisfactory condition.

#### 2.2 Entry doors condition & operational (15)

**Comments:** Repair or Replace

(1) Overall the exterior doors are in satisfactory and operational condition.

(2) Adjust the weather strip on back door to seal the opening.



2.2 Picture 1

(3) All the exterior doors require keyless operation from the interior to provide egress in the event of fire. I recommend replacement of the keyed dead bolts with thumb latch locks.



2.2 Picture 2

### 2.3 Windows condition and operation (16/75)

**Comments:** Repair or Replace

(1) A representative number of windows were operated and found to be in satisfactory condition and operational.

(2) The kitchen window is cracked. Repair as needed.



2.3 Picture 1

**2.4 Garage door opener condition and operation (17)**

**Comments:** Not Present

None present.

**2.5 Decks, balconies, and steps-condition (18)**

**Comments:** Not Present

None present.

**2.6 Porch, areaway, railings-condition (19)**

**Comments:** Not Present

None present.

**2.7 Eaves, soffits and fascias-condition (20)**

**Comments:** Inspected

The visible portion of the eaves, soffits, and fascias are in satisfactory condition.

**2.8 Vegetation, /adverse impact on structure (21)**

**Comments:** Repair or Replace

Vegetation in contact with the exterior can damage the finish and provide access for rodents. Trim as needed to prevent damage.



2.8 Picture 1

**2.9 Grading, drainage, condition and any adverse impact on structure (22)**

**Comments:** Repair or Replace

- (1) Overall the grading and drainage is in satisfactory condition and has no adverse impact on the structure.
- (2) The back and left side drainage is obstructed. Professionally adjust the grade as needed to provide drainage from the back and left side yards.



2.9 Picture 1



2.9 Picture 2

(3) Planters tend to hold moisture against the exterior walls. This condition is conducive to moisture and pest penetration. Keep the planters as dry as possible or remove them to prevent moisture and water damage.



2.9 Picture 3

(4) The grade is sloped toward the foundation on the left side. Adjust the grade to direct surface water away from the foundation.



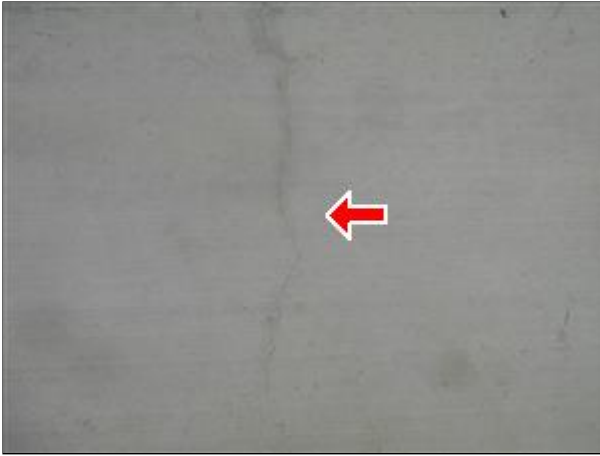
2.9 Picture 4

**2.10 Patio, walks, driveway condition and any adverse impact on structure (23)**

**Comments:** Repair or Replace

(1) Overall the patios, walks, and driveway are in satisfactory condition and have no adverse impact on the structure.

(2) There are cracks on the exterior concrete. Monitor the cracks and repair as needed.



2.10 Picture 1



2.10 Picture 2

(3) The back concrete slopes towards the house. Repair as needed to prevent ponding.



2.10 Picture 3

**2.11 Retaining walls condition and any adverse impact on structure (24)**

**Comments:** Not Present

None present.

**2.12 General**

**Comments:** Repair or Replace



(1) There is evidence of termite damage, water stains and the water heater shed is loose. Repair as needed.



2.12 Picture 1



2.12 Picture 2



2.12 Picture 3

(2) Scrape and repaint the evaporative cooling system wood as necessary to prevent weathering



2.12 Picture 4

(3) Seal the penetrations in the wall as needed to prevent water and rodent intrusion.



2.12 Picture 5

(4) I recommend sealing around the brick and siding as needed to prevent water intrusion behind the siding.



2.12 Picture 6



2.12 Picture 7

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. 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.

#### Items

#### 3.0 Roof coverings- type and condition (25)

**Comments:** Repair or Replace

(1) 3-Tab fiberglass

Dimensional roofing.

Overall the visible portions of the roof are in satisfactory condition.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4



3.0 Picture 5



3.0 Picture 6

(2) The shingles are worn and near the end of their service life. I recommend professional evaluation and repair or replacement as needed.



3.0 Picture 7



3.0 Picture 8



3.0 Picture 9



3.0 Picture 10

(3) The rear porch roof is less than 2" in 12" pitch with shingle covering. Shingles are not designed to be effective at less than 2" in 12" pitch. I recommend a Licensed Roofer evaluate and remedy as needed.



3.0 Picture 11

### 3.1 Drainage system-condition (26)

**Comments:** Repair or Replace

- (1) Overall the roof drainage system is in satisfactory condition.
- (2) Remove the debris from the gutters to improve water flow.



3.1 Picture 1

### 3.2 Flashing/skylights, chimneys and roof penetrations condition (27)

**Comments:** Repair or Replace

(1) Overall the flashings and the roof penetrations, the skylights (if present) and chimney (if present) are in satisfactory condition.

(2) Seal all the nails /staples to prevent leakage.



3.2 Picture 1



3.2 Picture 2

(3) Seal all as needed to prevent leakage



3.2 Picture 3

### 3.3 Evidence of leaking (28)

**Comments:** Repair or Replace

(1) There is evidence of leakage (water stains) in the attic by the evaporative cooler . I recommend professional evaluation and repair as needed.



3.3 Picture 1

(2) There is evidence of water damage on the front bedroom closet ceiling. I recommend further professional evaluation and repair as needed.



3.3 Picture 2

#### 3.4 Method used to observe (29)

**Comments:** Inspected

## Walked roof

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 4. Plumbing System

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. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. 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; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Items

#### 4.0 Interior supply/ distribution piping-type and condition (30)

**Comments:** Repair or Replace

(1) Copper

Galvanized

Overall the visible portions of the interior supply and distribution system are in satisfactory condition.



4.0 Picture 1 copper



4.0 Picture 2 Galvanized

(2) There is galvanized pipe visible at the water heater and in the attic. I recommend evaluation by a Licensed Plumber with all galvanized pipe being replaced with copper or aquapex.



4.0 Picture 3



4.0 Picture 4

#### 4.1 Support insulation condition (31)

**Comments:** Inspected

The visible supports and insulation, where required, are in satisfactory condition.

