

North Valley Home Inspection

Superior Inspections at a reasonable price.

3078 W Patrick Ln Phoenix AZ 85027

Mobile: 858-472-0111

www:northvalleyhomeinspection.com lutz.vomberg@northvalleyhomeinspection.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

Sample, Phoenix, AZ xxxxx

INSPECTION DATE

5/3/2016 12:30 pm to 3:00 pm



This report is the exclusive property of the North Valley Home Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: Sample, Phoenix, AZ xxxxx
Inspection Date: 5/3/2016 Time: 12:30 pm to 3:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 80-90 Degrees
Humidity at time of inspection: 10%

Inspected by: Lutz Vomberg

Client Information: John Doe
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Typical Ranch

Structure Orientation: East

Estimated Year Built: 2005
Unofficial Sq.Ft.: 1500

People on Site At Time of Inspection: Martin Rosso

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Arizona Building Inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Arizona Building Inspections LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of professional practice of the Arizona American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 29212 N 22nd Ln Phx 85085

SCOPE OF WORK

You have contracted with Arizona Building Inspections LLC to perform a generalist inspection in accordance with the standards of practice established by the AZ Board of Technical Registration and, American Society of Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most buildings built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any buildings built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter structures through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Description of Terms

Thank you for choosing Lutz Vomberg Home Inspections LLC for your property inspection needs. We hope that you find your report valuable and are pleased with our service. Your report represents our professional opinion regarding conditions present at the time of the inspection. Due to the quantity and complexity of components and systems contained at the property, inspections can be helpful in identifying some, although not eliminating all risks associated with ownership. We have visibly inspected the visible and safely accessible portions of the major structural components, plumbing, heating, and electrical systems for signs of significant non-performance, excessive or unusual wear and state of general repair. Your property inspection report is documented with narratives categorized under the following sections.

It is important to evaluate all sections to gain the most valuable assessment of the general condition and the conditions of its components. The following definitions of each section will be helpful when reviewing your report.

COMPONENTS AND CONDITIONS NEEDING SERVICE:

Conditions that present safety issues, require repair/ replacement, inaccessible, or items that are no longer functioning as intended.

When any condition is so designated as needing service, it is recommended that a qualified specialist, licensed when applicable (who may well identify additional conditions or recommended safety upgrades), be retained as soon as possible to perform additional evaluation and any necessary modifications or corrective measures.

NORMAL MAINTENANCE OR MONITOR:

NORMAL MAINTENANCE:

Any condition so designated is typical and common for the age and type of component inspected.

To reduce the potential for additional or accelerated deterioration, it is recommended that attention to normal maintenance conditions be performed as part of an ongoing, prudent, periodic property and building maintenance program. Customers may wish to consider upgrading of existing systems or components when such maintenance is performed.

MONITOR:

When a condition is so designated, it indicates that no current action is specified. However, factors which contributed to the condition may be ongoing or may recur. Therefore, such conditions should be periodically observed for any change. If a change is observed, a qualified specialist, licensed when applicable, should be retained to examine the condition for any necessary modifications or corrective measures.

INFORMATIONAL ITEMS:

General information about the property, various components locations, system types, details and maintenance tips.

FUNCTIONAL ITEMS:

Components and systems that are contained on the property and the home, when tested at the time of the inspection, were in acceptable condition and functioning as intended.

HOWEVER SOME COMPONENTS THAT ARE INSPECTED AND FOUND TO BE FUNCTIONAL MAY NOT NECESSARILY APPEAR IN THE REPORT, SIMPLY BECAUSE WE DO NOT WISH TO PROVIDE AN UNNECESSARILY LENGTHY REPORT ABOUT COMPONENTS THAT DO NOT NEED SERVICE.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls and columns are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and

confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the visible stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

The residence has a slab foundation with no visible or significant abnormalities unless otherwise noted.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Auxiliary Structures

Informational Conditions

We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not endorse any structure that was installed or built without permits, and latent defects could exist.

Landscaping Observations

Normal Maintenance or Conditions to Monitor

Any vegetation encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the roof, walls and foundation.

Fresh Paint Comments

Informational Conditions

The building exterior may have been painted sometime after original construction. You should be aware that paint can hide potential conditions in need of service or maintenance. Such conditions can possibly go unnoticed and any such conditions should have already been disclosed to the buyers by the sellers.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Normal Maintenance or Conditions to Monitor

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera. Recommend full gutters, backfill or re landscaping.



House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition unless otherwise noted.

Normal Maintenance or Conditions to Monitor

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.



Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition unless otherwise noted.

Walkways

Informational Conditions

The walkways are in acceptable condition unless otherwise noted.

Yard Walls

Informational Conditions

The yard walls may have some cosmetic damage/ imperfections but are functional.

Fences & Gates

Informational Conditions

The fences and gates are serviceable, and would not need service at this time, unless otherwise noted.

Components and Conditions That Need Service

The gate needs typical maintenance-type service, to open and close or latch properly. Recommend having a licensed general contractor adjust or repair.



Fascia & Trim

Normal Maintenance or Conditions to Monitor

Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition unless otherwise noted.

Patio Covers or Gazebos

Informational Conditions

The patio is covered by the primary roof and is evaluated as part of the roof.

Windows

Informational Conditions

The windows are in acceptable condition unless otherwise noted. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

The window screens are functional.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection unless otherwise noted.

Lights

Informational Conditions

The lights outside the doors of the residence are functional unless otherwise noted.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not

predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments

Informational Conditions

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking portions of its surface.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Informational Conditions

The roof appears to be in acceptable condition unless otherwise noted but this is not a guarantee. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



Components and Conditions That Need Service

There are a number of cracked, broken, and or displaced tiles. Some of which have exposed the waterproof membrane, which should be repaired or the roof could leak. Recommend further evaluation by a roofing contractor and service as deemed necessary.



Flashings

Informational Conditions

The visible roof flashing's appear to be in acceptable condition unless otherwise noted.

Gutters & Drainage

Informational Conditions

There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Patio Roof

Patio Roof

Functional Components and Conditions

The patio roof is an integral part of the house roof and is in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front house side yard of the residence. No visible leaks were found.



Pressure Regulators

Functional Components and Conditions

A functional pressure regulator is in place on the plumbing system which needs to be adjusted to be below 80psi.

Current pressure reading at distribution shut off (90 psi).



Components and Conditions That Need Service

The pressure at the distribution shut off is too high (90 psi) and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



Pressure Relief Valves

Informational Conditions

There is a pressure relief valve on the plumbing system, as required.

Recirculating Systems

Informational Conditions

The system does not include recirculating a pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

Copper Water Pipes

Informational Conditions

The visible portions of the potable water pipes are made of copper, adequately supported and are in acceptable condition unless otherwise noted. There is no insulation on the water pipes.

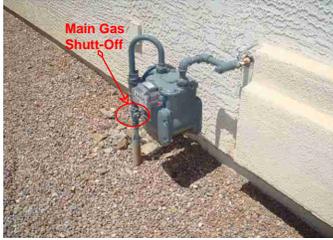
General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the front garage side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

The gas main shut-off is located in the garage side yard - *Continued*



Gas Main Observations

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition unless otherwise noted.

Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by an approximately 12 year old, 40 gallon water heater that is located in the garage.



Common Observations

Informational Conditions

The water heater is not installed over a drain pan and a leak could result in water damage.

The water heater is not installed over a drain pan and a leak could result in water damage - *Continued*



Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are presumed to be functional unless otherwise noted.



Gas Shut-Off Valve & Connector

Functional Components and Conditions

The gas control valve and its connector at the water heater are visible, in good condition and presumed functional.



Vent Pipe & Cap

Functional Components and Conditions

The vent pipe and flues are functional and in reasonable condition.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve in acceptable condition.

Drain Valve

Functional Components and Conditions

The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

The water heater is not equipped with a drip pan or overflow pipe which is recommended - *Continued*



Combustion Air Vents

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Raised Platform

Normal Maintenance or Conditions to Monitor

The platform is cosmetically damaged.

Irrigation or Sprinklers

General Comments

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

The automatic sprinklers are in acceptable condition unless otherwise noted.

Hose Bibs

Functional Components and Conditions

The hose bibs are functional and are fitted with anti-siphon valves, but we may not have located and tested every one on the property.

Fire Suppression Systems

Smoke Alarms - Detectors

Informational Conditions

WHAT YOU NEED TO KNOW

We randomly check readily accessible smoke alarms and for your safety, we recommend that you check all smoke alarms for proper operation before occupying property.

TEST SMOKE ALARMS EACH MONTH

Install smoke alarms on every level of your home, including the basement. Also install smoke alarms outside every sleeping area.

Install on the ceiling or 6 to 8 inches below the ceiling on walls.

