
Perfection Home Inspections
Mesa, AZ 85203
602-524-2916
perfectionhomeinspections.com

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Inspected By:
Greg Oswalt Arizona Lic. 38752

Referral Information
John L. Payne

Client Information: Record Number 8962

Auction, United Country Excelerated
151 E. Spur Ave.
Gilbert, AZ 85296
480-422-6800

Inspected 5/25/23 8:00 AM
Built 1998
3181 sf

FRONT VIEW OF HOME *PHOTO*



Inspection Summary

Perfection Home Inspections
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Record 8962 - Auction, United Country Excelerated 151 E. Spur Ave., Gilbert, AZ 85296

Safety Concern

ATTIC

Vapor retarder

Attic insulation vapor retarder on the back of batt insulation is left exposed in the attic. Exposed vapor paper retarder is a fire hazard.

Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard. Recommend a qualified contractor evaluate and make all necessary repairs. See picture

GARAGE/CARPORT

Auto Garage Door Lift Controls

The automatic garage door opener did not stop and return the garage door when meeting obstacles. According to reports received by the U.S. Consumer Product Safety Commission (CPSC), approximately 60 children between the ages of 2 and 14 have been trapped and killed under automatic garage doors between March 1982 and 1997. I recommend all automatic garage doors openers stop and reverse when meeting obstacles to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. All garage door openers manufactured after January 1, 1993 are required to have this auto- reverse function. Recommend a qualified contractor evaluate and make all necessary repairs. A scale 1.5" high was placed on the garage floor under the door to test the automatic stop and reverse function of this garage door opener. The garage door opener is holding down with a force of 90 pounds and did not automatically reverse and go back up.

Garage Electronic Eye

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.

W. HEATER

Operating Controls

Water temperature of 149 degrees. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.

KITCHEN

Dishwasher

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.

PLUMBING

Cross Connections

To avoid a cross connection that may pollute potable drinking water recommend a vacuum breaker device be installed on all hose bibbs. This may not have been required when it was built but it is now considered unsafe. This is an inexpensive part that can be purchased at a local hardware store and attached to the hose bibbs.

Service/Repair

EXTERIOR

Wall Covering \ Cladding

Cracks in stucco are mostly cosmetic and rather common in the phoenix area but they should be monitored and patched when convenient or immediately when any sign of a leak develops. Recommend patching all stucco cracks and holes 1/16 of an inch or larger as soon as they are found.

The stucco is too close to the ground in the front.

Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained.

Running stucco to the ground is a common practice for masonry homes in this area. Stucco should not go to the ground for framed wall construction.

Exterior Electrical Fixtures

The balcony fixture and side of garage light fixture did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Soffit\Eaves\Fascia

Wood rot in the patio fascia.

Recommend a qualified contractor evaluate and make all necessary repairs.

Exposed Foundation

There is a crack or joint in the foundation stem wall in the front and on the west side there is a small circular shaped chunk of loose concrete on the foundation stem wall. Looks like a rusted steel bracket in the wall at this point.

Recommend a qualified contractor evaluate and make all necessary repair

Grading\Surface Drainage

Soil or the concrete is not properly sloped away from the house foundation. on the west side Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.

When water is allowed to accumulate or flow towards the house foundation due to improperly slopped soil foundation problems may develop.

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or slope the yard to ensure drainage away from the foundation.

Planters installed next to the house hold water against the house foundation and sometimes raise the soil level above the house slab level. Recommend finding a way to drain water from this area to help protect the house foundation. When soil is against the house and above the house slab water and pests like termites may enter the home undetected. Recommend keeping planters away from the house foundation.s

Vegetation

Trees or bushes over hanging the roof cause debris to build up on the roof and also damages the roof when the wind blows the branches across the roof. Recommend cutting trees or bushes back to protect the roof and removing all debris on the roof. See picture

Yard Fences

Fence on the east side is lifted. Looks like the tree next to the wall is too close to the wall.

Recommend keeping all pool fences and or barriers in good working order to protect children from the pool.

GROUNDS

Balconies

Guard rails meet the minimum standard of 36" above the floor.

Crack in the balcony floor covering material.

Recommend a qualified contractor evaluate and make all necessary repairs.

ROOF

Roof Covering

Flat style concrete roof tiles installed. There are two cracked roof tiles at the solar water heater on the roof. One cracked mud joint.

Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

Flashing

Storm collars missing on three roof vent pipes. Recommend installing storm collar. Recommend a qualified contractor evaluate and make all necessary repairs.

No flashing found at a water pipe to the roof at the solar water heater.
Recommend a qualified contractor evaluate and make all necessary repairs.

ATTIC

Attic Floor Insulation

Fiberglass batt insulation with vapor barrier craft paper attached.

The upstairs attic has an upper and lower section. Insulation separating the upper and lower sections are missing in spots making the lower section have no insulation value.
Recommend a qualified contractor evaluate and make all necessary repairs.

Attic Entry Access

Romex type wires installed too close to the hallway attic hatch are not properly protected.
Romex type wires should not be installed within 6 feet of an attic hatch without being properly protected.
Recommend a qualified contractor evaluate and make all necessary repairs.

GARAGE/CARPORT

Garage Doors

The two lower overhead garage door panels are bent and they rub together and make a banging noise when the door opens and closes.
Recommend a qualified contractor evaluate and make all necessary repairs.

Garage Man Door Exterior

Garage door to side yard tested and found to be in proper working order.
Wood rot in the garage door jamb for the door to the side yard.
Recommend a qualified contractor evaluate and make all necessary repairs.

W. HEATER

Water Heater Nipples

One or more of the water heater nipples (small pipes attached to top of water heater) are heavily corroded. Nipples in this condition may rupture at any time and create a flood. Recommend replacing corroded galvanized nipples immediately. See picture

Corrosion on a pipe above the water heater looks like a back flow valve pipe fitting.
Recommend a qualified contractor evaluate and make all necessary repairs.

COOLING

Duct Type

There is a small hole in the side of the metal HVAC ducting in the attic. Recommend patching this hole.

KITCHEN

Water Supply

The kitchen sink angel stops or water supply valves under this sink are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

INTERIOR

Interior Walls and Ceiling

There is a crack in the ceiling plaster running across the living room from front to back then the crack follows the ceiling to the east wall. Cracks in the living room drywall facing the back yard on both side of the back window and at the entrance to the kitchen,
Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair

MBATH

Sink Faucet

The master bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Walls and Ceiling

Water damage to the wall by the shower. Recommend a qualified contractor evaluate and make all necessary repairs.

MBED

Closet

One light in the master closet did not work when tested,. Recommend checking the bulb.

