

Inspector Homes LLC

42550 W. Falling Star Ct., Maricopa, AZ 85238
Tel: 520-840-0485 Mobile: 520-840-0485 : Certified Home Inspector
inspectorhomesllc.com doug@inspectorhomesllc.com

SUMMARY REPORT

Client: John & Jane Doe
Inspection Address: 12345 W. Main Street, Anywhere, AZ 85...
Inspection Date: 1/24/2008 Start: 8:00 am End: 12:30 pm

Inspected by:

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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

Components and Conditions Needing Service

Exterior Components

Grading & Drainage

Interior-Exterior Elevations

- Water is puddling on the pavers in a couple of low areas of the front patio area as per the full report

House Wall Finish

House Wall Finish Observations

- There are a few hairline cracks in the stucco surface especially around the windows which you may want sealed
- Stucco repair and touch up paint is needed as per the full report

Exterior Components

Exterior Doors

- The front door bell does not sit flush within the stucco surface

Outlets

- One of the exterior outlets is not GFCI protected as per the full report

Attic

Primary Attic

Electrical

- The light did not respond to the switch
- Replace the missing switch cover plate for the air handler shut off

Inspection Address: 12345 W. Main Street, Anywhere AZ. 85...
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Blown-In Cellulose Insulation

- Workers have moved insulation in the attic leaving an uneven bed of insulation
- There are some low spots in the insulation due to settling or uneven installation

Roofing

Concrete Tile Roof

Roofing Material

- There are a 5 cracked 4 broken and 21 chipped tiles that should be replaced
- Six tiles are loose which should be secured

Gutters & Drainage

- The 3 scuppers above the patio roof are set too high and the water is pooling

Flashings

- The roof flashings need to be sealed or serviced

Heat-A/C and Cooling

HVAC Split Systems

Refrigerant Lines

- Insulation is missing from the refrigerant lines at the outside AC and should be replaced

Interior Living Spaces

Living Room

Dual-Glazed Windows

- There is a nail sticking out of the west side window frame that should be removed or cut

Outlets

- One outlet has a loose wire and another outlet does not work

Den

Dual-Glazed Windows

- The den window does not fully close into locking position and is therefore not locked

Kitchen

Kitchen

Cabinets

- One of the doors on the cabinets does not close flush as per the full report
- One of the cabinet doors is slightly bowed and should be replaced
- One of the cabinet doors is not level with the adjacent door

Dishwasher

- Dishwasher has no visible hi-loop in the discharge line
- The dishwasher may not be functioning sufficiently in the dryer function

Bedrooms

Bedrooms

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Doors

- The door striker plate needs to be adjusted for the striker pin to engage for the master bedroom closet

Bathrooms

Bathrooms

Flooring

- Grout is missing or open adjacent the master bathroom door trim and shower

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper will need to be adjusted to engage properly in the guest bathroom sink
- There may be a slow leak under the guest bathroom sink

Tub-Shower

- There is no hot water in the shower or tub in either bathroom

Hallway

Hallway

Outlets

- The outlet in the hallway to the master bedroom does not work

Laundry room or area

Laundry Room

Cabinets

- Some of the cabinet doors does not close flush and should be adjusted

Garage

Garage

Slab Floor

- The garage floor has various hairline cosmetic cracks on it as per the full report

Ventilation Ports

- The exterior grill on the upper garage vent was installed upside down and has allowed moisture entry

Garage Side Door

- The garage side door allows water or rain penetration at the bottom

Automatic Opener

- The garage door opener is functional but does not auto-reverse or may need to be adjusted

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John & Jane Doe

INSPECTION ADDRESS

12345 W. Main Street, Anywhere, AZ 85...

INSPECTION DATE

1/24/2008 8:00 am to 12:30 pm



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GENERAL INFORMATION

Inspection Address: 12345 W. Main Street, Anywhere, AZ 85...
Inspection Date: 1/24/2008 Time: 8:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 60 Degrees
Humidity at time of inspection: 25%

Inspected by:

Client Information: John & Jane Doe
12345 W. Main Street, Anywhere, AZ 85...
Phone: 555-5555
Mobile: 555-1111
EMail: thedoes@XXXXX.com

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: N/A

Structure Orientation: South

Estimated Year Built: 2007
Unofficial Sq.Ft.: 1950

People on Site At Time of Inspection: Buyer(s)

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Inspector Homes LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the State of Arizona, 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: Sample Warranty Inspection

SCOPE OF WORK

You have contracted with Inspector Homes LLC to perform a generalist inspection in accordance with the standards of practice established by the State of Arizona, 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 homes 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 you 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 unvented 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.

