



Inspection Report

Property Address:



Down To Earth Inspection

**Rod W. Cauchon 52359
6505 E. June st Mesa AZ 85205**

Summary



Down To Earth Inspection

6505 E. June st Mesa AZ 85205

Customer

Address

Action Items

FENCES and GATES

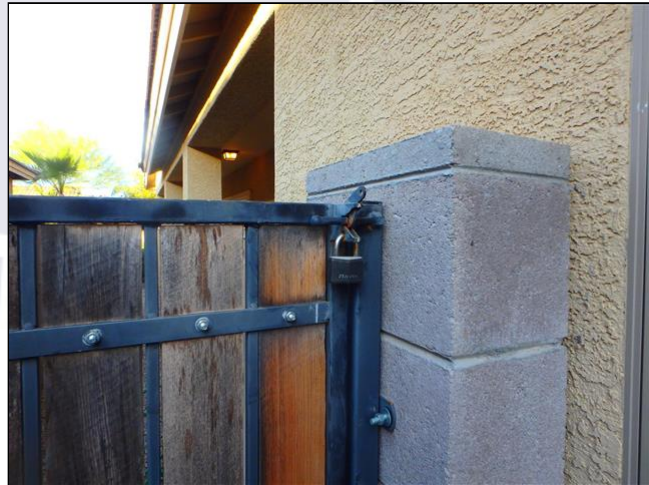
Not Inspected

The gate at the north elevation and south elevation of the property was locked at the time of this inspection. We could not test the gate. If this gate provides direct access to a pool or spa, it should self close and latch to meet safety requirements. Recommend having the seller demonstrate operation of the gate.

1.



Item 1 - Item 1(Picture)



Item 1 - Item 2(Picture)

ROOF COVERINGS

Inspected

- (1) There are broken tiles at various locations leaving the felt underlayment exposed. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.

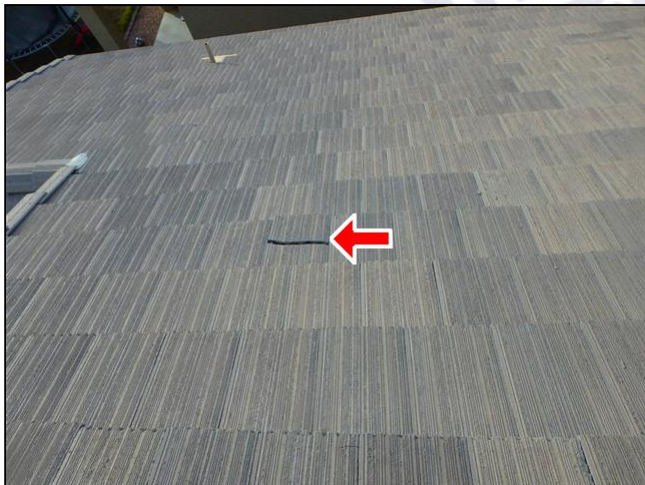
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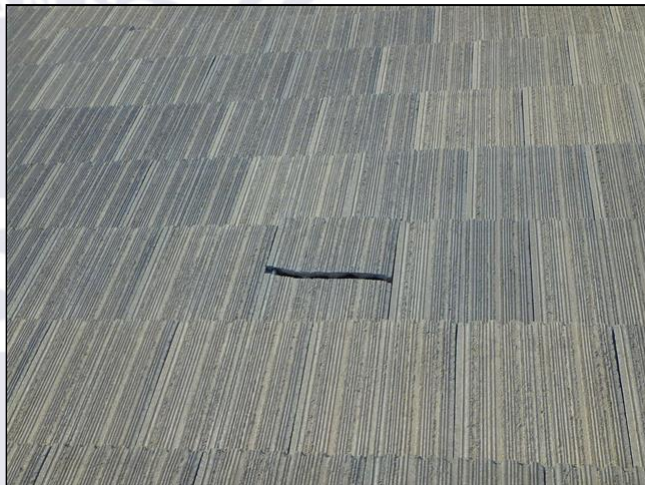
Item 2 - Item 1(Picture)



Item 2 - Item 2(Picture)



Item 2 - Item 3(Picture)



Item 2 - Item 4(Picture)

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Item 2 - Item 5(Picture)



Item 2 - Item 6(Picture)



Item 2 - Item 7(Picture)



Item 2 - Item 8(Picture)

(2) The "wind breaks" installed to bond adjoining tile courses are cracked and or deteriorated at the west elevation. Wind breaks are masonry cement added at ridge, hip and eave terminations to protect tile from being blown off in high wind conditions.

3.