#### 4.2 Fixtures, faucets condition (32)

**Comments:** Repair or Replace

(1) Overall the fixtures and faucets are in satisfactory condition and operational.

(2) The back bathroom shower stem is loose. Repair as needed to prevent movement.



4.2 Picture 1

(3) The cover hardware is missing on the back bathroom shower valve fixture. Replace as needed.



4.2 Picture 2

(4) The drain stop on the back bathroom sink is missing. Replace as needed.



4.2 Picture 3

#### 4.3 Functional flow (33)

**Comments:** Inspected

Functional flow is defined as reasonable flow at the highest fixture in a dwelling when another fixture in the home is operated simultaneously. The supply system provides functional flow.

#### 4.4 Water supply leaks (34)

**Comments:** Inspected

There is no evidence of supply side leaks.

#### 4.5 Cross connection (35)

**Comments:** Repair or Replace

(1) The dishwasher drain requires a high loop or air gap to prevent contamination of the potable water supply. Remedy as needed.



4.5 Picture 1

(2) The exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.5 Picture 2

#### 4.6 Waste and vent piping system type and condition (36)

**Comments:** Repair or Replace

(1) This home has the original cast iron/black pipe drain waste and vent plumbing. Due to the age of the material I recommend having the drain waste and vent lines professionally evaluated to determine their condition.



4.6 Picture 1

(2) I recommend replacement of the temporary drain at the back bathroom sink with hard pipe to prevent leakage.



4.6 Picture 2

#### 4.7 Drain leaks (37)

**Comments:** Repair or Replace

(1) The kitchen sink drain is leaking. Repair as needed.



4.7 Picture 1

(2) There is evidence of leakage at the kitchen sink and back bathroom sink drain tailpieces. I recommend professional replacement.



4.7 Picture 2



4.7 Picture 3

#### 4.8 Functional drainage (38)

**Comments:** Inspected

A drain is considered functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. The waste system provides functional drainage.

#### 4.9 Water heater type and condition (39)

**Comments:** Inspected

Gas water heater

The water heater is in satisfactory condition and operational.



4.9 Picture 1 2009

#### 4.10 Automatic safety controls condition (40)

**Comments:** Repair or Replace

There is no TPR drain installed. This could create a hazardous condition in the event of discharge. I recommend installation of a TPR drain line.



4.10 Picture 1

#### 4.11 Flues and combustion air vents condition (41)

**Comments:** Repair or Replace

(1) Overall the flue/s is/are in satisfactory condition.

No high and low vents required. The water heater is outside.



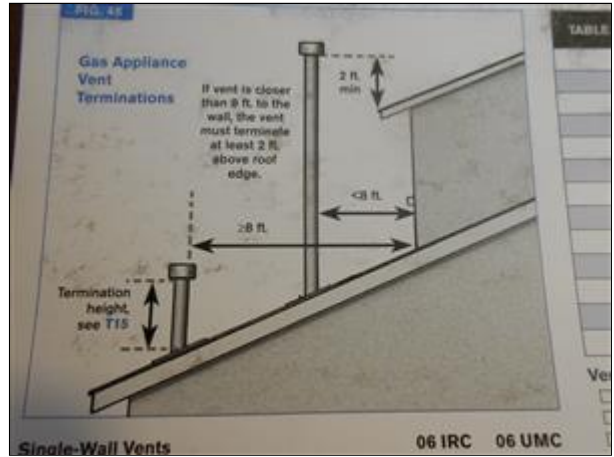
4.11 Picture 1



(2) The flue is located under eave and the height above the roof is not correct. I recommend further professional evaluation and repair as required.



4.11 Picture 2



4.11 Picture 3

#### 4.12 Fuel distribution system and support condition (42)

**Comments:** Inspected

The visible portion of the fuel distribution system are in satisfactory condition.

Consider installing a drip leg on the gas water heater to catch the sediment and moisture.



4.12 Picture 1

#### 4.13 Water pressure between 40 and 80

**Comments:** Inspected

Water pressure is between 40-80



4.13 Picture 1

#### 4.14 sump pump

**Comments:** Not Present

None present

#### 4.15 Gas supply

**Comments:** Inspected

Natural gas

Located on the front side of the house.



4.15 Picture 1

#### 4.16 Jetted tub

**Comments:** Not Present

None present

#### 4.17 General

**Comments:** Repair or Replace

There are modification to the original plumbing system. I recommend evaluation by a Licensed Plumber for safety and suitability.

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical System

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 ceiling fans, 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; and Smoke detectors. 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. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. 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; or Built-in vacuum equipment.

### Items

#### 5.0 Service- type (43)

**Comments:** Inspected

Overhead

#### 5.1 Service conductor and main overcurrent protection device -type and condition (44\*)

**Comments:** Repair or Replace

(1) Copper

Overall the visible portion of the service conductor and main overcurrent protection device are in satisfactory condition.

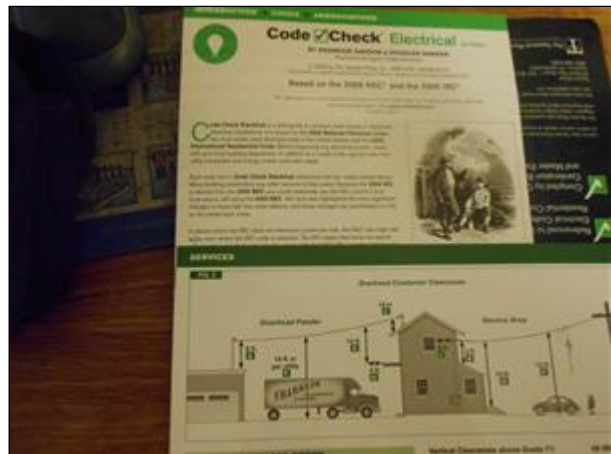


5.1 Picture 1

(2) The electric service conductor is too close to the roof, 8' minimum required. I recommend professional evaluation and remedy as needed.



5.1 Picture 2



5.1 Picture 3

## 5.2 Service ground equipment- condition (45)

**Comments:** Inspected

The visible portions of the grounding equipment are in satisfactory condition.

## 5.3 Overcurrent protection devices- type and condition (46\*)

**Comments:** Inspected

Breakers

The visible portions of the over current protection devices are satisfactory condition.



5.3 Picture 1

## 5.4 Main and distribution panels- location and condition (47\*)

**Comments:** Repair or Replace

The main disconnect and distribution panel are located on the right side of the house.

Overall the main and distribution panel are in satisfactory condition.

