

North Valley Home Inspection

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SUMMARY REPORT

Client: John Doe

Inspection Address: Sample, Phoenix, AZ xxxxx

Inspection Date: 5/3/2016 Start: 12:30 pm End: 3:00 pm

Inspected by: Lutz Vomberg

This summary report will provide you with a preview of the components or conditions that may need service or a second opinion, but it is not definitive. Therefore, it is REQUIRED that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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Components and Conditions That Need Service

Exterior

Exterior Components

Fences & Gates

- 2.1 - The gate needs typical maintenance-type service, to open and close or latch properly. Recommend having a licensed general contractor adjust or repair.



Roof

Concrete Tile Roof

Roofing Material

- 3.1 - There are a number of cracked, broken, and or displaced tiles. Some of which have exposed the waterproof membrane, which should be repaired or the roof could leak. Recommend further evaluation by a roofing contractor and service as deemed necessary.



Plumbing

Potable Water Supply Pipes

Pressure Regulators

4.1 - The pressure at the distribution shut off is too high (90 psi) and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



Heat-A/C

HVAC Split Systems

Furnace

7.1 - The furnace is equipped with a thermocouple which appears functional and in good condition.

Return-Air Compartment

7.2 - The return-air compartment is dirty. The filter is also dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Drip Pan

7.3 - There is evidence of rust in the air handler drip pan which indicates a past blockage in the main condensation line. Recommend asking the sellers to explain.

There is evidence of rust in the air handler drip pan which indicates a past blockage in the main condensation line - *Contir*



Refrigerant Lines

7.4 - The insulation on the refrigerant lines is beginning to degrade which should be replaced.



Bedrooms

2nd Guest Bedroom

Closets

10.1 - The closet doors are out of level and will need to be adjusted to close properly. Recommend a handyman service the closet doors.



Bathrooms

Master Bathroom

Doors

11.1 - The door striker plate needs to be adjusted for the striker pin to engage.

The door striker plate needs to be adjusted for the striker pin to engage - *Continued*



Sink Faucet Valves & Connectors Trap & Drain

11.2 - The right hand sink faucet is loose, and should be tightened. Recommend having a licensed plumber remedy.



11.3 - There are mineral deposits built up on one or more of the plumbing components under the sink which should be serviced. Recommend further evaluation by a licensed plumber.
(This condition is a past leak that has sealed itself with minerals and could potentially leak again in the future if the minerals are disturbed)



Stall Shower

11.4 - The shower door bottom seal is missing or damaged, and should be replaced.



Main Hallway Bathroom

Sink Faucet Valves & Connectors Trap & Drain

11.5 - The sink drain is slow or partially blocked and should be serviced.

11.6 - There are mineral deposits built up on one or more of the plumbing components under the sink which should be serviced. Recommend further evaluation by a licensed plumber.

(This condition is a past leak that has sealed itself with minerals and could potentially leak again in the future if the minerals are disturbed)



Toilet & Bidet

11.7 - The toilet is loose which should be serviced.

Kitchen

Kitchen

Dishwasher

12.1 - The dishwasher is functional but discharges without a visible mandated high loop or anti-siphon valve, which is contrary to the installation instructions, and which also could create a potential drainage problem.

12.2 - The dishwasher does not progress through its cycles, and should be evaluated by an appliance repair specialist.

Garage

Double-Car Garage

Automatic Opener

17.1 - The garage door opener is functional but noisy, and may need service, such as lubrication of components. Recommend having a garage door contractor evaluate.