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 homes 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

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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.

Exterior Components

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

Landscaping Observations

Informational Components

We have examined the vegetation on the property, including the trees and found them to be acceptable. Ideal conditions occur when trees are not encroaching on the structure/s in any area and vegetation is cut back to a minimum of 12 inches from the structure. Such is the case on the subject property.

Grading & Drainage

General Comments

Informational Components

Water can be damaging to the structure and the foundation. 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.

When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, salt crystal formations, rust on metal and wood rot. However, condensation and humidity can produce similar conditions. If for any reason you suspect moisture intrusion, especially if a family member suffers from allergies or asthma, you may wish to schedule a specialist inspection.

Drainage Mode

Informational Components

Drainage on this property is solely dependant on soil-percolation and hard surfaces.

Interior-Exterior Elevations

Informational Components

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. The grading adequately slopes down away from the structure on all sides. The drainage correctly causes water to run away from the structure including the foundation stem walls.

Components and Conditions Needing Service

Water is puddling on the pavers in a couple of low areas of the front patio area. Specifically on the north garage wall near the west edge and also on the west wall of the patio area near the front entrance. There is evidence that water has puddled on the pavers in these spots because the pavers are a little lower. You may wish to remove the pavers and install additional sand, replace the pavers and eliminate the low areas so that water properly sheds off the front patio area. Another option is an area drain.



House Wall Finish

House Wall Finish Type

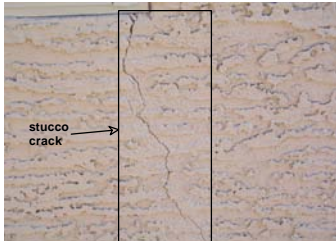
Informational Components

The house walls are finished with stucco.

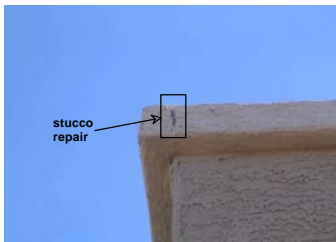
House Wall Finish Observations

Components and Conditions Needing Service

There are a few hairline cracks in the stucco surface especially around the windows which you may want sealed especially on the WEST side around a few windows and on the NORTH side off the patio windows.



Stucco repair and touch up paint is needed. Specifically: a spot on the upper NW corner of the parapet wall.



Exterior Components

General Comments

Informational Components

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. 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 Components

The front concrete driveway is in acceptable condition.

Walkways

Functional Components and Conditions

The concrete walkways are generally in acceptable condition.

Fences & Gates

Informational Components

The fences & gates are functioning as intended and they are in acceptable condition.

Fascia & Trim

Informational Components

The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Components

The sliding glass door is tempered and in acceptable condition.

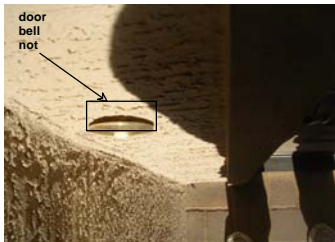
Exterior Doors

Informational Components

The house exterior doors and hardware are functioning as intended and are in acceptable condition.

Components and Conditions Needing Service

The front door bell does not sit flush within the stucco surface. Repair accordingly.



Patio Covers or Gazebos

Informational Components

The patio cover and support columns are in acceptable condition.

Wood & Masonry Decks

Informational Components

That masonry deck at the rear door is in acceptable condition.

Windows

Informational Components

The windows and their flashing's are in acceptable condition. 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

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unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Components

The window screens are functional and are in acceptable condition.

Outlets

Components and Conditions Needing Service

One of the exterior outlets is not GFCI protected. Specifically: The rear GFCI outlet did not trip when tested and should be upgraded to GFCI protection.

Lights

Informational Components

The lights outside the doors of the residence are functional.