BATH2

Sink Faucets

The hall bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Ventilation

The fan in this bathroom is noisy. Recommend a qualified contractor evaluate and make all necessary repairs.

BATH3

Sink Faucet

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Drain, Trap, Waste and Vent Piping

Corrosion on the drain pipe for the sink drain in the hall bathroom. This is an indication of a leak. Recommend a qualified contractor evaluate and make all necessary repairs.

BED2

Closet

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

BED3

Closet

Closet doors missing. Recommend installing closet doors.

BED4

Closet

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.

OFFICE/DEN

Walls & Ceiling

Water stain on the wall in the office closet/air handler closet. Looks like a condensation issue. Recommend making sure the primary condensation drain line is not clogged. Recommend a qualified contractor evaluate and make all necessary repairs.

Recommend Further Investigation

EXTERIOR

Patio Doors

Exterior patio and or back door(s) tested and found to be in proper working order. Double sided dead bolt locks used on exterior patio door. These type of locks require the use of a key to exit so they are a fire escape hazard. Recommend replacing all double dead bolts with standard dead bolt locks.

Clay In Soil

This home is located in a high clay soils zone according to the NRCS map. All cities in the greater Phoenix area have some clay in the soil. The city of Gilbert may have the highest concentration of clay in the soil. Since a soils evaluation is not part of a home inspection we recommend checking with the National Resources Conservation Service for maps of areas with high clay in the soil. Clay is not a good soil for building. It expands when it gets wet and shrinks when it dries. To avoid foundation problems it is best to keep the soil moisture content as stable as possible.

Soil should be sloped away from house to improve drainage and protect the foundation from excessive moisture when it rains. When water is allowed to flow towards the foundation due to improperly sloped soil foundation problems may develop. Recommend installing gutters and drainage to help direct water away from the foundation and off of the property when possible.

Other

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment??

ROOF

Felt Paper

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper under roof tiles has an average life expectance of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

COOLING

Air Filters and Dampers

There is a 5 inch thick air filter in the attic and a place to installed it in the attic air handler. Not sure why it is not being used as it can help filter the HVAC air.

ELECTRIC

Compatibility Issues

This panel has one or more breakers installed that are not made by the manufacturer . The wrong breakers can be a fire hazard and or a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.

Monitor/Maintain

None noted

Inspection Report Details

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GENERAL INFORMATION

Satisfactory

GENERAL INFORMATION - Buyer

You have the right to ask for repairs and to have other problems addressed even if they are not included in this inspection report. Paint defects, drywall cracks and stained carpet are considered cosmetic items and are generally not included in this report. The washing machine, and dryer are checked to make sure they turn on and the refrigerator is checked to find if it is getting cold and this is all we check on these appliances. The Agreement for Visual Inspection and pictures are an integral part of this report, please refer to the Agreement for limitations regarding this report. Pictures are provided to give a better idea of the conditions reported on and I recommend repair people get a copy of the pictures provided for a better understanding of the problems needing repair. Roofs often contain hidden defects and if that is a concern, a roofer should be brought in prior to the close of escrow to determine such defects. This report is not to be considered complete without consulting with the inspector that created it. Please read the entire report carefully before making decisions based on this report.

Recommend the buyer have all exterior door locks re-keyed to replaced after taking possession. All Accessible entryway doors are inspected. HOME WARRANTY COMPANIES will not repair AC units if the units have not been properly maintained. Recommend annual service of AC units and recommend making sure AC coils and filter are clean before calling a warranty company for repairs. If water leaks or water stains are listed in this report there is always a possibility of a mold problem with such problems. If mold is a concern recommend having a qualified contractor check for mold. Make all necessary repairs means to repair or replace making all necessary corrections to solve the problem and correct all damages created by the problem as recommend by the qualified contractor evaluating the problem. To Whom Report Made: Client is the only person to whom the Inspection Report and examination is made and to no other person or entity. Inspection Report may not be circulated to any other person or entity for material use other than the Client or it shall become void. All examinations and reports covered by this agreement are void to all others than Client. We do not establish property lines, easements or, encroachments. The square footage and age of the home listed in this report have not been verified. This report uses word outlet to also mean receptacle and romex to mean non-metallic sheathed cable. PEX is used to stand for Cross Linked Polyethylene pipe aka Aqua Pex.

Satisfactory

Occupancy - Occupied

Occupied homes cannot be inspected as well as vacant homes due to personal belongings unintentionally covering up or hiding existing problems. I recommend a thorough inspection after all personal belongings are removed.

Satisfactory

Inspection Type - Single Family Home

For all damage found recommend first locating and solving the problem that caused the damage prior to repairing existing damage, and have all problems found be corrected by qualified professionals in a professional manor. A qualified contractor or professional is one with a state issued license competent in their field of expertise regarding the issues addressed and with insurance covering their work.

This report is not to be considered complete without consulting with the inspector that created it. Please read the entire report carefully before making decisions based on this report.

Appears acceptable means of the items observed no visual defects other than normal wear for their age were noticed during the inspection.

Monitor means to observe the item on a regular basis to check for a change in the condition of the item.

EXTERIOR

Satisfactory

Type of Wall Structure - Framed

Satisfactory

Wall Structure - Appears Level

Satisfactory

Type of Columns - Stucco covered Wood

EXTERIOR

Service/Repair Wall Covering \ Cladding - Stucco\Synthetic Stucco, Stucco To Soil

Cracks in stucco are mostly cosmetic and rather common in the phoenix area but they should be monitored and patched when convenient or immediately when any sign of a leak develops. Recommend patching all stucco cracks and holes 1/16 of an inch or larger as soon as they are found.

The stucco is too close to the ground in the front. Recommend a minimum of a 4 inch gap between the bottom of the stucco and the finished grade and a minimum of 2 inches above the cement. Stucco need to be able to drain moisture out of the walls through the bottom of the stucco and termites and other pests may enter the home undetected if this distance is not maintained. Running stucco to the ground is a common practice for masonry homes in this area. Stucco should not go to the ground for framed wall construction.



Service/Repair Exterior Electrical Fixtures - Not Working

The balcony fixture and side of garage light fixture did not turn on when tested. Recommend further investigation it may be attached to a photo cell that only turns on at night or it may be a defective light bulb but bulbs are not replaced or tested during a home inspection.

Satisfactory Outside Outlets - GFCI

The polarity and the grounding of all accessible exterior outlets were tested and all exterior outlets within 6 feet of the ground were GFCI protected.

Service/Repair Soffit\Eaves\Fascia - Wood

Wood rot in the patio fascia. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Flashings and Trim - Wood/Imitation Wood

EXTERIOR

Service/Repair Exposed Foundation - Poured Concrete

There is a crack or joint in the foundation stem wall in the front and on the west side there is a small circular shaped chunk of loose concrete on the foundation stem wall. Looks like a rusted steel bracket in the wall at this point.