Replace the batteries at least once a year. Pick a holiday or your birthday to help you remember. If an alarm is

chirping or beeping, the battery is low or if hard wired the power to the alarm has been loss.
Keep smoke alarms clean. Vacuum over and around them regularly.
Smoke alarms last eight to ten years. Older smoke alarms should be replaced.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Anytime a residence is served by a sewage ejector and or sump pump, we recommend a licensed plumbing contractor evaluate those systems to ensure that they are working correctly. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time, unless otherwise noted. However, only a video-scan of the drainpipes can confirm their actual condition.

Main drain system cleanouts

Informational Conditions

The main drain system cleanouts were located in the front of the residence.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters,

represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The residence is presumed to be served by a 200 amp, 220 volt panel in satisfactory condition.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies unless otherwise noted.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition unless otherwise noted.



Wiring Observations

Informational Conditions

The visible portions of Copper Entrance Conductors - Copper Dedicated Circuits - Copper Branch Circuits wiring are in good condition.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers unless otherwise noted. All breakers are of the same manufacturer and in good condition. The breakers are appropriate for the wire guage (AWG).

There are no visible deficiencies with the circuit breakers unless otherwise noted - *Continued*



Grounding

Informational Conditions

The panel is grounded to foundation steel, known also as a UFR ground. The visible portion appears in good condition.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a split-system, consisting of a 11 year-old gas furnace with an electric evaporator coil that is located in the attic, and an 11 year-old 3.5 ton electric condensing coil that is located in rear yard. The condition of these units is appropriate for their age.

Furnace

Functional Components and Conditions

The gas furnace is functional. Condition is appropriate for its age.

Components and Conditions That Need Service

The furnace is equipped with a thermocouple which appears functional and in good condition.

Vent Pipe

Informational Conditions

The vent pipes have no visible deficiencies unless otherwise noted.

Circulating Fan

Informational Conditions

The circulating fans are functional.

Gas Valve & Connector

Informational Conditions

The gas valve's and connector's are in acceptable condition.

Combustion-Air Vents

Informational Conditions

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Components and Conditions That Need Service

The return-air compartment is dirty. The filter is also dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Evaporator Coil

Informational Conditions

The evaporator coils are functional.

Condensate Drainpipe

Informational Conditions

The condensate drainpipes discharge correctly outside the residence.

Drip Pan

Informational Conditions

The drip pans appear to be pitched properly and are presumed to be functional.

Components and Conditions That Need Service

There is evidence of rust in the air handler drip pan which indicates a past blockage in the main condensation line. Recommend asking the sellers to explain.



Condensing Coil

Functional Components and Conditions

The condensing coils responded to the thermostats and are functional.

Condensing Coil Disconnect

Functional Components and Conditions

The electrical disconnects at the condensing coils are functional.

Refrigerant Lines

Components and Conditions That Need Service

The insulation on the refrigerant lines is beginning to degrade which should be replaced.



Differential Temperature Readings

Functional Components and Conditions

The furnace achieved an acceptable differential temperature split between the air entering the system and that coming out, of 30 degrees. (76-120= 44 degrees)

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more (75-55 = 20 degrees)

Thermostats

Informational Conditions

The thermostat is functional and in good condition.

Registers

Informational Conditions

The registers are reasonably clean and are installed to all habitable rooms unless otherwise noted.

Flexible Ducting

Informational Conditions

The visible portions of the ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Furnished Residence Comment

Informational Conditions

The building is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. We also recommend that you perform a walk through of the building after personal items have been removed to further evaluate the conditions of the building.

Fresh Paint Comment

Informational Conditions

The building interior appears to have been painted sometime after original construction. You should be aware that paint can hide potential conditions in need of service or maintenance. Such conditions can possibly go unnoticed and any such conditions should have already been disclosed to the buyers by the sellers.

No Recommended Service

Informational Conditions

We have evaluated the entry in accordance with the AZ - ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Functional Components and Conditions

The door is functional unless otherwise noted.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Closets

Informational Conditions

The closet is in acceptable condition unless otherwise noted.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are all grounded, correct polarity and in good condition.

Living Room

Doors

Functional Components and Conditions

The door is functional.



Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional and in good condition unless otherwise noted.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are all grounded, correct polarity and in good condition.

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.



Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional and in good condition unless otherwise noted.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are all grounded, correct polarity and in good condition.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located in the rear of the house.

Master bedroom - *Continued*



No Recommended Service

Informational Conditions

We have evaluated the bedroom in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Functional Components and Conditions

The door is functional unless otherwise noted.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional and in good condition unless otherwise noted.



Closets

Informational Conditions

The closet and its components are functional unless otherwise noted.