Identify the circuits on the dead front panel for reference and verify amps size for each appliance. Repair if necessary.



5.4 Picture 1

**5.5 Service ampereage/voltage-type (48)**

**Comments:** Inspected

100 AMP

120/240 VOLT

**5.6 Branch circuit conductors- type and condition (49)**

**Comments:** Inspected

Copper

The visible portions of the Branch circuit conductors (wires) are in satisfactory condition.

**5.7 Aluminum branch circuit wiring- condition (50\*)**

**Comments:** Inspected

There is no aluminum branch circuit visible on the 15/20 AMP circuits.



5.7 Picture 1 Copper 15/20

**5.8 Compatibility- condition (51)**

**Comments:** Inspected

The breakers are compatible (not oversized) with the conductor size.

**5.9 Lights, switches- condition(52)**

**Comments:** Inspected

A representative number of lights/switches were tested and are in satisfactory condition and operational.

**5.10 Receptacles, polarity,ground- condition (53)**

**Comments:** Inspected

A representative number of receptacles were tested for polarity and ground and found to be operational and in satisfactory condition.

**5.11 Ground fault circuit interrupters- condition (54)**

**Comments:** Repair or Replace

(1) The hot and neutral are reversed on the front bathroom GFCI receptacle and the GFCI will not trip when tested. Professionally repair as needed.



5.11 Picture 1

(2) Consider adding GFCI protection to the exterior as needed to prevent possible electrical shock.

### 5.12 General

**Comments:** Repair or Replace

(1) There are loose conductors in the attic and extension cords. I recommend a Licensed Electrician do a thorough evaluation on the electrical system and repair as needed.



5.12 Picture 1



5.12 Picture 2

(2) The hot and neutral are reversed on the receptacle in the front bedroom. Professionally repair as needed.



5.12 Picture 3

(3) The living room receptacle is loose. Repair as needed to prevent movement.



5.12 Picture 4

(4) Smoke detectors in the bedrooms were not required when this home was built. Consider the addition of smoke detectors in the bedrooms.



(5) The cover is missing on the back porch light fixture. Replace as needed.



5.12 Picture 5

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating

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

### Items

#### 6.0 Heating equipment- type and condition (55)

**Comments:** Repair or Replace

Wall mounted gas furnace/s

The heating equipment is inoperable at the time of the inspection. The interior temperature in the house is higher than the furnace set point. Cool the interior below 90 degrees and verify operation to your satisfaction.

Note: I turned the gas valve back off after inspection.



6.0 Picture 1



6.0 Picture 2

#### 6.1 Energy source- type (56)

**Comments:** Inspected

Natural gas

#### 6.2 Operating controls (thermostat/s) (57) (66)

**Comments:** Inspected

The thermostat/s are in satisfactory condition and operational.

#### 6.3 Automatic safety controls- condition (58)

**Comments:** Inspected

The automatic safety controls are present and in good condition.

#### 6.4 Chimney/s, flues and vents- condition (59)

**Comments:** Not Present

None present. Wall mounted.

#### 6.5 Solid fuel heating devices- type and condition (60) Hearth extension

**Comments:** Not Present

None present

#### **6.6 Distribution systems- type and condition (61)**

**Comments:** Not Present

None present.

#### **6.7 Air filter/s- condition (62) (68)**

**Comments:** Not Present

None present.

#### **6.8 Heat source (63)**

**Comments:** Repair or Replace

There is no source of heat in the front bathroom, kitchen, and back bathroom. I recommend further professional evaluation and remedy as needed.

#### **6.9 General**

**Comments:** Inspected

I recommend professional cleaning and service as needed.

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Cooling

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

### Items

#### 7.0 Cooling system- type and condition (64)

**Comments:** Not Present

None present.

#### 7.1 Energy source (65)

**Comments:** Not Present

None present.

#### 7.2 Distribution system -type and condition (67)

**Comments:** Not Present

None present.

#### 7.3 Underground return air ducts

**Comments:** Not Present

None present.

#### 7.4 Cooling source (69)

**Comments:** Repair or Replace

There is no source of cooling in the front bathroom, kitchen, and back bathroom. I recommend further professional evaluation and remedy as needed.

#### 7.5 Return air location (not allowed from kitchen,bath,garage, closet or mechanical room)

**Comments:** Not Present

None present. Only wall mounted units and Evaporative cooler.

#### 7.6 Evaporative cooling system

**Comments:** Inspected

The visible portions of the evaporative cooling system are in satisfactory condition.

The evaporative cooling system was not tested. I recommend professional cleaning and service before use.



7.6 Picture 1

## 7.7 General

**Comments:** Repair or Replace

The visible portions of the wall mounted units are in satisfactory condition. The wall mounted systems were not tested. I recommend professional cleaning and service before use.



7.7 Picture 1



7.7 Picture 2



7.7 Picture 3

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Interiors

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. The home inspector shall: Operate a representative number of 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. 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.

### Items

#### 8.0 Walls,ceilings,floors -condition (70)

**Comments:** Repair or Replace

- (1) Overall the visible portions of the walls, ceilings and floors are in satisfactory condition except for normal wear/age.
- (2) Minor damage on the front bedroom carpet. Repair as needed.



8.0 Picture 1

(3) There is a trip hazard going into the kitchen. Repair as needed.



8.0 Picture 2

(4) The back bedroom floor slopes. The back patio was built over the original patio. Repair as needed.



8.0 Picture 3

### 8.1 Steps, stairways- condition ( 71)

**Comments:** Not Present

None present

**8.2 Balconies.railings-condition (72)**

**Comments:** Not Present

None present.

**8.3 Counters,cabinetry- condition (73)**

**Comments:** Repair or Replace

(1) Overall the visible portions of the counters and cabinetry are in satisfactory condition except for normal wear/age.

(2) The front bathroom cabinet is loose. Repair as needed to prevent movement.



8.3 Picture 1



(3) The back bathroom counter-top is cracked. Repair as needed.



8.3 Picture 2

#### 8.4 Doors- condition (74)

**Comments:** Repair or Replace

- (1) A representative number of doors were tested and found to be operational and in satisfactory condition.
- (2) The front bedroom closet doors are missing. Replace as needed.