Recommend a qualified contractor evaluate and make all necessary repair



Satisfactory Exterior Doors - Tested

Exterior entrance door tested and found to be in proper working order.

Recommend Further Investigation Patio Doors - Tested

Exterior patio and or back door(s) tested and found to be in proper working order.

Double sided dead bolt locks used on exterior patio door. These type of locks require the use of a key to exit so they are a fire escape hazard. Recommend replacing all double dead bolts with standard dead bolt locks.



EXTERIOR

Service/Repair Grading\Surface Drainage - Inadequate, Planter

Soil or the concrete is not properly sloped away from the house foundation. on the west side Perimeter areas should be sloped away from house and drains installed as needed for proper drainage to protect the foundation.

When water is allowed to accumulate or flow towards the house foundation due to improperly sloped soil foundation problems may develop.

Recommend a minimum fall of 6 inches within the first 10 feet of the house foundation and or installing drains or slope the yard to ensure drainage away from the foundation.

Planters installed next to the house hold water against the house foundation and sometimes raise the soil level above the house slab level. Recommend finding a way to drain water from this area to help protect the house foundation. When soil is against the house and above the house slab water and pests like termites may enter the home undetected. Recommend keeping planters away from the house foundation.s



Recommend Further Investigation Clay In Soil - Clay Zone

This home is located in a high clay soils zone according to the NRCS map.

All cities in the greater Phoenix area have some clay in the soil. The city of Gilbert may have the highest concentration of clay in the soil. Since a soils evaluation is not part of a home inspection we recommend checking with the National Resources Conservation Service for maps of areas with high clay in the soil. Clay is not a good soil for building. It expands when it gets wet and shrinks when it dries. To avoid foundation problems it is best to keep the soil moisture content as stable as possible.

Soil should be sloped away from house to improve drainage and protect the foundation from excessive moisture when it rains. When water is allowed to flow towards the foundation due to improperly sloped soil foundation problems may develop. Recommend installing gutters and drainage to help direct water away from the foundation and off of the property when possible.

Service/Repair Vegetation - Trees On Roof

Trees or bushes over hanging the roof cause debris to build up on the roof and also damages the roof when the wind blows the branches across the roof. Recommend cutting trees or bushes back to protect the roof and removing all debris on the roof. See picture



Satisfactory Sprinkler System - Vacuum Breaker

Sprinkler systems are not fully inspected as part of this home inspection. The sprinkler valves in the valve boxes are inspected by turning them on manually and looking for major leaks only. Sometime other items are noted because the system turns on automatically and defects are noticed at that time.

EXTERIOR

Service/Repair **Yard Fences - Masonry**

Fence on the east side is lifted. Looks like the tree next to the wall is too close to the wall.
Recommend keeping all pool fences and or barriers in good working order to protect children from the pool.



Satisfactory **Window Character Material - Aluminum**

Satisfactory **Window Character Type - Slider and Fixed, Single Hung**

Satisfactory **Glass - Multiple Pane Insulated**

Satisfactory **Door Bell - Tested OK**

Satisfactory **Basement - No Basement**

Satisfactory **Raised Foundation - None**

EXTERIOR

**Recommend
Further
Investigation**

Other - Past Treatment

Drill marks in the slab are signs of past termite treatment. Recommend asking seller for more information on past termite treatment and what caused the treatment and if there a warranty on this treatment??



GROUNDS

Satisfactory

Driveway - Concrete

Satisfactory

Walkways - Concrete

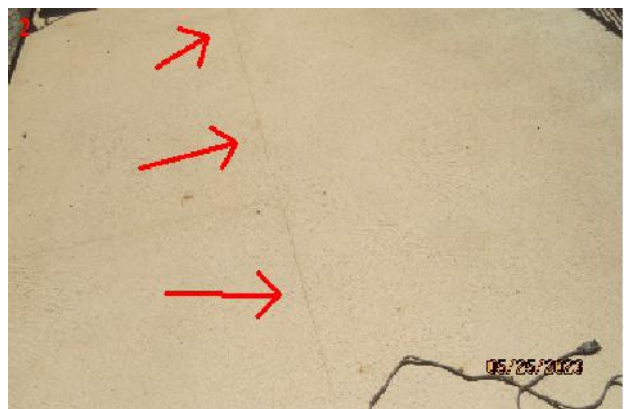
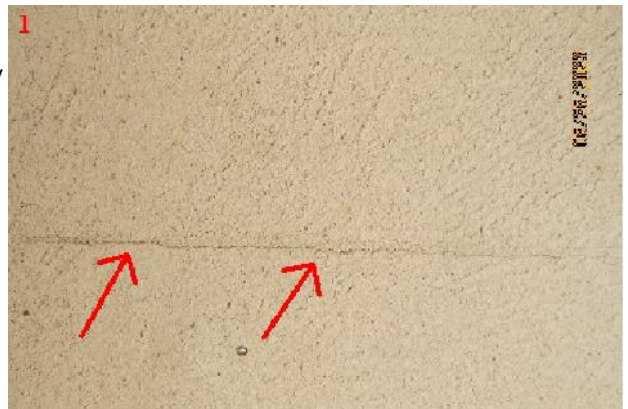
Satisfactory

Outside Steps - None

Service/Repair

Balconies - Guard Rails 36 inches or Higher

Guard rails meet the minimum standard of 36" above the floor. Crack in the balcony floor covering material. Recommend a qualified contractor evaluate and make all necessary repairs.



GROUNDS

Satisfactory Patio - Concrete

Satisfactory Porches - Concrete

Satisfactory Wood Decks - None

Satisfactory Retaining Wall - None or No Effect Home

Satisfactory Stoops / Areaways - Inspected

ROOF

Satisfactory ROOF - Sample

See sample picture of the roof.



Satisfactory How Inspected - Walked on Roof

ROOF

Service/Repair Roof Covering - Flat Tile

Flat style concrete roof tiles installed. There are two cracked roof tiles at the solar water heater on the roof. One cracked mud joint. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Roof Style - Hip

ROOF

Service/Repair Flashing - Storm Collar

Storm collars missing on three roof vent pipes. Recommend installing storm collar. Recommend a qualified contractor evaluate and make all necessary repairs.

No flashing found at a water pipe to the roof at the solar water heater. Recommend a qualified contractor evaluate and make all necessary repairs.



Valleys - None

Plumbing Vents - ABS

Gutter/Drainage System - None

Garage / Carport Roof - Same as House

Porch Roof - Same as House

ROOF

Satisfactory **Back Patio Roof - Covered by the Balcony**

The back patio is covered by the balcony.

