

## Summary



### Checklist Inspections

835 W Warner Rd Suite 101-465  
Gilbert, AZ 85233  
480-361-8120

**Customer**  
Lisa O'Brien

**Address**  
19777 N 76th St 1348  
Scottsdale AZ 85255

The following list of items or discoveries is a "hit list" of systems or components that **do not function as intended** or **affects the habitability of the dwelling (a safety item such as missing smoke alarm)**; or **warrants further investigation and correction by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep 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 as it contains additional information about the home.

### General Summary

#### 1.0 Landscape / Site drainage

The soil level is higher than recommended and in contact with the siding materials. Recommend lowering the soil line to help prevent damage to the siding materials. Noted at several locations around the building. This is the responsibility of the HOA. See termite report.

#### 1.3 Irrigation System

The exterior grounds are maintained and the responsibility of the home owners association.

#### 2.0 Roof(s)

The roof as well as the exterior are maintained and the responsibility of the association. No issues noted during inspection.



2.0 Item 1(Picture)

**2.1 Deck / Patio**

(1) Walkout deck appears to have leaked in past as evidenced by stains at drywall in utility closet and family room. See INTERIOR findings.

(2) Debris at walkout deck inhibits complete review. However, the waterproof coating is in needs of repair as it is beginning to deteriorate and pit. Recommend review and correction as needed by licensed contractor.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

**2.2 Siding / Trim**

(1) Clean chalk off of patio wall or repaint if needed.



2.2 Item 1(Picture)

(2) Trim and jambs at entry door need paint to protect from weather damage. Peeling paint noted.



2.2 Item 2(Picture)

**2.3 Exterior doors**

Lockset at sliding glass door loose. Recommend to secure.



2.3 Item 1(Picture)

**2.4 Vehicle door(s)**

Unable to inspect garage due to no access.

**3.0 Heating and Cooling**

(1) Unable to test heat as the complex has a boiler system and it is apparently off due to hot weather. Inquire with seller/HOA as to function.

(2) The Delta-Ts (temperature splits) for the cooling mode of the HVAC system were acceptable. (between 18-22 degrees)



3.0 Item 1(Picture)

**3.1 Ducts and Registers**

Intake register cover missing screws. Recommend correction.



3.1 Item 1(Picture)

**3.2 Fireplace and Chimneys**

Unable to light gas fireplace. Recommend to inquire with owner as to use and function and correct as needed.



3.2 Item 1(Picture)

**4.0 Water Heater(s)**

(1) Recommend to add a timer to the water heater circulating pump. This will increase life span of pump and plumbing.



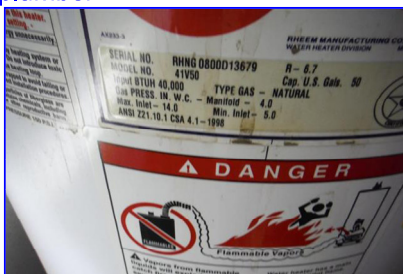
4.0 Item 1(Picture)

(2) The vents for the water heater and gas fireplace should not be painted. The paint can burn / become discolored and possibly "smoke". Recommend to replace water heater vent. Noted in the utility closet at the NEIGHBOR'S vents. Both the inspected unit vents and neighbor's vents are in the inspected unit's closet. The inspected unit's vents are not painted and are acceptable.



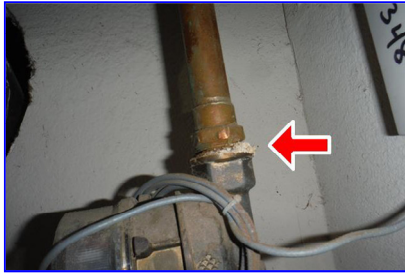
4.0 Item 2(Picture)

(3) The water heater is the original unit. Recommend review and service/repair/replacement as needed by licensed plumber.

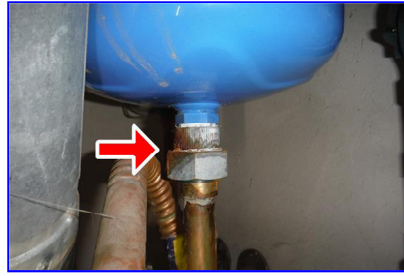


4.0 Item 3(Picture)

(4) The water fitting(s) connection at the water heater are corroded. Recommend correction to help prevent leaking.



4.0 Item 4(Picture)



4.0 Item 5(Picture)

#### 4.2 Faucets and Valves

Faucet leaks around handle. Recommend correction.  
Noted at the master bathroom sink.



4.2 Item 1(Picture)

#### 4.3 Washer and Dryer

(2) Large amount of lint in attic around vent indicating vent needs cleaning. Recommend cleaning to avoid fire hazard.