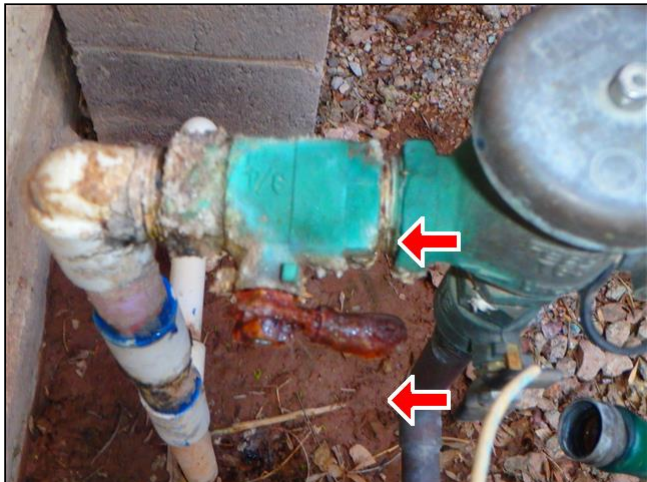
Item 3 - Item 1(Picture)

MAIN WATER SHUT-OFF DEVICE
Inspected

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The photos show your shut off devices at the front of the house, and water meter. The meter was moving indicating that a leak in the supply lines is present. We recommend that you have a qualified plumber and or leak detection company review and repair as necessary.

4.



Item 4 - Item 1(Picture)



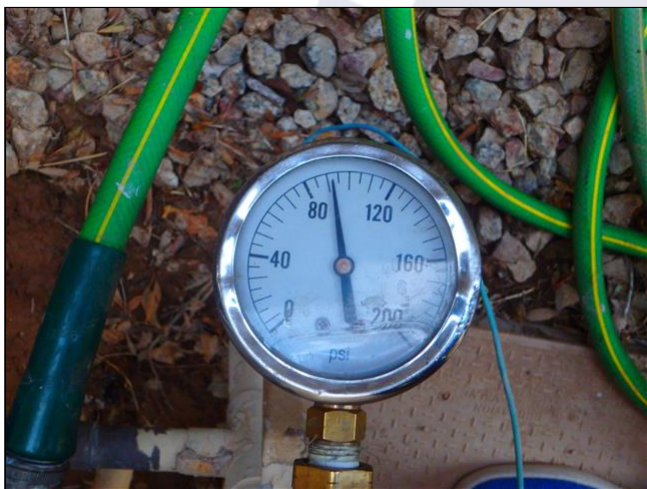
Item 4 - Item 2(Picture)

WATER SUPPLY PIPING and FLOW/PRESSURE

Inspected

The water pressure, as measured by a gauge at an exterior hose bib, was at 80 PSI or above. 80 PSI is considered the pressure limit for residential plumbing. Excessive pressure can result in damage or failure to valves, seats, washers, and fixture supply lines. A qualified plumber should install an approved pressure regulator valve that will bring the pressure down to a normal PSI of 50 to 60.

5.



Item 5 - Item 1(Picture)

FLOORS

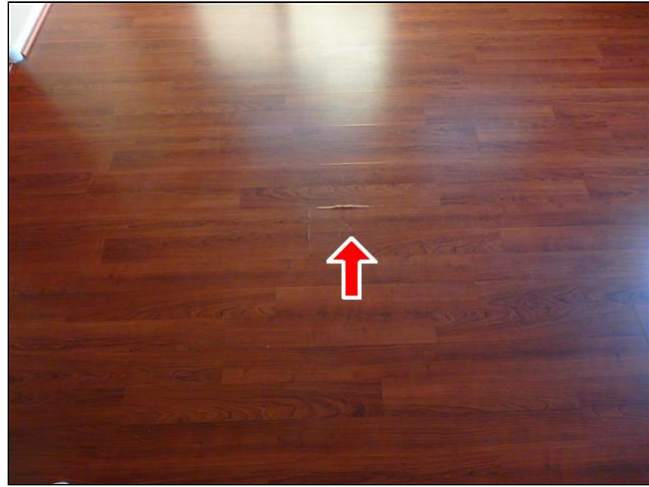
Inspected

6. The laminated flooring in the master bedroom is lifting. After further inspection with a moisture meter from the termite company. It was showing on the day of the inspection 100% moisture. As there's typically no Plumbing in the master bedroom floor. In the Plumbing for the property runs through the ceiling this raises a concern. Recommend evaluation by a qualified technician.

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Item 6 - Item 1(Picture)



Item 6 - Item 2(Picture)

WINDOWS

Inspected

One or more of the windows in a hall bedroom does not operate properly. The counterweight spring mechanisms are damaged.

7.



Item 7 - Item 1(Picture)



Item 7 - Item 2(Picture) Last bedroom

COUNTERTOP and CABINETRY

Inspected

8. The Cabinet is deteriorated in the area under the sink. Water leakage appears to have promoted decay. Cracked, deteriorated or damaged wood should be replaced.