Satisfactory **Skylight - None**

Satisfactory **Other Roof Penetrations - Other**

One tiny solar electric panel and one solar water heating panel on the roof.

Recommend Further Investigation **Felt Paper - General**

Normal roof tiles have a 40 to 50 year life expectancy but the normal underlayment felt paper under roof tiles has an average life expectance of 20 years. We do not lift roof tiles to inspect under them but there may be adverse conditions under the roof tiles that could cause a roof leak. If this is a concern recommend a qualified roofing contractor evaluate and make all necessary repairs.

Satisfactory **Number of Layers - 1**

This roof appears to have only one layer of roofing material on it. Roofs can have up to three layers but one layer is best.

ATTIC

Satisfactory ATTIC - Sample picture

Sample attic picture.



Satisfactory Attic Access - Air Handler Platform

The attic was viewed from the air-handler platform area(s).

ATTIC

Service/Repair **Attic Floor Insulation - Fiberglass Batt**

Fiberglass batt insulation with vapor barrier craft paper attached.

The upstairs attic has an upper and lower section. Insulation separating the upper and lower sections are missing in spots making the lower section have no insulation value.

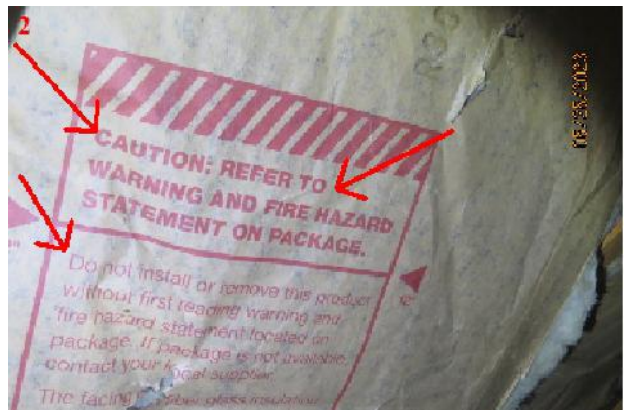
Recommend a qualified contractor evaluate and make all necessary repairs.



Safety Concern **Vapor retarder - Exposed**

Attic insulation vapor retarder on the back of batt insulation is left exposed in the attic. Exposed vapor paper retarder is a fire hazard. Recommend following manufacturers recommendations stamped on the insulation to help avoid a fire hazard.

Recommend a qualified contractor evaluate and make all necessary repairs. See picture



Satisfactory **Attic Structural Framing Type - Trusses**

Satisfactory **Structural House Ceiling - Not Visible**

The ceiling structure is under the attic insulation and not visible so it was not be inspected. No sign of defects found in the ceiling structure.

Satisfactory **Roof Sheathing - Unknown No Access**

Satisfactory **Attic Ventilation - Gable End, Soffit**

ATTIC

Satisfactory Attic Vent Pipes - Vented Outside

Service/Repair Attic Entry Access - Hatch, Romex Wires

Romex type wires installed too close to the hallway attic hatch are not properly protected.
Romex type wires should not be installed within 6 feet of an attic hatch without being properly protected.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Attic Access Location - Closet, Hallway

Satisfactory Attic Wiring - Covered with Insulation

Satisfactory Attic Leaks - No attic leaks found

GARAGE/CARPORT

Satisfactory GARAGE - Garage Stuff

Stuff in the garage blocks view of the interior of the garage.
Recommend inspecting garage area after the stuff is removed.



Satisfactory Garage Type - 2 Car Attached

Satisfactory Garage Exterior Walls - Inspected

Satisfactory Garage Floor - Concrete

Satisfactory Garage Door To House - Auto Closure

GARAGE/CARPORT

Satisfactory **GFCI Outlets - Tested**

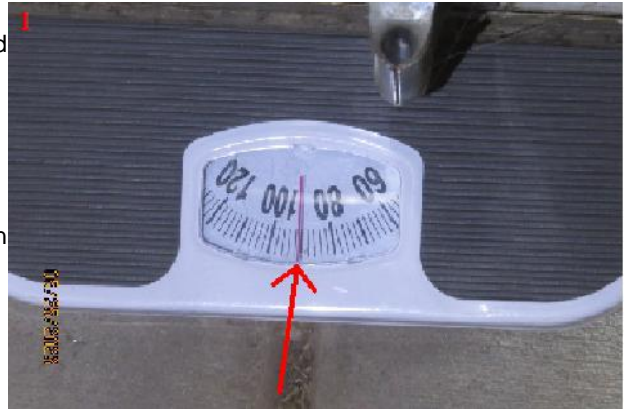
The polarity and the grounding of all accessible exterior outlets were tested.

Satisfactory **Light Fixture - Tested**

Satisfactory **Garage Door Spring - Checked**

Safety Concern **Auto Garage Door Lift Controls - Auto Stop\ Reverse Defective**

The automatic garage door opener did not stop and return the garage door when meeting obstacles. According to reports received by the U.S. Consumer Product Safety Commission (CPSC), approximately 60 children between the ages of 2 and 14 have been trapped and killed under automatic garage doors between March 1982 and 1997. I recommend all automatic garage doors openers stop and reverse when meeting obstacles to prevent someone or something from being smashed by the automatic door. Adjusting the automatic door opener to open and close with the proper tension normally requires turning a screw or nut on the opener. In this case less force is needed to close the door. All garage door openers manufactured after January 1, 1993 are required to have this auto-reverse function. Recommend a qualified contractor evaluate and make all necessary repairs. A scale 1.5" high was placed on the garage floor under the door to test the automatic stop and reverse function of this garage door opener. The garage door opener is holding down with a force of 90 pounds and did not automatically reverse and go back up.



Safety Concern **Garage Electronic Eye - More Than 6 Inches**

The electronic eye sensor beam used to stop the automatic garage door from closing if something is in its path is more than the recommended height of 6 inches above the garage floor. This is a safety hazard. Recommend installing this sensor eye beam 4 to 6 inches above the garage floor.



Satisfactory **Garage to House Wall & Ceiling - Drywall Covered**

If walls and or ceiling between the garage and house are drywall covered it is assumed that this drywall is approved for a fire separation. This drywall fire separation was visually inspected for defects and none were found.

Satisfactory **Garage Fascia\Soffit - Wood**

Satisfactory **Garage Gutters - None**

Satisfactory **Garage Interior Walls - Drywall\Plaster**

Satisfactory **Garage Interior Ceiling - Drywall\Plaster**

GARAGE/CARPORT

Service/Repair **Garage Doors - Overhead**

The two lower overhead garage door panels are bent and they rub together and make a banging noise when the door opens and closes.
Recommend a qualified contractor evaluate and make all necessary repairs.