4.3 Item 1(Picture)

#### 4.4 Fire Sprinklers

(1) Inspecting fire sprinklers is beyond the scope of a state licensed home inspection. You may wish to contact a fire sprinkler company or your local fire department for review and or testing of the system.

(2) Sprinkler escutcheon is missing. Recommend replacement. Noted at the master closet.



4.4 Item 1(Picture)

#### 6.0 Caulking and Sealing



(1) Caulk gaps at baseboard at sides of master tub to prevent water damage. Gaps noted.



6.0 Item 1(Picture)

(2) Caulk tub spouts to walls to prevent water damage to surrounding structure.



6.0 Item 2(Picture)

**6.1 Water Closets (toilets)**

(1) Toilet tank loose on bowl. Recommend correction. Noted downstairs bathroom and at the master bathroom.

(2) Toilet loose on floor. Recommend correction. Noted at the master toilet.

**6.2 Sinks, basins, and Lavatories**

Drain stops missing/inoperative/not connected at downstairs bathroom sink and guest bathroom sink. Recommend repair.

**7.0 Ceiling and Walls**

(2) Stain noted at ceiling and or wall. Recommend to inquire with owner/HOA as to leak and repair history and correct as needed.

Noted in the utility closet and the living room. This condition appears to be due to past leaks at master bedroom walkout deck. No moisture noted during inspection.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

**7.1 Flooring**

(1) Carpet loose / buckled. Recommend correction. Noted primarily in the upstairs hallway and master bedroom.



7.1 Item 1(Picture)

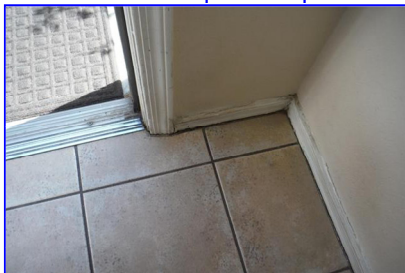
(2) Carpet damaged downstairs near stairs. Recommend repair/replacement.



7.1 Item 2(Picture)

**7.2 Doors**

It appears that water may have blown in around entry door during rain as stains were noted in baseboard. Recommend to monitor and improve/replace weatherstripping as needed.



7.2 Item 1(Picture)

**7.3 Windows**

(2) Window counter balance is faulty. Recommend correction. Noted at the kitchen window. Recommend repair by qualified window technician.



7.3 Item 1(Picture)

**7.4 Fan(s)**

Pull cords for fan speed missing at master and family room fans. Recommend repair.



7.4 Item 1(Picture)

**8.0 Oven and Range**

(2) The anti tip device is not in place and the oven will tip forward when pulled on.

(3) Oven light does not operate. Possible burned out bulb. Recommend to replace bulb.



8.0 Item 1(Picture)

**8.1 Dishwasher**

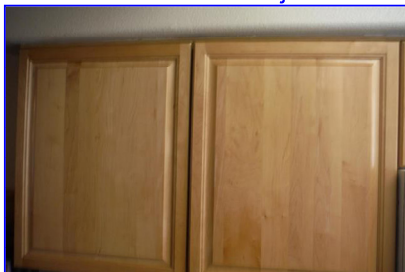
(2) Dishwasher air gap or high loop was not installed and secured. An air gap or high loop is like an upside down "P" trap and prevents dirty water from running back down to the dishwasher. Recommend to add and secure air gap or "loop" discharge line to create a trap for the water.



8.1 Item 1(Picture)

**8.2 Counter and Cabinets**

Cabinet doors needs adjustment. Noted in kitchen.



8.2 Item 1(Picture)

**8.3 Refrigerator**



Ice maker in refrigerator not on at time of inspection. Did not test or verify operation.

#### 8.4 Sink and Faucet

Air gap at sink can be removed if desired as it is not in use.



8.4 Item 1(Picture)

#### 9.2 Attic

(2) Stains in attic apparently old as roof is in good condition. Recommend to inquire with seller/HOA as to repair history.



9.2 Item 1(Picture)

---

Thank you again for choosing Checklist Inspections. For full understanding of what we inspect and do not inspect, we recommend to read the inspection agreement and the Arizona Standards of Practice for Home Inspections, governed by the Arizona State Board of Technical Registration. ( [Link to the AZBTR Standards of Practice for home inspections](#)) Component conditions may change between the date of the inspection and the title transfer date. It is noted that repairs and corrections be performed by qualified licensed contractors that warranty or guarantee their work. We recommend to ask for receipts to not only the work of requested repairs, but for other work that may have been done in the past. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended (to test plumbing heating and cooling, windows, etc.) Any questions, please call us at 480-361-8120 or email [office@checklist.com](mailto:office@checklist.com)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To JJ Tantillo