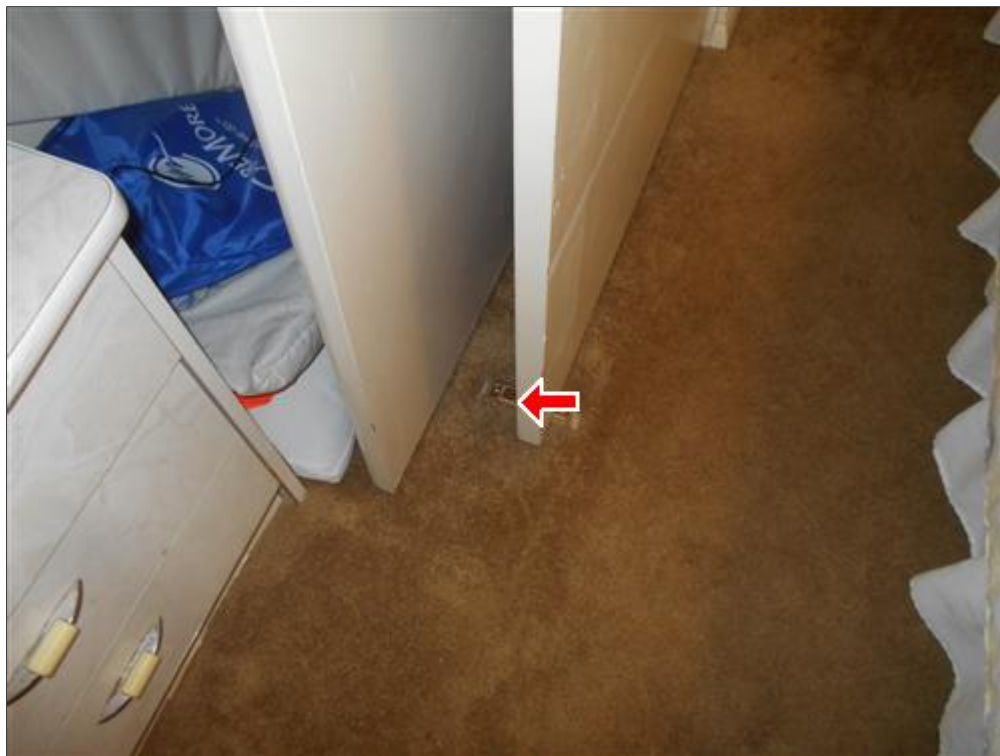
8.4 Picture 1

(3) There is evidence of termite damage on the front bedroom door frame. Repair or replace as needed.



8.4 Picture 2

(4) The floor guide is broken. Repair as needed to help keep the doors stable.



8.4 Picture 3

### 8.5 Fire separation walls and ceilings (76)

**Comments:** Inspected

The visible portions of the fire separation walls between the dwelling unit and an attached garage or another dwelling unit are in satisfactory condition.

### **8.6 Fire separation doors condition (77)**

**Comments:** Not Present

None present, open carport

### **8.7 General**

**Comments:** Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Items

#### 9.0 Insulation - type and condition (78)

**Comments:** Repair or Replace

(1) Fiberglass batt

Overall the visible insulation is in satisfactory condition. Attic visibility is limited and portions of the attic are not visible from the attic access.



9.0 Picture 1

(2) The attic insulation has been displaced and is low in areas. Repair as needed.



9.0 Picture 2



9.0 Picture 3

#### 9.1 Vapor retarder- type and condition (79)

**Comments:** Not Present

Vapor retarder is regional requirement for cooler climates. Most homes in the Phoenix area do not require vapor retarder.

#### 9.2 Attic ventilation- condition (80)

**Comments:** Inspected

The visible portions of the attic ventilation are in satisfactory condition.



9.2 Picture 1 Gable vents



9.2 Picture 2 Turbine vents

**9.3 Underfloor crawl space ventilation-condition (81)**

**Comments:** Not Present

None present, slab on grade.

**9.4 Kitchen ventilation-condition (82)**

**Comments:** Repair or Replace

There is no stove vent. I recommend further professional evaluation and repair as needed.



9.4 Picture 1

**9.5 Bathroom ventilation- condition (83)**

**Comments:** Repair or Replace

(1) Overall the bathroom ventilation fan/window is operational and in satisfactory condition.

I recommend professional cleaning before use.

(2) The back bathroom has no ventilation. I recommend the addition of mechanical ventilation as needed.

#### **9.6 Laundry vent- condition (84)**

**Comments:** Not Present

The laundry room is located outside, not required.

#### **9.7 Dryer vent-condition (84)**

**Comments:** Inspected

The visible portion of the dryer vent is in satisfactory condition.

I recommend professional cleaning before use.

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Items

#### 10.0 Dishwasher- condition

**Comments:** Repair or Replace

Overall the dishwasher is in satisfactory condition and operational.

The racks are rusted. Repair as needed.



10.0 Picture 1



10.0 Picture 2

#### 10.1 Ranges/ovens/cooktops-condition

**Comments:** Repair or Replace

Overall the range, ovens and cooktops are in satisfactory condition and operational.

There is no anti-tip device installed on the range. The potential hazard is a child may climb on the open oven door causing the range to tip over injuring the child. If you are concerned about the potential tip hazard have an anti-tip device installed.



10.1 Picture 1

#### 10.2 Food waste disposer-condition

**Comments:** Not Present

None present.

**10.3 Microwave cooking equipment- condition**

**Comments:** Not Present

None present.

**10.4 Trash compactor-condition**

**Comments:** Not Present

None present

**10.5 Built In refrigerator-condition**

**Comments:** Not Present

None present

**10.6 Instant hot/cold water system -condition**

**Comments:** Not Present

None present.

**10.7 Warmer drawer**

**Comments:** Not Present

None present

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# General Summary



Complete Inspection Service, LLC

8720 E. Pampa Ave  
Mesa AZ 85212  
ASHI Member, Arizona Certification # 51643

**Customer**  
Allen Bontrager

**Address**  
2474 E. Almeria Rd  
Phoenix Az 85008

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Structural Components

### 1.2 Walls-type and condition (8)

#### Repair or Replace

(2) The framed walls and siding are in contact with the ground and concrete. This is conducive to water and insect damage. I recommend further evaluation and repair as needed.

## 1. Structural Components



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

### 1.4 Roofs/ceilings-type and condition (10)

#### Repair or Replace

(2) There is evidence of termite damage above the front bathroom ceiling. I recommend further professional evaluation and repair as needed.



1.4 Picture 3

### 1.7 General

#### Repair or Replace

Make sure all room additions, upgrades, patio were permitted and inspected. If not, I recommend having the additions retro-permitted and inspected for safety and suitability.

## 1. Structural Components



1.7 Picture 1

## 2. Exterior

### 2.0 Wall cladding-type and condition (13)

#### Repair or Replace

(2) There is a hole on the front side of the house. Repair as needed.