Service/Repair **Garage Man Door Exterior - Tested**

Garage door to side yard tested and found to be in proper working order.
Wood rot in the garage door jamb for the door to the side yard.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Garage Windows - None**

Satisfactory **Sink - None**

Satisfactory **Garage Roof Style - Hip**

Satisfactory **Garage Roof Framing Type - No Access**

No access to the garage ceiling framing but no obvious signs of problems found.

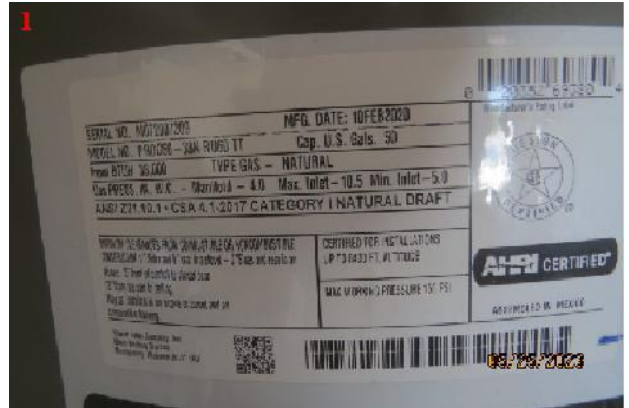
GARAGE/CARPORT

Satisfactory Ceiling Insulation - None

Satisfactory Insulation & Vapor Retarder - **None Located

W. HEATER

Satisfactory WATER HEATER - Tested



Satisfactory Water Heater 1 Mfg. - Ruud

Satisfactory Water Heater 1 Rated BTU/Watts - 30,000 +

Satisfactory Water Heater 1 Size in Gallons - 50

Satisfactory Water Heater 1 Location - Garage

Satisfactory Water Heater Fuel - Gas

Satisfactory Temp. Pres Relief Valve and Pipe - Present

The water heater temperature pressure relief valve was not operated unless otherwise noted in this section of the report.

Satisfactory Automatic Safety Controls - No Problems Found

W. HEATER

Service/Repair Water Heater Nipples - Heavy Corrosion

One or more of the water heater nipples (small pipes attached to top of water heater) are heavily corroded. Nipples in this condition may rupture at any time and create a flood. Recommend replacing corroded galvanized nipples immediately. See picture

Corrosion on a pipe above the water heater looks like a back flow valve pipe fitting. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Water Heater Jacket - Inspected

The visible sections of the water heater jacket were inspected.

Satisfactory Water shutoff Valve - Present

Satisfactory Overflow Pan - Installed

W. HEATER

Safety Concern **Operating Controls - Temperature Set Too High**

Water temperature of 149 degrees. See picture. Water temperatures set too high can cause severe burns. Recommend lowering water temperature setting to 120 degrees on water heater.



Satisfactory **Water Heater Gas Piping - On Off Valve Installed**

Satisfactory **Vent Pipe - Inspected**

Satisfactory **Combustion Air Supply /Vents - Wall**

LAUNDRY

Satisfactory **Door - Tested**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Ventilation - Power attic vent**

Satisfactory **Dryer Vent - Wall**

Satisfactory **Washer Faucets - Ball Valve**

LAUNDRY

Satisfactory Washer Drains - Trapped Line

Satisfactory Laundry Energy Source - 220 Electric

Satisfactory Appliances - Washing Machine & Dryer Tested

The washing machine and dryer were both tested, The only test is to make sure they turn on and turn off with no signs of leaking.

Satisfactory Floor - Tile

Satisfactory Light Fixture - Tested

Satisfactory Outlets - Tested

All accessible outlets were tested in the laundry.

Satisfactory Heating and Cooling Source - Central

Satisfactory Laundry Sink - None

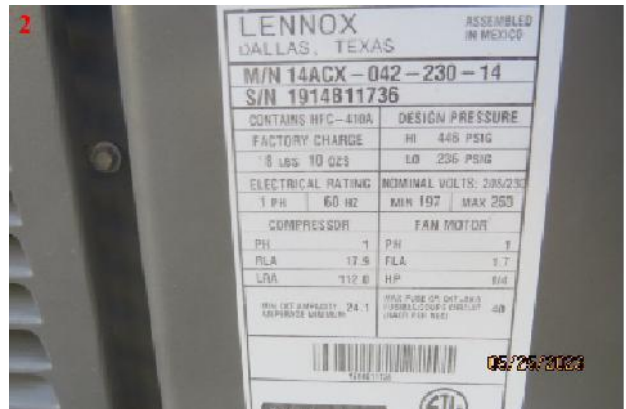
COOLING

Satisfactory **COOLING SYSTEM - Tested**

Central cooling system(s) tested using normal operating controls. Dust and other contaminants usually find there way into all heating and cooling duct systems. For all used homes to help protect your health and for better air quality I recommend before moving in or soon thereafter a thorough cleaning of the entire heating and cooling duct system by a qualified professional. For all AC repairs and service I recommend Premier Air Solutions Inc. for AC work. 480-940-2351 The Federal appliance manufacturing standards (10 CFR 430) will require all residential sized central air conditioners and heat pumps, manufactured or imported on or after January 23, 2006 to meet a new higher SEER standard. AC units that do not meet these new standards will need to be replaced with AC units up to 50% larger in size when they break and parts may be hard to find for Lower SEER units. AC units have an average life of 12 to 15 years in the Phoenix area.



One unit made in 2016 and the other made in 2014.



Satisfactory **Refrigerant Type - R-410A**

Satisfactory **Estimated AC Size - 3-Ton, 3.5-Ton**

Model Number: 36
 Compressor RLA:
 Estimated Size: 3 Ton
 Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Model Number: 42
 Compressor RLA:
 Estimated Size: 3.5 Ton
 Recommended Size: 1 Ton for every 450 Sq feet of living space. However the actual required size of unit for a home can only be properly determined by using performing a heat load calculation on the home.

Satisfactory **Cooling System(s) - Lennox**

Cooling coil(s) made by Lennox.

Satisfactory **Energy Source - Electric**

Satisfactory **Cooling System Electrical - Checked Breaker**

Breaker Used 30 & 40
 Maximum Breaker Size 30 & 40

COOLING

Satisfactory Quick Disconnect - Installed

Satisfactory Registers - Adjustable

Recommend Further Investigation Air Filters and Dampers - Clean

There is a 5 inch thick air filter in the attic and a place to installed it in the attic air handler. Not sure why it is not being used as it can help filter the HVAC air.



Service/Repair Duct Type - Rigid and Flexible

There is a small hole in the side of the metal HVAC ducting in the attic. Recommend patching this hole.