Lights

Functional Components and Conditions

The lights are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are all grounded, correct polarity and in good condition.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located east of the master bedroom.



No Recommended Service

Informational Conditions

We have evaluated the bedroom in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional and in good condition unless otherwise noted.

Closets

Functional Components and Conditions

The closet and its components are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are all grounded, correct polarity and in good condition unless otherwise noted.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located east of the first guest bedroom.

No Recommended Service

Informational Conditions

We have evaluated the bedroom in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Functional Components and Conditions

The door is functional unless otherwise noted.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional and in good condition unless otherwise noted.

Closets

Components and Conditions That Need Service

The closet doors are out of level and will need to be adjusted to close properly. Recommend a handyman service the closet doors.



Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are all grounded, correct polarity and in good condition.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Ceiling Fan

Functional Components and Conditions

The ceiling fan is in acceptable condition.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a full, and is located adjacent to the master bedroom.



No Recommended Service

Informational Conditions

We have evaluated the master bathroom in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Components and Conditions That Need Service

The door striker plate needs to be adjusted for the striker pin to engage.



Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional unless otherwise noted.

Cabinets

Informational Conditions

The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional unless otherwise noted.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional unless otherwise noted. The volume of water delivered by the faucets is within normal limits. This was tested by filling the basin.

Components and Conditions That Need Service

The right hand sink faucet is loose, and should be tightend. Recommend having a licensed plumber remedy.

The sink faucet is loose and should be secured - *Continued*



There are minerals deposits built up on one or more of the plumbing components under the sink which should be serviced. Recommend further evaluation by a licensed plumber.
(This condition is a past leak that has sealed itself with minerals and could potentially leak again in the future if the minerals are disturbed)



Tub

Functional Components and Conditions

The tub is functional unless otherwise noted.

Stall Shower

Functional Components and Conditions

The stall shower is functional unless otherwise noted.
The shower door towel rail is missing and should be replaced.



Components and Conditions That Need Service

The shower door bottom seal is missing or damaged, and should be replaced.



Toilet & Bidet

Functional Components and Conditions

The toilet is functional unless otherwise noted.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional and in good condition.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested all include ground-fault protection, correct polarity and in good condition.

Caulk Advisory

Normal Maintenance or Conditions to Monitor

There are areas of the bathroom that need to be resealed with caulking. Typically the top and inside corners of the shower wall enclosure, tub and shower fixtures, wash basin, counter-top back splash, base of the toilet etc. Sealing these areas should always be part of regular home maintenance. Failure in maintaining such locations can often result in damage to the flooring, sub-flooring, structural framing and finished areas.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full, and located opposite bedroom 1 and 2

No Recommended Service

Informational Conditions

We have evaluated the main hallway bathroom in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Cabinets

Informational Conditions

The cabinets have typical, cosmetic damage.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional unless otherwise noted.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional unless otherwise noted. The volume of water delivered by the faucets is within normal limits as was the rate at which the water drained This was tested by filling the basin and timing the drain rate.

Components and Conditions That Need Service

The sink drain is slow or partially blocked and should be serviced.

There are mineral deposits built up on one or more of the plumbing components under the sink which should be serviced. Recommend further evaluation by a licensed plumber.

(This condition is a past leak that has sealed itself with minerals and could potentially leak again in the future if the minerals are disturbed)



Tub-Shower

Functional Components and Conditions

The tub/shower is functional unless otherwise noted.



Toilet & Bidet

Functional Components and Conditions

The toilet is functional unless otherwise noted.

Components and Conditions That Need Service

The toilet is loose which should be serviced.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional and in good condition.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested all include ground-fault protection, correct polarity and in good condition.

Caulk Advisory

Normal Maintenance or Conditions to Monitor

There are areas of the bathroom that need to be resealed with caulking. Typically the top and inside corners of the shower wall enclosure, tub and shower fixtures, wash basin, counter-top back splash, base of the toilet etc. Sealing these areas should always be part of regular home maintenance. Failure in maintaining such locations can often result in damage to the flooring, sub-flooring, structural framing and finished areas.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to

national electrical standards.

Kitchen

No Recommended Service

Informational Conditions

We have evaluated the kitchen, and found it to be in acceptable condition, unless otherwise noted.



Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional and in good condition unless otherwise noted.

Sink & Countertop

Functional Components and Conditions

The sink and countertop are functional unless otherwise noted.

Cabinets

Informational Conditions

The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are presumed to be functional unless otherwise noted. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

The sink faucet is functional unless otherwise noted.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional unless otherwise noted.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electric Range

Functional Components and Conditions

The electric range is functional and is equipped with a anti tip device, but was neither calibrated nor tested for its performance.

