

# PCI Home Inspections LLC

## "Professional Certified Inspectors"

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## SUMMARY REPORT

**Client:** Sample Customer

**Inspection Address:** 123 Home Inspection Way, Anytown, AZ 85111

**Inspection Date:** 3/22/2018 Start: 2:00 pm End: 4:00 pm

**Inspected by:** Paul Cummins AZHI Cert #55010

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.

This inspection report is available on the Internet  
for 90 days from the date of the inspection.

<http://www.inspectvue.com>

Enter the following Client Name: Sample Customer and the Password: pciinspections

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### *Components and Conditions That May Need Service*

#### Exterior

##### Site & Other Observations

###### Wood Destroying Insects

2.1 - There is evidence of or conditions conducive to wood destroying insects. Please refer to termite inspection report for details.

480 Termite (also their phone number)

###### Landscaping Observations

2.2 - A tree limbs are threatening the roof and eaves, and should be trimmed or removed before it damages the roof or eaves.

Tree - threatening roof and eaves - *Continued*



**Grading & Drainage**  
**Interior-Exterior Elevations**

- 2.3 - In some areas the landscaping material is near or up to the weep screed. This condition is not desirable because it conceals the stem wall and helps pest infiltrate the walls. Ideally there should be 4" - 6" of clear space below the weep screed.
- East side yard.



**House Wall Finish**  
**House Wall Finish Observations**

- 2.4 - Check and seal penetrations, gaps and dings at the exterior walls including the transition areas at the window/ door surrounds as needed to prevent moisture and or pest intrusion.
- Multiple gaps and trim/fascia that should be serviced.
  - Trim boards at the south side, windows and garage should be sealed
  - Large gaps at chimney should be sealed.





**Exterior Components**

**Exterior Doors**

- 2.5 - A door rubs, and needs to be serviced to work smoothly.
  - Front door.

**Outlets**

- 2.6 - A cover plate is damaged or missing and should be replaced.
  - Rear patio.

**Lights**

- 2.7 - The following was observed:
  - Flood at north west rear yard is damaged and should be serviced. Noted that the breaker labeled rear floods trips and will not stay in on position.

**Windows**

- 2.8 - A window will need service to work well.
  - Windows that do not slide properly are the kitchen and family room east windows. Weather stripping damaged at east family room window.
  - The down stairs bathroom west window does not lock.



**Electrical**

- 2.9 - Electrical Conditions:
  - There are exposed electrical conductors. Current industry standards require that exterior conductors be placed in a protective conduit and you may wish to have further evaluated and serviced as necessary.
  - Rear flood light.



**Yard Walls**

- 2.10 - The west yard walls can be easily moved and should be evaluated by a masonry contractor.

Easily moved - evaluate - *Continued*



## Roof

### Composition Shingle Roof

#### Flashings

3.1 - The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



## Plumbing

### Potable Water Supply Pipes

#### Water Main Shut-off Location

4.1 - We could not locate the water meter or this home does not have one. You should ask the sellers about this. Viewing a meter is especially helpful if water can be seen flowing through the meter when no major appliances are in use, which could be indicative of a subterranean leak. Because we could not view the meter we recommend that a representative from the utility company or a plumber explore this further, it would be prudent for you to request a recent water bill from the sellers so that you can establish a norm for future information.

#### Pressure Regulators

4.2 - The pressure at the distribution shut off exceeds 80 psi, (99 psi) which is too strong and will stress components of the system. Pressure readings can fluctuate throughout the day and a regulator may not be needed. We recommend that the pressure be checked at different times to get a more accurate reading. If the pressure is consistently over 80 PSI we recommend that a regulator be installed. Most regulators come factory pre-set at 60 psi.

Regulator - Must be installed - *Continued*



### Copper Water Pipes

4.3 - Indications are the supply piping is all copper however since the vast majority of the supply piping is not visible and the home was built between 1975 and 1995, you should review the sellers disclosure statement for type of plumbing material or ask the sellers to verify the material used, if the sellers are not certain or can not verify, then this should be explored further. For a home of this age range, polybutylene pipe could be the type of plumbing material used if not copper. If it is determined the plumbing system includes polybutylene pipes obtaining the advice of a plumber within the inspection period is recommended.

### Electric Water Heaters

#### General Comments

4.4 - The following was observed:  
- The water heater does not appear to be functioning properly as no hot water was achieved at any of the fixtures. This should be further evaluated by a plumber and all fixtures tested for hot water when resolved.

#### Relief Valve & Discharge Pipe

4.5 - The discharge pipe from the pressure relief valve is recommended to be plumbed to the exterior and terminate no more than twenty-four inches above grade and no closer than six inches to it.  
- Discharges behind water heater into drip pan.



#### Thermostat

4.6 - The following was observed:  
- Does not appear to be functional.

### Irrigation or Sprinklers

#### Hose Bibs

4.7 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive and are required by current standards. However, we may not have located and tested every hose bib on the property.

