



Hacienda Inspectors
401 N Rock St.
Gilbert, AZ 85234

Building Inspection Report



893 W Main St.
Mesa, AZ 85205-

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.

Roof

1. House & Garage Roof Surface Material: Concrete tile Loose or damaged tiles or shingles, A qualified roofing contractor is recommended to evaluate and estimate repairs



Roof (Continued)

Material: (continued)

2. **Patio Roof Surface Material:** Rolled roof material, Coated
Maintain roof material on a regular basis, Consult a qualified roofer



Marginal Summary (Continued)

3. **Flashing:** Galvanized Loose &/or lifting flashing(s), need resealing



4. **Valleys:** Preformed metal, Rolled roof material Maintain roof material on a regular basis, Consult a qualified roofer



Marginal Summary (Continued)

5. **Gas flue pipes** Double walled "B" vent One or more gas flue pipes is missing a storm collar, Recommend repair by a qualified technician



Exterior Surface and Components

6. **Trim: Wood** Wood rot- garage service door trim, A qualified contractor is recommended to evaluate and estimate repairs



Marginal Summary (Continued)

Kitchen

7. Kitchen Kitchen Disposal: XXX
Corroded but not currently
leaking



8. Kitchen Kitchen Electrical: 110 VAC lighting & outlet circuits Loose switch or outlet
should be resecured

Bathroom

9. Master bath Bathroom Faucets/Traps:
Single handle sink faucet(s)
& ABS trap(s) Shutoff valve
missing handle, A licensed
plumber is recommended to
evaluate and estimate repairs



Marginal Summary (Continued)

10. Master bath Bathroom

Shower/Surround: Fiberglass pan,
Ceramic tile surround [Replace
old caulking at the shower
pan](#)



11. Main hall bath Bathroom Faucets/Traps: Single handle sink faucet(s) & ABS trap(s) [Low
pressure or flow rate at sink
faucet, further review and/or
repair is indicated](#)

12. Main hall bath Bathroom Tub/Surround:
Porcelain on steel tub,
Ceramic tile surround [Replace
caulking](#)



Marginal Summary (Continued)

Plumbing

13. Service Line: Copper **Leaking,**
Recommend repair by a
qualified technician



Electrical

14. Exterior Lighting: Surface mounted
Missing globe



Marginal Summary (Continued)

Air Conditioning

15. Southwest exterior AC System A/C System Operation: Appears serviceable Because of the 13 SEER mandate set forth by the Department of Energy, the unit is at a point where any major breakdown may be cause for replacement. We recommend obtaining & maintaining a home warranty that will cover the 13 SEER upgrade

Defective Summary

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Lots and Grounds

1. Walks: Concrete, Flagstone
Broken drain trough causing a trip hazard, A qualified contractor is recommended to evaluate and estimate repairs



Defective Summary (Continued)

Garage/Carport

2. Northwest, Front Garage Garage door opener pressure reverse proper? No
Garage door opener pressure reverse not properly reversing the door, A qualified contractor is recommended to evaluate and estimate repairs



3. Northwest, Front Garage Door to house self closing & latching? Yes Door to house has a pet door cut in to it, A qualified contractor is recommended to evaluate and estimate repairs



Defective Summary (Continued)

4. Northwest, Front Garage Electrical: 110
VAC lighting & GFCI outlet
circuits **Missing**
outlet/switch cover plates



Bathroom

5. Master bath Bathroom Windows: Metal double pane **No tempered glass markings at window over tub, A qualified glazier is recommended to evaluate and estimate repairs**
6. Master bath Bathroom Toilets: Ceramic **The toilet is loose at the floor and will require replacement of the wax seal, A qualified contractor is recommended to evaluate and estimate repairs**
7. Main hall bath Bathroom Toilets: Ceramic **The toilet is loose at the floor and will require replacement of the wax seal, A qualified contractor is recommended to evaluate and estimate repairs**

Defective Summary (Continued)

Attic

8. Laundry Room Attic Kitchen Venting Not vented through the roof



Plumbing

9. Garage Water Heater Water Heater Operation: Functional at time of inspection **Water temperature is very high, recommend having temperature of water adjusted, We recommend installing a water heater drain pan with a drain line to the exterior or garage floor**

Defective Summary (Continued)

10. Garage Water Heater Flue Pipe:
Single wall, Double wall Flue
pipe not connected at top of
water heater



Electrical

11. Exterior Electric Outlets: GFCI
protected, Not GFCI protected
Non-GFCI outlet at southeast
240 volt outlet, Recommend
repair by a qualified
technician



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06:30 May 11, 2007

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Defective Summary (Continued)