Dishwasher

Components and Conditions That Need Service

The dishwasher is functional but discharges without a visible mandated high loop or anti-siphon valve, which is contrary to the installation instructions, and which also could create a potential drainage problem.

The dishwasher does not progress through its cycles, and should be evaluated by an appliance repair specialist.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested all include ground-fault protection, correct polarity and in good condition.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Pantry

Informational Conditions

The pantry is in acceptable condition unless otherwise noted.

Refrigerator

Functional Components and Conditions

The refrigerator is functional unless otherwise noted.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallway in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition unless otherwise noted.

Flooring

Informational Conditions

The floor has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and

overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

No Recommended Service

Informational Conditions

We have evaluated the laundry room in accordance with the AZ ASHI STANDARDS OF PROFESSIONAL PRACTICE, and found it to be in acceptable condition, unless otherwise noted.



Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor good condition and has no significant defects unless otherwise noted.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition unless otherwise noted.

Cabinets

Informational Conditions

The cabinets have typical cosmetic damage, or that which is commensurate with their age.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional and in good condition.

Valves & Connectors

Functional Components and Conditions

The valves and connectors are presumed to be functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components and Conditions

The trap and drain are presumed functional unless otherwise noted.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Lights

Functional Components and Conditions

The lights and switches are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are all grounded, correct polarity and in good condition.

Machines

Functional Components and Conditions

Both washer and dryer were tested and found to be in working order.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

No Recommended Service

Informational Conditions

We have evaluated the garage, and found it to be in acceptable condition unless otherwise noted.



Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

The walls and ceiling are sheathed and in acceptable condition unless otherwise noted.

Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

Firewall Separation

Functional Components and Conditions

The firewall and ceiling separating the garage from the residence is in good condition.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, in fair condition and self-closes in conformance with fire-safety regulations.

Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional unless otherwise noted.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional and includes auto reverse.

Components and Conditions That Need Service

The garage door opener is functional but noisy, and may need service, such as lubrication of components. Recommend having a garage door contractor evaluate.



Lights

Functional Components and Conditions

The lights are functional unless otherwise noted.

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and include ground-fault protection.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the garage.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to inadequate clearance within. All portions/ components of the attic could not be viewed from this vantage point.

No Recommended Service

Informational Conditions

We have evaluated the visible portions of the attic in compliance with industry standards and found it to be in acceptable condition, unless otherwise noted.

Common Observations

Informational Conditions

The attic is in acceptable condition unless otherwise noted.

Framing

Informational Conditions

The visible portions of the roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are

more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.



Ventilation

Informational Conditions

Ventilation is provided by a combination of one or more of the following eave, dormer, turbine, or gable vents, and should be adequate. The vents are in good condition.

Electrical

Informational Conditions

The electrical components that are fully visible appear to be in acceptable condition unless otherwise noted.

Heat Vents

Informational Conditions

The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition unless otherwise noted.

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional unless otherwise noted.

Water Pipes

Normal Maintenance or Conditions to Monitor

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. All visible areas are covered. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.



REPORT CONCLUSION

Sample, Phoenix, AZ xxxxx

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Desription of Terms	5
Structural	6
Various Hard Surfaces	6
Structural Elements	6
Slab Foundation	6
Exterior	7
Site & Other Observations	7
Grading & Drainage	8
House Wall Finish	9
Exterior Components	9
Roof	10
Concrete Tile Roof	11
Patio Roof	12
Plumbing	12
Potable Water Supply Pipes	12
General Gas Components	13
Gas Water Heaters	14
Irrigation or Sprinklers	16
Fire Suppression Systems	16
Waste & Drainage Systems	17
Electrical	17
Main Panel	18
Heat-A/C	19
HVAC Split Systems	19
Interior	21
Main Entry	21
Living Room	22
Dining Room	23
Bedrooms	23
Master Bedroom	23
1st Guest Bedroom	25
2nd Guest Bedroom	25
Bathrooms	26
Master Bathroom	27
Main Hallway Bathroom	29
Kitchen	30
Kitchen	31
Hallway	32
Primary Hallway	32
Laundry	32
Laundry Room	33
Garage	34
Double-Car Garage	34
Attic	35
Primary Attic	35
Report Conclusion	37

ATTACHMENTS

Inspection Address: Sample, Phoenix, AZ xxxxx
Inspection Date/Time: 5/3/2016 12:30 pm to 3:00 pm