Fire Pit

Informational Components

There is a fire pit on the property that we did not evaluate.

Eaves and soffits

Informational Components

The eaves and soffits are in acceptable condition

Structural Components

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 Components

The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

Structural Elements

Identification of Wall Structure

Informational Components

The house walls are framed with wooden studs.

Identification of Floor Structure

Informational Components

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The floor structure consists of a post-tension concrete slab in acceptable condition.

Identification of Ceiling Structure

Informational Components

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

Identification of Roof Structure

Informational Components

The roof structure consists of a prefabricated truss system.

Identification of the Foundation

Informational Components

The visible portions of the foundation are in acceptable condition

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 Components

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

The attic can be accessed through a hatch in the master bathroom.

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Framing

Informational Components

The roof framing consists of a factory- 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 Components

Ventilation is provided by a combination of eave, O'hagin and gable vents, and should be adequate.

Electrical

Components and Conditions Needing Service

The light did not respond to the switch. Could be a bad bulb.

Replace the missing switch cover plate for the air handler shut off



Heat Vents

Informational Components

The heat vents appear to be functional.

Plumbing Vents

Informational Components

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Components

The visible portions of the exhaust ducts are functional.

Blown-In Cellulose Insulation

Components and Conditions Needing Service

Several workers have left an uneven blanket of insulation in the attic. The insulation bed should be leveled by raking or blowing in additional insulation.



There are some low spots in the insulation bed due to settling or uneven insulation. According to your insulation chart you purchased R-30 insulation so your insulation bed should be 12 inches after settling. In many areas of the insulation bed the level is well below 12 inches. According to workmanship standards for licensed contractors a possible defect is "Insulation not uniform in attic" and "Insulation should meet minimum specified R. Factor" and finally " Contractor should make necessary corrections to assure uniform thickness and specified R. factor".



Roofing

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 Components

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 Components

We elected not to walk the roof because the roofing material is easily broken and may void the warranty. Instead we viewed the roof from a ladder at the edge and also used binoculars.

Estimated Age

Informational Components

The roof is the same age as the residence, or 1 year old.

Roofing Material

Components and Conditions Needing Service

There are 5 cracked, 4 broken, and 21 chipped tiles that should be replaced some of which are potential water penetration issues. According to Workmanship Standards for Licensed Contractors put out by the AZ Registrar of Contractors "chips larger than a quarter are unacceptable and should be replaced by the contractor". The affected tiles are located as follows: SOUTH ROOF: Above SE undershot: cracked 5 rows from the bottom and 3 left of valley; chipped 2 below the top ridge and 2 from the east edge; EAST side of garage: broken 3 from the top and 6 from the south edge; above the garage door with the south facing: cracked 4 from the top and 2 from the west edge; above laundry room and the west side: cracked 2 from the bottom and 2 left of garage valley; chipped 2 from the bottom and 7 left of garage valley; right of and behind the front entrance area: broken 6 from the top and 1 left of the valley; left of and behind front entrance: broken 5 from the top and 3 left of valley; East side of front bedroom: 3 chipped top ridge 9, 10, & 11 from the south edge; 2 chipped 3 from the top and 1 & 4 right of the O'Hagin vent; broken 3 from the top and 2 left of the O'Hagin vent; chipped 4 from the bottom and adjacent the south edge; near the house top ridge: cracked 6 from the top and 8 from the west edge; NORTH ROOF: all the following are chipped tiles: bottom row 4 from the east edge; 2 from bottom and 8 from east edge; 3 from bottom and 8 from east edge; 10 from bottom and adjacent east edge; 3 from top and 9 from east edge; 7 from bottom and 2 right of east parapet wall; 5 from bottom and 6 right of east parapet wall; 3 from bottom and 5 right of east parapet wall; 8 from top and 18 from west edge; 6 from top and 12 from west edge; bottom row and 7 from west edge; 2 from bottom and 2 & 6 from west edge; cracked tile 4 from bottom and 3 left of east parapet wall.



Six tiles are loose which should be secured. They are located as follows: 2 at the SE undershot; 3 at the SW

undershot and 1 at the lower left SW corner of the garage (south side).