## 2. Exterior



2.0 Picture 1

(3) The ceiling on the back porch is loose. Repair as needed.



2.0 Picture 2

### 2.2 Entry doors condition & operational (15)

#### Repair or Replace

(2) Adjust the weather strip on back door to seal the opening.

## 2. Exterior



2.2 Picture 1

(3) All the exterior doors require keyless operation from the interior to provide egress in the event of fire. I recommend replacement of the keyed dead bolts with thumb latch locks.



2.2 Picture 2

### 2.3 Windows condition and operation (16/75)

#### Repair or Replace

(2) The kitchen window is cracked. Repair as needed.

## 2. Exterior



2.3 Picture 1

### 2.8 Vegetation, /adverse impact on structure (21)

#### Repair or Replace

Vegetation in contact with the exterior can damage the finish and provide access for rodents. Trim as needed to prevent damage.



2.8 Picture 1

### 2.9 Grading, drainage, condition and any adverse impact on structure (22)

## 2. Exterior

### Repair or Replace

(2) The back and left side drainage is obstructed. Professionally adjust the grade as needed to provide drainage from the back and left side yards.



2.9 Picture 1



2.9 Picture 2

(3) Planters tend to hold moisture against the exterior walls. This condition is conducive to moisture and pest penetration. Keep the planters as dry as possible or remove them to prevent moisture and water damage.



2.9 Picture 3

(4) The grade is sloped toward the foundation on the left side. Adjust the grade to direct surface water away from the foundation.

## 2. Exterior



2.9 Picture 4

### 2.10 Patio, walks, driveway condition and any adverse impact on structure (23)

#### Repair or Replace

(3) The back concrete slopes towards the house. Repair as needed to prevent ponding.



2.10 Picture 3

### 2.12 General



## 2. Exterior

### Repair or Replace

(1) There is evidence of termite damage, water stains and the water heater shed is loose. Repair as needed.



2.12 Picture 1



2.12 Picture 2



2.12 Picture 3

(2) Scrape and repaint the evaporative cooling system wood as necessary to prevent weathering



2.12 Picture 4

(3) Seal the penetrations in the wall as needed to prevent water and rodent intrusion.

## 2. Exterior



2.12 Picture 5

(4) I recommend sealing around the brick and siding as needed to prevent water intrusion behind the siding.



2.12 Picture 6



2.12 Picture 7

## 3. Roofing

### 3.0 Roof coverings- type and condition (25)

#### Repair or Replace

(2) The shingles are worn and near the end of their service life. I recommend professional evaluation and repair or replacement as needed.

### 3. Roofing



3.0 Picture 7



3.0 Picture 8



3.0 Picture 9



3.0 Picture 10

(3) The rear porch roof is less than 2" in 12" pitch with shingle covering. Shingles are not designed to be effective at less than 2" in 12" pitch. I recommend a Licensed Roofer evaluate and remedy as needed.

### 3. Roofing



3.0 Picture 11

#### 3.1 Drainage system-condition (26)

##### Repair or Replace

(2) Remove the debris from the gutters to improve water flow.



3.1 Picture 1

#### 3.2 Flashing/skylights, chimneys and roof penetrations condition (27)

### 3. Roofing

#### Repair or Replace

(2) Seal all the nails /staples to prevent leakage.



3.2 Picture 1



3.2 Picture 2

(3) Seal all as needed to prevent leakage



3.2 Picture 3

### 3.3 Evidence of leaking (28)

#### Repair or Replace

(1) There is evidence of leakage (water stains) in the attic by the evaporative cooler . I recommend professional evaluation and repair as needed.

### 3. Roofing



3.3 Picture 1

(2) There is evidence of water damage on the front bedroom closet ceiling. I recommend further professional evaluation and repair as needed.



3.3 Picture 2

## 4. Plumbing System

### 4.0 Interior supply/ distribution piping-type and condition (30)

#### Repair or Replace

(2) There is galvanized pipe visible at the water heater and in the attic. I recommend evaluation by a Licensed Plumber with all galvanized pipe being replaced with copper or aquapex.



4.0 Picture 3



4.0 Picture 4

### 4.2 Fixtures, faucets condition (32)

#### Repair or Replace

(2) The back bathroom shower stem is loose. Repair as needed to prevent movement.



4.2 Picture 1

(3) The cover hardware is missing on the back bathroom shower valve fixture. Replace as needed.

## 4. Plumbing System



4.2 Picture 2

(4) The drain stop on the back bathroom sink is missing. Replace as needed.



4.2 Picture 3

### 4.5 Cross connection (35)

#### Repair or Replace

(1) The dishwasher drain requires a high loop or air gap to prevent contamination of the potable water supply. Remedy as needed.



## 4. Plumbing System



4.5 Picture 1

(2) The exterior hose bibs require anti-siphon devices to prevent possible contamination of the potable water supply. Consider the addition of anti-siphon devices to the exterior hose bibs.



4.5 Picture 2

- 4.6 Waste and vent piping system type and condition (36)**  
**Repair or Replace**

## 4. Plumbing System

(1) This home has the original cast iron/black pipe drain waste and vent plumbing. Due to the age of the material I recommend having the drain waste and vent lines professionally evaluated to determine their condition.



4.6 Picture 1

(2) I recommend replacement of the temporary drain at the back bathroom sink with hard pipe to prevent leakage.



4.6 Picture 2

4.7 Drain leaks (37)  
Repair or Replace

## 4. Plumbing System

(1) The kitchen sink drain is leaking. Repair as needed.



4.7 Picture 1

(2) There is evidence of leakage at the kitchen sink and back bathroom sink drain tailpieces. I recommend professional replacement.



4.7 Picture 2



4.7 Picture 3

### 4.10 Automatic safety controls condition (40)

#### Repair or Replace

There is no TPR drain installed. This could create a hazardous condition in the event of discharge. I recommend installation of a TPR drain line.

## 4. Plumbing System



4.10 Picture 1

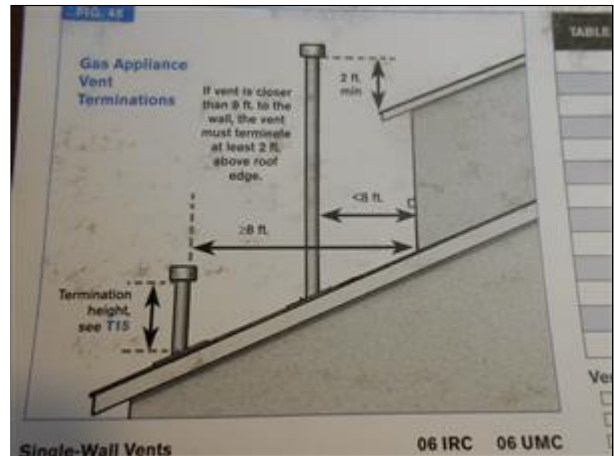
### 4.11 Flues and combustion air vents condition (41)

#### Repair or Replace

(2) The flue is located under eave and the height above the roof is not correct. I recommend further professional evaluation and repair as required.



