



AJF

INSPECTIONS

TOP 10 COMMON INSPECTION FINDINGS

Missing Anti-Tip Bracket

- The anti-tip bracket secures the stove to prevent a major accident. Without it, the oven can be tipped over by someone leaning on the open door.

GFCI Issues

- GFCI's often can be non-existent, won't reset, or continue to trip frequently. GFCI's shut off electric power to prevent someone from getting shocked as water/electricity don't mix well!

Missing Dishwasher Sanitary High Loop

- The sanitary high loop prevents dirty water from going back into the dishwasher to ensure proper cleaning of the dishes.

Flex Piping on the TPR Discharge Pipe

- The Temperature Pressure Relieve (TPR) prevents the water heater from failing due to excessive pressure and temperature. Flex piping can kink and adversely affect the TPR function.

Dripping or Leaking Faucets

- Lack of maintenance does not sit well with potential buyers. Leaking faucets waste water, money, and leads to faster corrosion.

Missing Anti-Siphon at the Hose Bibb

- Without the anti-siphon, contaminated water from the hose can get into the house drinking water.

Cracked/Broken Roof Tiles & Flashing Issues

- Tiles prevent the felt underlayment from sun damage and thus potential leaks. Flashing prevents leaks at the roof penetrations and valleys.

Missing or Damaged Stucco

- Source of potential moisture issue and pest intrusion.

Non-Fire Rated Pull Down Stairs

- Proper Fire Rated Pull down stairs for attic access in the garage prevent a fire from spreading rapidly into the home.

A/C Condensate Leaks

- Condensate leaks can damage the home and promote mold growth. These leaks are only visible during high humidity (Monsoon Season). Therefore, we recommend servicing the A/C unit before summer months.

CALL OR SCHEDULE ONLINE!



480-661-8888



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Our Reputation and Relationships are essential - Satisfaction is our **GUARANTEE!**