Satisfactory Cooling System Coils - Exterior

The AC cooling coil is located outside on the west side of the home.

Satisfactory Air Handler(s) - In Attic, Other

One air handler in the attic and one in a closet in the office.

COOLING

Satisfactory Condensate Drain - Installed

Satisfactory Differential Temperature(s) - Details

A differential temperature between 16 and 30 degrees is considered good for a air conditioning system. Over 30 the unit may have a clogged filter or other problem which may cause the unit to ice up. For a split of 16 degrees and lower and for units with a split of 30 degrees and higher I recommend the AC unit be serviced. Unit one upstairs has a 21 degree split. Unit two 1st floor has a 23 degree split.



Satisfactory Evaporative Cooler - None

FURNACE

Satisfactory FURNACE - Tested

Central heating system(s) tested using normal operating controls. Visually observed automatic safety controls were inspected and found to be in proper working order.

Satisfactory Furnace Type - Gas Forced Air

FURNACE

Satisfactory Thermostat - Single and Multi

Satisfactory Filter System For Central AC & Heat - Central Filter

The central heating system use the same filter(s) and duct system for the heating system as is used for the AC system.

Satisfactory Distribution System For Central AC and Heating Sys - Insul. Flex Duct

Satisfactory Forced Air System Mfg(s) - Lennox

Heaters made by Lennox.

Satisfactory Forced Air Sys. Energy Source - Gas

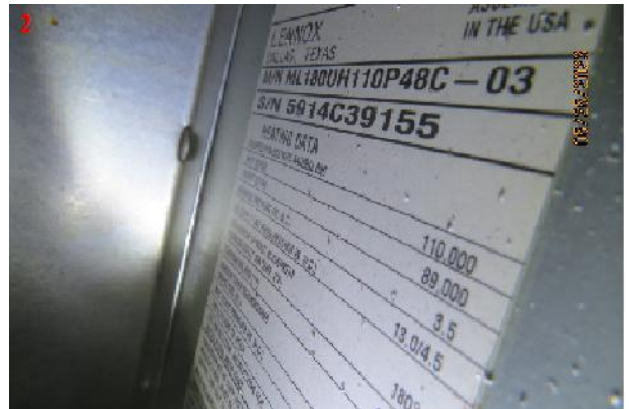
Satisfactory Automatic Safety Controls - Inspected

Satisfactory Furnace Vent Pipe - None

All Electric Furnace No Flue\Chimney Needed.

Satisfactory Heat Exchanger Visual - Pass

Even when great care is taken to inspect the heat exchanger visually most of it is not accessible and some problems may not be visible. Home inspectors do not have the tool necessary to properly check for a cracked heat exchanger. Cracked heat exchangers can cause carbon monoxide to enter the home. Recommend all homes with gas appliances have a carbon monoxide tester installed and have the heat exchanger evaluated by a qualified heating contractor.



Satisfactory Air Supply System 1 & 2 - System 1, Attic, Wall, Attic

KITCHEN

Satisfactory **KITCHEN - Refrigerator Tested**

The refrigerator was tested and it did get cold. This is the only thing tested for a refrigerator.

Satisfactory **Microwave - Tested**

Satisfactory **Exhaust Fan Hood - Hood Ductless**

A ductless hood does not vent outside it only circulates the air back into the kitchen.

Satisfactory **Kitchen Ceiling and Walls - Inspected**

Satisfactory **Kitchen Floors - Tile**

Satisfactory **Heating and Cooling Source - Central**

Satisfactory **Kitchen Cabinets - Inspected**

Satisfactory **Counter top - Stone**

Satisfactory **Kitchen Sink - Inspected**

Satisfactory **Kitchen Sink Faucet - Tested**

Service/Repair **Water Supply - Angel Stops**

The kitchen sink angel stops or water supply valves under this sink are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory **Kitchen Drain and Trap - Tested**

Satisfactory **Kitchen Switches Fixtures - Inspected**

Satisfactory **Kitchen Wall Receptacles - GFCI Protected**

Kitchen counter receptacles within 6 feet of a water source are GFCI protected. Starting in 1996 some building departments started requiring all receptacles serving kitchen counter tops to have GFCI protection.

Satisfactory **Garbage Disposal - Tested**

KITCHEN

Safety Concern **Dishwasher - Drain Hose**

The drain hose from the dishwasher to the disposal needs a loop above the disposal drain and most of the sink or a sink air gap to prevent sink drain water from flowing into the dishwasher. See picture
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory **Kitchen Windows - Tested**

Satisfactory **Range Oven - Electric**

The self cleaning function, timers and clocks of ovens are not tested as part of the home inspection.

Satisfactory **Surface Cook top - Electric**

Satisfactory **Reverse Osmosis/Water Filter - None**

Satisfactory **Trash Compactor - None**

INTERIOR

Satisfactory **Floor Structure - Concrete Slab, Not Visible**

The slab inspection is visual only and carpets are not lifted to inspect slabs. Slabs may have cracks and other problem not detectable by a visual home inspection. No defects in the slab were found at the time of the home inspection but see interior floor covering in this report.

The upper floor structure is not visible but no signs of defects were found at the time of the home inspection.

INTERIOR

Service/Repair Interior Walls and Ceiling - Inspected

There is a crack in the ceiling plaster running across the living room from front to back then the crack follows the ceiling to the east wall. Cracks in the living room drywall facing the back yard on both side of the back window and at the entrance to the kitchen, Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Interior Floor Covering - Inspected

Satisfactory Rooms With Heat Source - All Habitable Rooms

Satisfactory Rooms With Cooling Source - All Habitable Rooms

Satisfactory Smoke Detectors - One or More Tested

The smoke alarm(s) was tested by pushing the button on the unit. They were not smoke tested. Photoelectric smoke alarms are superior to ionization smoke alarms. Under UL testing ionization smoke alarms fail 20% of the time and 97% of false alarms are from ionization type smoke alarms. All smoke alarms should be replaced every 10 years or less.

INTERIOR

Satisfactory **Windows - Sample Number Tested**

Satisfactory **Switches and Light Fixtures - Sample Number Test**

Satisfactory **Interior Outlets - Three Prong Grounded**

The polarity and the grounding of all accessible outlets were tested.

Satisfactory **GFCI - Tested, Reset**

All accessible GFCI outlets were tested and reset.

Satisfactory **Signs of Water Penetration - None observed**

No water penetration found inside house.

Satisfactory **Insulation Walls - None Visible**

Satisfactory **Interior Rooms - Living Room, Family Room**

Satisfactory **Skylight - None**

Satisfactory **Visible Flues and Dampers - Observed**

Observed and inspected visible gas pipes only.