4.11 Picture 2



4.11 Picture 3

### 4.17 General

#### Repair or Replace

There are modification to the original plumbing system. I recommend evaluation by a Licensed Plumber for safety and suitability.

## 5. Electrical System

### 5.1 Service conductor and main overcurrent protection device -type and condition (44\*)

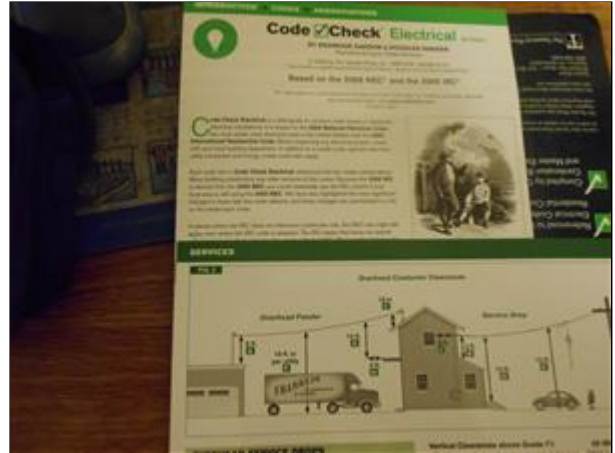
#### Repair or Replace

## 5. Electrical System

(2) The electric service conductor is too close to the roof, 8' minimum required. I recommend professional evaluation and remedy as needed.



5.1 Picture 2



5.1 Picture 3

### 5.4 Main and distribution panels- location and condition (47\*)

#### Repair or Replace

The main disconnect and distribution panel are located on the right side of the house.

Overall the main and distribution panel are in satisfactory condition.

Identify the circuits on the dead front panel for reference and verify amps size for each appliance. Repair if necessary.



5.4 Picture 1

### 5.11 Ground fault circuit interrupters- condition (54)

#### Repair or Replace

## 5. Electrical System

(1) The hot and neutral are reversed on the front bathroom GFCI receptacle and the GFCI will not trip when tested. Professionally repair as needed.



5.11 Picture 1

(2) Consider adding GFCI protection to the exterior as needed to prevent possible electrical shock.

### 5.12 General

#### Repair or Replace

(1) There are loose conductors in the attic and extension cords. I recommend a Licensed Electrician do a thorough evaluation on the electrical system and repair as needed.



5.12 Picture 1



5.12 Picture 2

(2) The hot and neutral are reversed on the receptacle in the front bedroom. Professionally repair as needed.

## 5. Electrical System



5.12 Picture 3

(3) The living room receptacle is loose. Repair as needed to prevent movement.



5.12 Picture 4

(4) Smoke detectors in the bedrooms were not required when this home was built. Consider the addition of smoke detectors in the bedrooms.

(5) The cover is missing on the back porch light fixture. Replace as needed.

## 5. Electrical System



5.12 Picture 5

## 6. Heating

### 6.0 Heating equipment- type and condition (55)

#### Repair or Replace

Wall mounted gas furnace/s

The heating equipment is inoperable at the time of the inspection. The interior temperature in the house is higher than the furnace set point. Cool the interior below 90 degrees and verify operation to your satisfaction.

Note: I turned the gas valve back off after inspection.



6.0 Picture 1



6.0 Picture 2

### 6.8 Heat source (63)



## 6. Heating

### Repair or Replace

There is no source of heat in the front bathroom, kitchen, and back bathroom. I recommend further professional evaluation and remedy as needed.

## 7. Cooling

### 7.4 Cooling source (69)

#### Repair or Replace

There is no source of cooling in the front bathroom, kitchen, and back bathroom. I recommend further professional evaluation and remedy as needed.

### 7.6 Evaporative cooling system

#### Inspected

The visible portions of the evaporative cooling system are in satisfactory condition.

The evaporative cooling system was not tested. I recommend professional cleaning and service before use.



7.6 Picture 1

### 7.7 General

#### Repair or Replace

The visible portions of the wall mounted units are in satisfactory condition. The wall mounted systems were not tested. I recommend professional cleaning and service before use.



7.7 Picture 1



7.7 Picture 2



7.7 Picture 3

## 8. Interiors

### 8.0 Walls, ceilings, floors -condition (70)

#### Repair or Replace

## 8. Interiors

(2) Minor damage on the front bedroom carpet. Repair as needed.



8.0 Picture 1

(3) There is a trip hazard going into the kitchen. Repair as needed.



8.0 Picture 2

### 8.3 Counters,cabinetry- condition (73)

#### Repair or Replace

(2) The front bathroom cabinet is loose. Repair as needed to prevent movement.

## 8. Interiors



8.3 Picture 1

(3) The back bathroom counter-top is cracked. Repair as needed.



8.3 Picture 2

### 8.4 Doors- condition (74)

#### Repair or Replace

(2) The front bedroom closet doors are missing. Replace as needed.

## 8. Interiors



8.4 Picture 1

(3) There is evidence of termite damage on the front bedroom door frame. Repair or replace as needed.



8.4 Picture 2

(4) The floor guide is broken. Repair as needed to help keep the doors stable.

## 8. Interiors



8.4 Picture 3

### 8.7 General

#### Inspected

This home is occupied, please conduct a thorough inspection of the property before closing. Spaces, surfaces and equipment concealed by personal property during the inspection were not inspected and may be damaged or defective.

## 9. Insulation and Ventilation

### 9.0 Insulation - type and condition (78)

#### Repair or Replace

(2) The attic insulation has been displaced and is low in areas. Repair as needed.



9.0 Picture 2



9.0 Picture 3

### 9.4 Kitchen ventilation-condition (82)

#### Repair or Replace

## 9. Insulation and Ventilation

There is no stove vent. I recommend further professional evaluation and repair as needed.



9.4 Picture 1

### 9.5 Bathroom ventilation- condition (83)

#### Repair or Replace

(2) The back bathroom has no ventilation. I recommend the addition of mechanical ventilation as needed.

## 10. Built-In Kitchen Appliances

### 10.0 Dishwasher- condition

#### Repair or Replace

Overall the dishwasher is in satisfactory condition and operational.