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Item 8 - Item 1(Picture)



Item 8 - Item 2(Picture)

RANGE(S), OVEN(S), and COOKTOP(S)

Inspected

(1) The oven failed to respond to normal operating controls. A qualified appliance technician could make repairs or modifications as necessary.



9.

Item 9 - Item 1(Picture)



Item 9 - Item 2(Picture)

TOILET(S)

Inspected

10. (2) The toilet in the master bathroom is not securely attached at the floor. This could allow leaks at or into the floor. No damage is visible at this time. A qualified technician could make repairs or modifications as necessary.

Consideration Items

ENVIRONMENTAL

Inspected

Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection. However, if this inspection report includes any ACTION or CONSIDERATION items concerning current or past leaks of any kind, even without any bio-organic growth noted, consider contacting an environmental specialist for further evaluation.

11.

WALK THROUGH INFORMATION

Inspected

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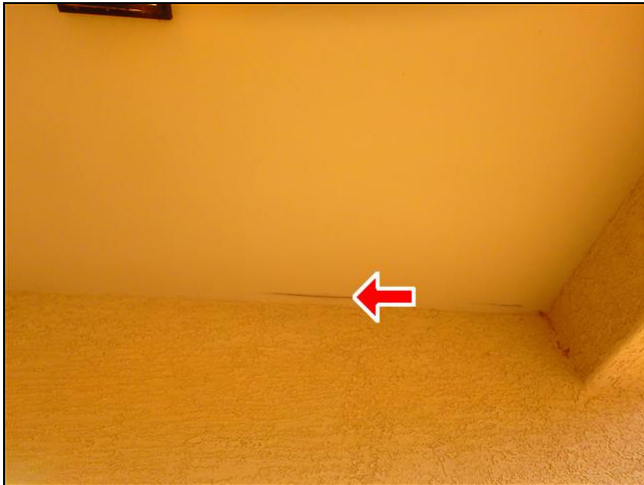
During your final walk-through inspection you will have the opportunity to check the home for the final time. You should check to see if anything has changed since the original home inspection. It is recommended that the owner provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the final walk-through inspection should be discussed with your Realtor, prior to closing.

PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

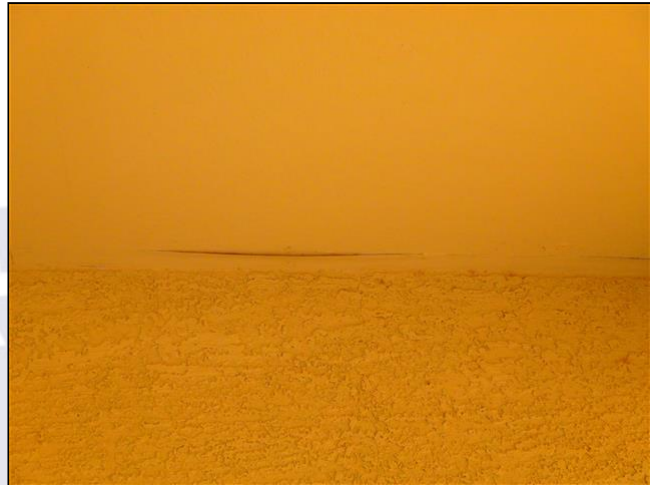
Inspected

The exterior drywall ceiling located at the rear of the property has a bad tape joint. This is common in the state of Arizona and should be repaired and considered a maintenance item buy qualified technician.

13.



Item 13 - Item 1(Picture)



Item 13 - Item 2(Picture)

GRADING, DRAINAGE, and RETAINING WALL(S)

Inspected

The grading and drainage at the property showed no signs of any deficiencies on the day of the inspection. Please note however that in this region rain storms are few and far between and the true final grading may be covered with

14. landscape stone. We recommend that after you take possession of the house you monitor the exterior area after the first rain storm. If any adverse conditions arise due to inefficient drainage, consult a landscape contractor for grading / drainage corrections.

DOORS (Exterior)

Inspected

The screen door for the sliding glass door at the family room is off the track.

15.



Item 15 - Item 1(Picture)

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INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

Inspected

Light(s) in the kitchen is not functional. The bulb(s) may have burned out. Try replacing the bulb(s), and test the fixture. If a new bulb(s) does not correct the problem, a qualified electrician could make repairs or modifications as necessary.

16.



Item 16 - Item 1(Picture)

COOLING SYSTEM(S)

Not Inspected

The outdoor temperature at the time of the inspection was not appropriate for operation of the air conditioning system(s). According to manufacturers, operation of an air conditioner when outdoor temperatures are not at least 65 degrees for the previous 24 hours can result in damage to the compressor. Oil in the compressor will not properly lubricate the moving parts when outside temperatures are below operating design limits. Inspection and evaluation of the performance of the system is recommended when conditions are appropriate by a qualified HVAC technician.

