



Property Report

Inspection and Recommendations

Property Overview

John Walker

1234 N Camelback Road

Phoenix , AZ 12345

Inspection Details

Problem 1: Died plants

Description: There are two plants in the front yard that died

Impact: avoid enhancing the appearance of your front yard

Recommendation: Replace two with new plants.

Problem 2: Wall Damage

Description: The palm tree next to the pool equipment in the backyard is damaging the block wall, making it unstable and potentially hazardous.

Cause: The palm tree was planted too close to the wall.

Impact: The wall lacks stability and poses a risk of collapse, potentially causing cinder blocks to fall.

Recommendation: Remove palm tree and replace damaged panel.

Problem 3: Water Damage

Description: There are certain areas where the grass is adjacent to the home and wall, and they are becoming wet due to the sprinkler system. This has started to cause water damage in some locations. Over time, it is likely that this problem will worsen.

Cause: The grass was planted too close to the house and walls.

Impact: The property may suffer from water damage and calcium stains on the walls and interior surfaces.

Recommendation: Move the grass 2 feet away from the house and wall. This will require relocating the sprinklers, removing a strip of grass, installing a new border, and filling the new area with gravel.

Problem 4: Water Damage

Description: A copper drain is improperly draining onto the pavement instead of into the ground.

Impact: Calcium in water can stain pavers, and excess moisture may infiltrate the home through the wall.

Recommendation: Extend the drainage system to run off into an actual ground drain rather than on the paved surface.