The racks are rusted. Repair as needed.



10.0 Picture 1



10.0 Picture 2

## 10. Built-In Kitchen Appliances

### 10.1 Ranges/ovens/cooktops-condition

#### Repair or Replace

Overall the range, ovens and cooktops are in satisfactory condition and operational.

There is no anti-tip device installed on the range. The potential hazard is a child may climb on the open oven door causing the to tip over injuring the child. If you are concerned about the potential tip hazard have an anti-tip device installed.



10.1 Picture 1

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.



## INVOICE

Complete Inspection Service, LLC  
8720 E. Pampa Ave  
Mesa AZ 85212  
ASHI Member, Arizona Certification # 51643  
Inspected By: Kent Knuckles. Certified  
Inspector. 602.708.3964

Inspection Date: 9/10/2015  
Report ID: 91015.kk.1

| Customer Info:   | Inspection Property:                   |
|--|--|
| Allen Bontrager<br>2474 E. Almeria Rd<br>Phoenix Az 85008<br><br><b>Customer's Real Estate Professional:</b><br>Jennie Goodchild | 2474 E. Almeria Rd<br>Phoenix Az 85008 |

### Inspection Fee:

| Service                 | Price  | Amount | Sub-Total                   |
|-------------------------|--------|--------|-----------------------------|
| Heated Sq Ft up to 1500 | 250.00 | 1      | 250.00                      |
| Inspection Discount     | -50.00 | 1      | -50.00                      |
|                         |        |        | <b>Tax \$0.00</b>           |
|                         |        |        | <b>Total Price \$200.00</b> |

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection, thank you very much

**Note:**



**Inspection Agreement**  
**Complete Inspection Service LLC**  
**8720 E. Pampa Ave**  
**Mesa, Az. 85212**

**Home Inspection Authorization and Agreement**

**Customer(s)**

**Allen Bontrager**

**Inspection Site Property**

**2474 E. Almeria Rd**

**Phoenix, AZ 85008**

1. The Customer(s) hereby authorizes and contracts for Complete Inspection Service to conduct a home inspection on the subject named inspection site property. Legal access to the entire property will be provided to Complete Inspection Service for the purposes of conducting a limited visual inspection in accordance with the terms and conditions of this contract.
  
2. The inspection report and its contents are intended for the exclusive use of, and are the non-transferable property of Complete Inspection Service and the Customer(s).
  
3. The customer's signature below acknowledges that he/she has read, understands, and accepts the terms, conditions, and limitations as outlined in this Complete Inspection Service Home Inspection Authorization and Agreement and the Scope, Purpose, Limitations and Exclusions of this inspection. Any acceptance or use of this Inspection Report shall constitute acceptance of all of the terms and conditions as listed below. Complete Inspection Service reserves the right to supplement any report with an addendum within (3) three business days of the inspection date.
  
4. The Customer(s) agrees to pay Complete Inspection Service the fee specified below at the time of the inspection. Complete Inspection Service reserves the right to "not" release its Inspection Report without payment in full.

THE TOTAL FEE FOR THIS INSPECTION IS: \$ 200.00

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(Inspector's Signature) (Date) (Customer's Signature) (Date)

Kent Knuckles

**Scope and Purpose / Limitations and Exclusions**

1. The Scope and Purpose of this inspection is to visually examine the safely and readily accessible portions, as set forth in the State of Arizona Standards of Professional Practice, of the structural, heating, cooling, plumbing, roofing, electrical and permanently attached kitchen appliance systems and components of the subject named inspection property specified in this Home Inspection Authorization and Agreement and the inspection report for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Home Inspection Authorization and Agreement and the inspection report. Only the visible and safely and readily accessible portions of the items and components specified in the inspection report shall be inspected. No other systems, items or appliances, are included in this inspection. The inspection performed by Complete Inspection Service is supplemental to any real estate transfer or seller's disclose statement and shall not be used as a substitute for such disclosure statements.
2. Excluded in any inspection of any systems or items not included in the inspection report including but not limited to the following: any systems that are shut down or inactive, any information pertaining to manufacturers recalls of any component or "class action" litigation

or settlements against contractors or manufactures, detached buildings or equipment, the presence/damage caused by insects or other pests, low-voltage systems, pools, spas, hot tub systems, saunas, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio and video systems, central vacuum systems, fencing, automatic gates, landscaping, irrigations systems, playground equipment, active and passive solar systems, soils, security systems, smoke or fire detection or suppression systems, windows, window and door screening, retaining walls, any detached buildings or structures (other than garage or carport) and any inspection or testing of any toxic or dangerous substances including asbestos, lead or gasses including radon and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in or which is excepted for the inspection report. The inspection will not include any area that has access or clearance less than thirty inches in any direction, or is not safely accessible from a twelve foot ladder. In the event that the Inspection Report supplies information about any of the forgoing, this information shall be deemed to be informational only and supplied as a courtesy to the Customer(s), and shall not be deemed to be an amendment to or waiver of the forgoing exclusions.

3. This inspection is not technically exhaustive. This is not an engineering inspection or analysis and no engineering tests will be made. No examination will be made to determine compliance with any governmental ordinance, regulation, or code (notwithstanding any reference in the inspection report to any code provision). The inspection report is not to be considered an implied or express warranty or insurance on the subject inspected property or its components concerning future use, operability, habitability, or suitability. The sole purpose of the inspection is for the Customer(s) to be informed of as many conditions as possible within the brief period of time allotted for the inspection and the limited access to the subject named property which is made available by the current owner. The Customer(s) has no expectation of being notified of all conditions, and waives any claim to conditions which are not reported. Complete Inspection Service is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and/or otherwise not detectable for any reason during the inspection. If Complete Inspection Service refers the Customer(s) to a third party for evaluation of a condition, Complete Inspection Service intends for the Customer(s) to pursue this evaluation PRIOR TO CLOSING on the purchase of or taking or other action with respect to the subject named property. This inspection will be performed in accordance with the State of Arizona Standards of Professional Practice unless otherwise noted and where conditions permit.

4. The Customer(s) acknowledges that Complete Inspection Service warrants that its inspection services will be performed in accordance with the Scope and Purpose of this Home Inspection Authorization and Agreement and the inspection report only. This is a limited and non-transferable warranty and is the only warranty that is given or made by Complete Inspection Service and the Customer(s) receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of Complete Inspection Service for damages arising out of or in connection with the performance of the inspection and delivery and use of and reliance on the inspection report. Complete Inspection Service does not guarantee that the structure inspected will be free from faults or defects. The Customer(s) waives any claim for consequential, exemplary, or incidental damages, even if the Customer(s) has been advised of the possibility of such damages. The Customer(s) expressly intends for Complete Inspection Service to have no obligations or duty except as expressly set forth in this Home Inspection Authorization and Agreement.