Satisfactory **Stairways and Steps - Inspected**

Satisfactory **Balconies and Railings - Spacing 4" or Less**

Satisfactory **Firewall separation Walls & Ceiling - Inspected**

Satisfactory **Environmental odors or smells - None**

ELECTRIC

Satisfactory **Main Electrical Service - Underground Service**

The main electrical service entrance conductors are not visible and therefore were not visually observed. No sign of defected were found regarding these conductors.

Satisfactory **Main Elect. Panel Location - Side of Garage**

The main electric pane is located on the side of the garage.

Satisfactory **Main Electrical Disconnect - Side of Garage**

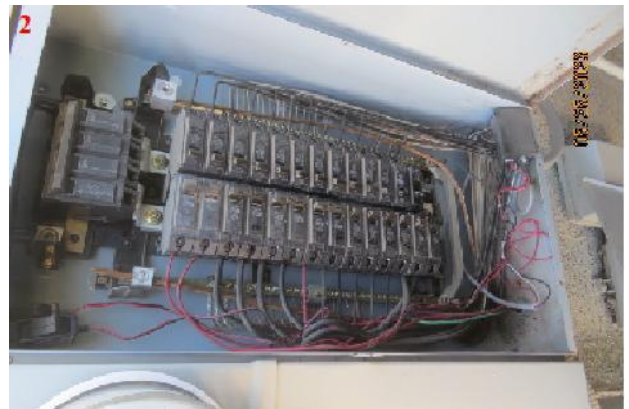
The main shut off breaker is located outside in the main electric panel on the side of the garage.

ELECTRIC

Satisfactory **Main Electric Panel - Inspected, Sample Picture, Clearance**

Sample picture of the main electric panel.

The main electric panel needs at least 36 inches of clearance in front of the panel for proper access. Blocking access to the main electric panel is a shock hazard. Recommend removing blockage.



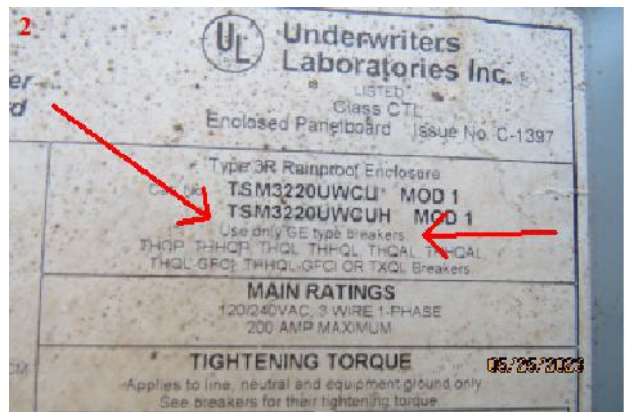
Satisfactory **Breakers & Wire Sizes - 15 and 20 amp, 30 amp, 40 amp, 50 amp**

ELECTRIC

Recommend Further Investigation

Compatibility Issues - Wrong Breaker(s)

This panel has one or more breakers installed that are not made by the manufacturer. The wrong breakers can be a fire hazard and or a shock hazard. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Main electric Wire Type - Not Visible

Satisfactory Main Service Wire Size - Not Visible

The main electric service wires are not visible but no signs of problem found.

Satisfactory Main Panel Amp. Rating - 200

Satisfactory Voltage Available - 110 / 220

Satisfactory Grounding - Water Pipe

Satisfactory Bonding - Water Main

Satisfactory Aluminum Branch Circuits - None

No solid strand aluminum wiring to branch circuits found.

Satisfactory Type of House Wire - Romex

Non-metallic shielded wire.

ELECTRIC

Satisfactory **Interior House Wiring - Combination**

There are a combination of copper and multi-stranded aluminum wires in this home. Standard multi-stranded aluminum wires found on one or more 220 volt circuits. Anti oxidant paste is recommend for all exposed aluminum wire near or at connections and breakers.

Satisfactory **Electrical Outlets - 3 Slotted**

Satisfactory ***Sub Panel Locations - No Sub Panels**

PLUMBING

Satisfactory **Main Water Shut Off - Front Yard**

The water main shut off valve is located in the front of the house.

Satisfactory **Main Water Shutoff Test - Gate Valve Test**

Satisfactory **Main Supply Type - Copper**

Copper line at the house but may not be copper all the way to the meter at the street.

Satisfactory **Main Supply Size - 1.25 inches**

Satisfactory **Water Pressure - 40 to 80 PSI**

Water pressure recorded today was 78 psi.
Recommended water pressure between 40 to 80 PSI.



Satisfactory **Functional Water Flow - Average**

Satisfactory **Functional Drainage - Average**

Satisfactory **Hose Bibs Tested - Tested**

Tested all accessible exterior hose bibbs for water flow and leaks. Interior bibbs such as in a garage are not tested.

Satisfactory **Interior Visible Water Pipes - Copper & PEX**

All visible interior pipes are copper and PEX but some pipes hidden in the attic and in the walls may not be copper or PEX. Recommend asking seller what types of pipes have been used. Copper pipes do not last forever. Copper pipes have an estimated life of 40 to 50 years in this area. Depending on how the pipes were installed and the type of water in your area they may not last as long.

PEX tubing and fittings manufactured or sold by NIBCO between 2005 and 2015 may be defective. Recommend further investigation.

PLUMBING

Satisfactory Interior Waste/Vent Pipes - ABS

Some defective ABS pipe was manufactured between 1984 to 1990 by different manufactures throughout the US. If your home was built during this time period I recommend further investigation of your ABS drain pipes.

Satisfactory Water Leaks Supply/Drain - None Found

Safety Concern Cross Connections - Hose Bibb

To avoid a cross connection that may pollute potable drinking water recommend a vacuum breaker device be installed on all hose bibbs. This may not have been required when it was built but it is now considered unsafe. This is an inexpensive part that can be purchased at a local hardware store and attached to the hose bibbs.

Satisfactory Plumbing Pipe Support and Insulation - No Visible Problems

Satisfactory Ejector Pump Location - None Found

No sump pump or sewage ejector pump found. These devices are sometimes installed in basements.

Satisfactory Fuel Supply Tank Type - None Found

Satisfactory Main Gas Valve Shut Off - Side of Garage

The gas meter and gas shut off are located on the side of the garage and the gas meter vent is more than 3 feet from the center of the main electric panel. The gas valve was not operated but no visual problems were found. Recommend all homes over 25 years old have their gas lines pressure tested. Recommend all homes with gas appliances have one or more working carbon monoxide detectors.

Satisfactory Fuel Supply Piping & Supports - Inspected

Inspected where visible.