17.

CEILING FANS

Inspected

One or more of the ceiling fan light kits has one or more of the following conditions. Missing bulbs / missing globes / damage / broken inoperable pull chains.

18.



Item 18 - Item 1(Picture)

DISTRIBUTION SYSTEM(S)

Inspected

The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present.

19.

Change or wash the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service

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by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.



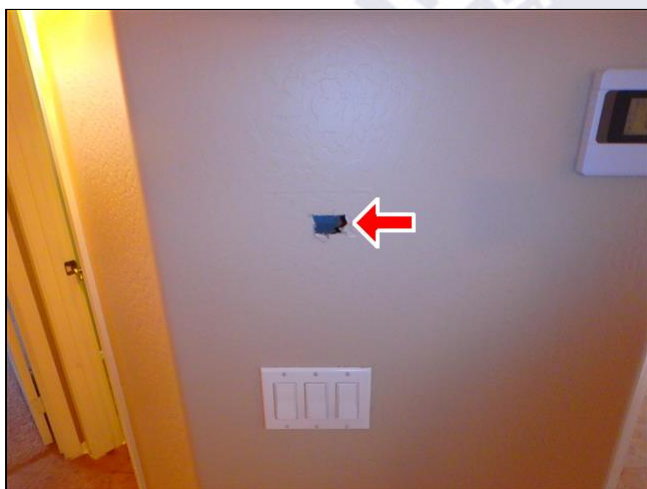
Item 19 - Item 1(Picture)

CEILING AND WALLS

Inspected

(2) There is a hole in the drywall in the main hallway. The hole should be repaired. A qualified technician can do the work.

20.



Item 20 - Item 1(Picture)

DOORS AND CLOSETS

Inspected

21. (1) Many of the door strikes in the property have tape enabling them from working. Recommend removing tape is necessary.

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Item 21 - Item 1(Picture)



Item 21 - Item 2(Picture)



Item 21 - Item 3(Picture)



Item 21 - Item 4(Picture)

22. (2) A door at a hall bedroom binds on the jamb. This prevents easy operation of the door. Have a qualified technician adjust the door to restore proper operation.

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Item 22 - Item 1(Picture) Last bedroom

(3) Door hardware has been removed from a hall bedroom door(s). The door does not function properly. All loose or missing hardware can be repaired or replaced.

23.



Item 23 - Item 1(Picture) Last bedroom

24. (4) The floor guides to the closet bypass door(s) in a hall closet is missing. The guides should be replaced/installed.

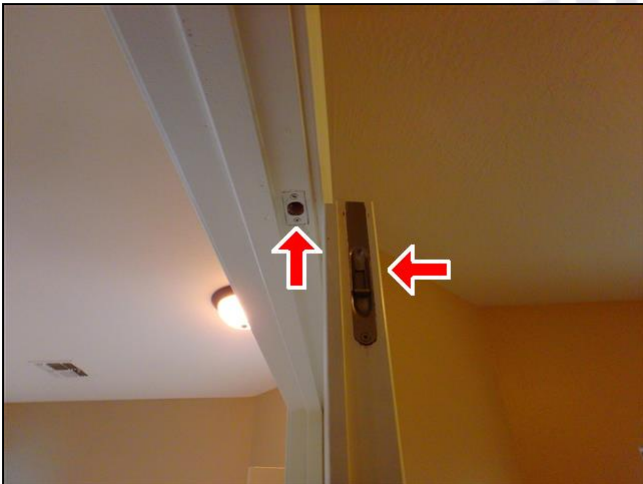
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Item 24 - Item 1(Picture)

(5) The drop bolt in the office area is not functional. Recommend further review and repairs necessary by a qualified technician.

25.



Item 25 - Item 1(Picture)

SMOKE & CO DETECTOR(S)

Inspected

26. We recommend to replace all smoke detectors upon taking possession of your home. This is due to the fact that they can be damaged due to many reasons, and replacement assures you of being as safe as possible.

FAUCETS / BASINS / DRAINS

Inspected

27. (2) Drain stop(s) that were either missing or not functioning properly were found in the following locations: master bathroom. All drain stops should be functional.

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Item 27 - Item 1(Picture) Left side

COUNTERTOP and CABINETY

Inspected

The floor of the cabinet in the master bathroom is water damaged. All damaged cabinet floors should be replaced with new materials, properly installed. No leaks observed at time of inspection.

28.



Item 28 - Item 1(Picture)

DRYER VENT

Inspected

29. Unless the dryer vents at an exterior wall directly behind the appliance, we recommend that you clean the dryer vent of any lint build up. This is particularly important if the dryer vents to the roof.

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