5. In the event of a breach or a failure of the foregoing warranty, misrepresentation or negligent inspection by Complete Inspection Service (Excluding willful misconduct), the Customer(s) agrees that the liability of Complete Inspection Service, and for its agents, employees and Inspectors, for claims or damages, cost of defense and suit, attorney's fees or expenses and payments arising out of or in any way connected with errors or omissions in the inspection or the Inspection report shall be limited to liquidated damages in an amount equal to all amounts paid for the Inspection to Complete Inspection Service by the Customer(s). The Customer(s) acknowledges the liquidated damages are not intended as a penalty but are intended to: (1) reflect the fact that actual damages may be difficult and impractical to ascertain; (2) to allocate risk among Complete Inspection Service and the Customer(s); and (3) to enable Complete Inspection Service to perform the inspection at the stated inspection fee. In the event of the tender by Complete Inspection Service of a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action and Complete Inspection Service shall be thereupon generally and fully released.

6. Except as expressly provided herein, The Customer(s) agrees to indemnify and hold Complete Inspection Service and its Inspector(s) harmless (Including costs of defense and attorney's fees) from and against all liabilities, claims, causes of action, damages and actions, including Complete Inspection Service breach of contract, misrepresentation and negligence, and including costs and attorneys fees

related to or arising from the conduct of the inspection or the delivery of the inspection report which are the subject of this Home Inspection Authorization and Agreement (excluding only willful misconduct).

7. The Customer(s) hereby expressly waives and releases any claims and cause of action against the inspector personally, excluding solely willful misconduct, and agrees to look solely at Complete Inspection Service for any and all liability related to the inspection including the negligence of the inspector. The Customer(s) hereby agrees to indemnify the inspector personally for any and all causes of action, including costs of defense and attorneys' fees, related to or arising from any claim brought by the Customer(s) against the Inspector(s).

8. It is the responsibility of the customer(s) to make the Subject named property and its components accessible for this inspection. Complete Inspection Service are not authorized to turn on gas mains or valves, water mains or valves, activate electrical power or pilot lights, nor move items in order to gain access to an area or component. Except for the removal of electrical service panels (where possible without damage to property), furnace and water heater inspection panels, inspectors will not remove panels, or disassemble any item for access to a component which is contained by fasteners that require tools for entry. Areas containing standing water or mud are considered inaccessible. Decisions relating to safety are as at the inspector's discretion, but they are specifically prohibited from climbing on roofs during high winds, roofs that are slippery or high pitched or entering areas in which potentially dangerous pets are contained. Inspectors are not required or expected to move or remove personal property from or at the subject named property in order to conduct the inspection.

9. Additional trips for re-inspection, or to perform or complete an inspection, for reasons beyond the control of Complete Inspection Service, (e.g. inaccessibility of the items normal to the inspection, inactive utilities, or an inability to gain access to the Subject named property), will be performed at an additional fee plus an applicable trip charge.

10. In the event the Customer(s) has a claim of a breach or failure of warranty, misrepresentation or negligent inspection of any component or item in the inspection, the Customer(s) shall provide Complete Inspection Service with three (3) working days to re-inspect the component or item before the Customer(s) repairs or replaces the component or item. This right of re-inspection is to protect Complete Inspection Service and the Customer(s) from the business practices of some contractors who base their recommendations to repair or replace components of false or misleading information. If the Customer(s) fails to allow Complete Inspection Service to re-inspect, the Customer(s) waives any claim against Complete Inspection Service with respect to the component or item.

11. In the event any dispute, controversy, or claim arises regarding this Authorization and Agreement or the contents of the Inspection Report it is agreed that all parties shall attempt, in good faith, to settle such disputes between themselves. In the event such attempts fail to resolve such disputes, controversy, or claim prior to filing any legal action by the Customer(s), the Customer(s) shall submit to Complete Inspection Service written notification of the dispute and the Customer(s) intent to file a legal action, and Complete Inspection Service shall have thirty (30) days to submit to binding and final arbitration under the Expedited Arbitration Rules of the American Arbitration Association. The parties submitting the dispute, controversy, or claim shall appoint an arbitrator by mutual agreement arbitrator and this arbitrator should have knowledge of the home inspection profession and industry with at least five years of home inspection experience and who will follow substantive rules of law. Each party further agrees to pay its own arbitration costs. Any decision of the arbitrator appointed there under shall be final and binding and judgment of the award may be entered into any court of competent jurisdiction.

12. No action, whether in contract or tort, shall be brought against Complete Inspection Service in arbitration or a court of law beyond the earlier of one year following the date of the Inspection Report or 120 days after discovery by the Customer(s) of the condition that forms the basis of the action.

13. If a claim is made against Complete Inspection Service for any alleged error omission or other act arising out of the performance of this inspection, whether in court or in arbitration, and if Customer(s) fails to prove such claim, the Customer(s) agrees to pay all costs and attorney's fees incurred by Complete Inspection Service and its employees, agents, inspectors, directors, shareholders, successors and assigns.

14. This Inspection Report is not intended for use by anyone other than the Customer(s). No third party shall have any right arising from this Authorization and Agreement or the Inspection Report. In consideration of the furnishing of the Inspection Report, the Customer(s) agrees to indemnify and hold harmless Complete Inspection Service, its agents, employees, inspectors, directors, officers, shareholders, successors and assigns, for all costs, expenses, legal fees, awards, settlements, judgments, and any other payments of any kind whatsoever incurred and arising out of a law suit, cross-complaint, counter suit, arbitration, administrative proceeding, or any other legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged

thereby. Customer's request that Complete Inspection Service release copies of the Inspection Report shall be at the Customer's own risk with respect to the contents of this paragraph.

15. The presence of Customer(s) has been requested during the inspection. If Customer(s) is not present at the time of the inspection or for any other reason is unable to sign this Contract at the time of inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by Customer(s).

16. Complete Inspection Service will not return to any property which it has previously inspected for the purpose of re-inspection to verify that any conditions documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed. For this reason, Complete Inspection Service recommends that all repairs, corrective measures, or new work undertaken on any component or system be performed only by qualified and competent individuals, licensed when applicable and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Subsequent to completion, it is recommended that all such work be documented by work orders, invoices or receipts from the individuals or companies which performed the work