### Electrical



## Main Panel

### Cover Observations

5.1 - The exterior cover panel has voids or open knockouts that should be covered.



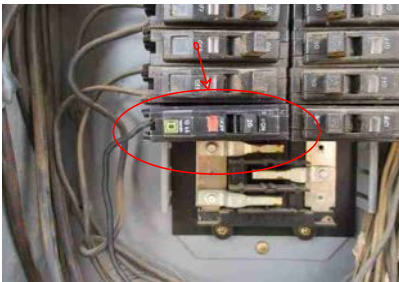
5.2 - The exterior panel cover latch is damaged, and should be serviced.



5.3 - The interior cover for the panel does not fit well and can not be closed completely, this should be corrected.  
- Retaining screw does not secure the panel.

### Circuit Breakers

5.4 - One circuit breaker is tripped and cannot be reset, which means that the breaker is defective or that there is an in-line short, which should be determined and corrected by an electrician.  
- 20 amp labeled "rear flood".



### Grounding & Bonding

5.5 - The panel-ground to a water pipe, is detached and should be reattached by an electrician.

Ground - Detached - Water Pipe - *Continued*



## Heat-A/C

### HVAC Heat Pump Systems

#### Condensing Coil

7.1 - The condensing coil fins have some impact damage that could be serviced. The impact damage is not significant, however much of the damage can be easily corrected by combing the fins.

#### Heat Pump Disconnect

7.2 - The following was observed:  
- Conduit has lost the weather proof coating and you may wish to have further evaluated by an electrician or HVAC specialist.



## Chimney

### Family Room Chimney

#### Weather Cap-Spark Arrestor

8.1 - The chimney does not have a weather cap/spark arrestor, which is recommended.



**Chimney Flashings**

8.2 - The counter flashing between the chimney wall and the roof need to be resealed.



8.3 - The following was observed:

- See siding section for pictures of gaps at fireplace to wall at the exterior.

**Chimney Flue**

8.4 - A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

**Damper**

8.5 - The following was observed:

- Adjust damper to close more securely.

**Interior**

**General Comments**

**Common Observations**

9.1 - Evidence of repairs to the ceiling where observed, you should ask the sellers about this or have further evaluated by a specialist.

Most notable are:

- Downstairs bedroom front entry, kitchen and family room.



**Living Room**



### Outlets

9.2 - The following was observed:

- Downstairs living room north west outlet did not have power. and should be serviced by an electrician.

## Bedrooms

### 2nd Guest Bedroom

#### Outlets

10.1 - The following was observed:

- The downstairs bedroom outlets did not have power and should be further evaluated by an electrician.

## Bathrooms

### Master Bathroom

#### Tub-Shower

11.1 - The following was observed:

- Seal tub spout at wall to forestall moisture intrusion.



#### Doors

11.2 - The following was observed:

- The pocket door does not function and should be serviced.

### 1st Guest Bathroom

#### Tub-Shower

11.3 - The following was observed:

- The plumbing behind the tub shower is loose and should be serviced. The mixing valve and tub spout are loose and should be sealed once the loose plumbing is corrected.



#### Lights

11.4 - A wall light does not respond, and should be serviced.

## Kitchen

## Kitchen

### Outlets

- 12.1 - None of the kitchen outlets serving the countertop have GFCI protection and upgrading is recommended. GFCI protection is mandated by current standards and is an important safety feature. GFCI protection may not have been required at time of construction, but we recommend as elective safety upgrade.
- 12.2 - A cover plate is damaged or missing and should be replaced.
  - Under sink for garbage disposal.



## Stairs

### Main Stairs

#### Handrails & Guardrails

- 15.1 - The ends of handrails for stairs typically turn into the wall at each end so garments do not catch on the ends of handrail. This handrail is open at both ends and you may consider modifications or replacement, caution should be used until changes have been made.



- 15.2 - The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

## Garage

### Double-Car Garage

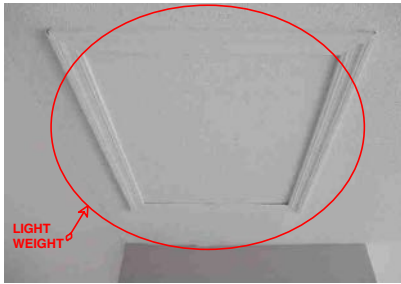
#### Walls & Ceiling

- 17.1 - There is evidence of a repair made to the ceiling, you should ask the sellers about this.
  - Near water heater.

#### Firewall Separation

- 17.2 - The hatch cover to the attic area is made of a non combustibile material, however the cover is lightweight and should be weighted in order to provide a firewall separation between the garage and the residence.

Access cover - Lightweight - *Continued*



**Entry Door Into the House**

17.3 - The house entry door is not fully self-closing/ latching, and should be adjusted/ serviced.

**Attic**

**Primary Attic**

**Batt Insulation**

18.1 - The attic floor is insulated with approximately six-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

18.2 - There are voids in the insulation that should be serviced.