Satisfactory Well Pump Type - None Found

Satisfactory Water Softener - None Found

Satisfactory Cleanouts - Front Yard

Sewer cleanout located in the front yard.

MBATH

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Double

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucet - Angle Stops

The master bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

MBATH

Satisfactory Switches and Fixtures - Wall, Ceiling

Satisfactory Receptacles - GFCI

Service/Repair Walls and Ceiling - Inspected, By Shower

Water damage to the wall by the shower. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Floor Covering - Wood / Imitation wood

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, and Refills

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Satisfactory Tub/Shower Enclosure - Manufactured Stone

Satisfactory Spa Bath or Tub - Tub Faucet & Drain Tested

Tub overflow drains are not tested during a home inspection because they tend to leak. Recommend not filling a tub to the overflow because this may cause a leak.

MBED

Service/Repair Closet - Door(s), Light, Pole

One light in the master closet did not work when tested,. Recommend checking the bulb.

Satisfactory Door - Hardware Checked

MBED

Satisfactory Light Fixture - Ceiling Fan Tested, Switched Outlet

The switched outlet has half the outlet switch on or off with the wall switch and the other half stays hot all the time. This is normal. Most switched outlets are installed upside down so they can be quickly identified.

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor - Carpet

Satisfactory Heating & Cooling Source - Central Heating and Cooling

Satisfactory Windows - Approx. 44" or Less to Sill, Door

BATH2

Satisfactory BATH2 - Upstairs Hall

This bathroom is located upstairs in the hall.

Satisfactory Door - Door Lock and Hardware

Satisfactory Sink - Double

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucets - Angle Stops

The hall bath sink angle stops or water supply valves under the sink cabinet are stuck or they are difficult to operate. Recommend a qualified contractor evaluate and make all necessary repairs.

Satisfactory Drain, Trap, Waste and Vent Piping - Tested

Satisfactory Switches and Fixtures - Wall, Ceiling

Satisfactory Receptacles - GFCI

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Service/Repair Ventilation - Electric Fan, Noisy Fan

The fan in this bathroom is noisy. Recommend a qualified contractor evaluate and make all necessary repairs.

BATH2

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, and Refills

Satisfactory Tub/Shower Faucets - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Tub overflow drains are not tested during a home inspection because they tend to leak. Recommend not filling a tub to the overflow because this may cause a leak.

Satisfactory Tub/Shower Enclosure - Manufactured Stone

BATH3

Satisfactory Bath3 - 1st Floor

This bathroom is located on the first floor.

Satisfactory Doors - Door Lock and Hardware

Satisfactory Sink - Single

Satisfactory Sink Cabinet - Inspected

Service/Repair Sink Faucet - Angle Stops

The hall bath sink angle stops or water supply valves are stuck. Recommend a qualified contractor evaluate and make all necessary repairs.

Service/Repair Drain, Trap, Waste and Vent Piping - Tested, Corrosion

Corrosion on the drain pipe for the sink drain in the hall bathroom.
This is an indication of a leak.
Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Switches and Fixtures - Wall

Satisfactory Receptacles - GFCI

BATH3

Satisfactory Walls and Ceiling - Inspected

Satisfactory Floor Covering - Tile

Satisfactory Ventilation - Electric Fan

Satisfactory Heating and Cooling - Central Heating & Cooling

Satisfactory Toilet Bowl and Tank - Flushes, Drains, Refills

Satisfactory Tub/Shower Faucet - Adequate Flow

Satisfactory Tub/Shower Drain - Tested

Tub overflow drains are not tested during a home inspection because they tend to leak. Recommend not filling a tub to the overflow because this may cause a leak.

Satisfactory Tub/Shower Enclosure - Manufactured Stone

BED2

Satisfactory BEDROOM 2 - Upstairs

This bedroom is located upstairs in the front.

Satisfactory Door - Hardware Checked

Satisfactory Light Fixtures - Installed, Ceiling Fan tested

Satisfactory Outlets - 3 Prong Grounded

Satisfactory Walls & Ceiling - Inspected

Satisfactory Floor - Wood/Imitation Wood

Satisfactory Heating & Cooling Source - Central Heating & Cooling

Satisfactory Windows - Approx. 44" or Less to sill

Service/Repair Closet - Door(s) & Pole, Missing Door Bracket

Closet doors missing or broken bracket to hold doors at the bottom. Recommend replacing or installing missing bracket to keep doors from falling off.

BED3

Satisfactory **BEDROOM 3 - Upstairs**

This bedroom is located upstairs next to the hall bathroom.

Satisfactory **Door - Hardware Tested**

Satisfactory **Light Fixture - Installed, Ceiling Fan Tested**

Satisfactory **Outlets - 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Wood/Imitation Wood**

Satisfactory **Heating & Cooling Source - Central Heating & Cooling**

Satisfactory **Windows - Approx. 44" or Less to Sill**

Service/Repair **Closet - No Doors**

Closet doors missing. Recommend installing closet doors.

BED4

Satisfactory **BEDROOM 4 - By Laundry**

This bedroom is located next to the laundry.

Satisfactory **Door - Hardware Tested**

Satisfactory **Light Fixture - Installed, Ceiling Fan Tested**

Satisfactory **Outlets - 3 Prong Grounded**

Satisfactory **Walls & Ceiling - Inspected**

Satisfactory **Floor - Wood/Imitation Wood**

Satisfactory **Heating & Cooling Source - Central Heating & Cooling**

Satisfactory **Windows - Approx. 44" or Less to Sill**

Service/Repair **Closet - Door(s) & Pole, Missing Door Bracket**

Closet doors missing bracket to hold doors at the bottom. Recommend installing missing bracket to keep doors from falling off.

OFFICE/DEN

Satisfactory Door - Checked hardware

Service/Repair Walls & Ceiling - Inspected

Water stain on the wall in the office closet/air handler closet. Looks like a condensation issue. Recommend making sure the primary condensation drain line is not clogged. Recommend a qualified contractor evaluate and make all necessary repairs.



Satisfactory Light Fixture - Switched

Satisfactory Floor - Wood/Imitation Wood

Satisfactory Heating & Cooling - Central

Satisfactory Window - Tested

Satisfactory Outlets - 3 prong grounded

OTHER ROOM

Satisfactory Other Room - General

This is a room at the top of the stairs in the front.

Satisfactory Door - Hardware Checked

Satisfactory Walls & Ceiling - Inspected

Satisfactory Light fixture - Switched outlet, Installed, Ceiling Fan

Satisfactory Floor - Wood/imitation wood

Satisfactory Heating & Cooling - Central Heating & Cooling

Satisfactory Window - Tested

OTHER ROOM

Satisfactory

Outlets - 3 prong grounded