Roof underlayment or sheathing

Informational Components

The roof underlayment or sheathing is composed of OSB or oriented strand board sheathing in 4 X 8 panels. The panels were observed from the attic access and no visual abnormalities were seen.

With Flat Roofed Sections

Informational Components

The roof includes a flat-roofed section composed of asphalt roll roofing in acceptable condition, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

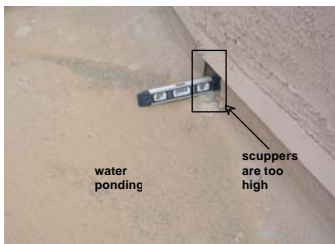
Gutters & Drainage

Informational Components

There are no gutters in this residence. This is typical for concrete tile roofs in this area and the low amount of annual rain fall. Very often drip edges are used instead of gutters or a combination of drip edges and gutters.

Components and Conditions Needing Service

The 3 scuppers on the parapet wall are set too high and the water is ponding excessively. Lower the scuppers or raise the roof level by putting on another layer of asphalt roll roofing near the scuppers.



Flashings

Components and Conditions Needing Service

The roof flashings need to be sealed or serviced. Specifically: The exhaust vent flashing at the SW corner above the guest bathroom; also on the high peak shaped like a triangle on the west side is a plumbing vent flashing that is up.



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Drip edges

Informational Components

The drip edges are functioning as intended and are in acceptable condition.

Plumbing Systems

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 Components

The main water shut-off valve is located in the garage side yard and is functioning as intended

Water pressure

Informational Components

At various fixtures in and out of the house functional flow tests were conducted. Adequate water flow was found throughout the structure.

Copper Water Pipes

Informational Components

The potable water pipes are in acceptable condition. All visible water lines are properly supported and the lines themselves are made of copper.

Pipe Insulation and support

Informational Components

None of the visible water pipes in the subject property have been insulated. In the general area of the subject property it rarely, if ever freezes, and then only when pipe is exterior of the structure.

The visible portions of the water piping are adequately supported.

Water softening system

Informational Components

This structure contains a water softening system which we do not evaluate. You may wish to contact an appropriate contractor to evaluate this system.

General Gas Components

Gas Main Shut-Off Location

Informational Components

The gas main shut-off is located in the 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.

Gas Supply Pipes

Informational Components

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

Gas Water Heaters

General Comments

Informational Components

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 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 Components

Hot water is provided by a 1 year old, 50 gallon natural gas water heater that is located in the garage.

Common Observations

Informational Components

The water heater is functioning as intended. The door of the combustion chamber and the chamber itself shows no signs of discoloration or debris and the burning assembly is burning properly.

The combustion chamber is in acceptable condition and is functioning as intended.

Water Shut-Off Valve & Connectors

Informational Components

The shut-off valve and water connectors are functional and in good condition.

Gas Shut-Off Valve & Connector

Informational Components

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

Vent Pipe & Cap

Informational Components

The vent pipe and cap is functional and operating as intended.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve with a proper discharge pipe.

Drain Valve

Informational Components

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

Drip Pan & Overflow Pipe

Informational Components

The water heater is not equipped with a drip pan or overflow pipe. Typically they are not used in water heaters installed in garages in this area.

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Combustion Air Vents

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Waste & Drainage Systems

General Comments

Informational Components

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. 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 Components

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

Drain Waste & Vent Pipes

Informational Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. You may want to ask the owner/seller about any problems they have had with drain lines backing up and what solutions they have employed. The main sewer clean out was located on the front side of the house

Hose Bibs

Anti-siphon valves

Informational Components

The exterior hose bibs are equipped with the mandated anti-siphon devices. The inexpensive devices are used to prevent expelled water from returning to the water supply system and they are easy to install.

Electrical System

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 Components

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 Components

The main conductor lines are underground, or part of a lateral service entrance. The lines and conduit coming into the panel from the underground service is in acceptable condition. 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 Components

The residence is served by a 200 amp, 110/ 220 volt panel, with a single throw main disconnect in the panel box. The main panel box is located in the garage side yard.

Main Panel Observations

Informational Components

The panel and its components have no visible deficiencies and it is functioning as intended.

Panel Cover Observations

Informational Components

The exterior panel cover is in acceptable condition and it functions as intended.

The interior panel cover is in acceptable condition and it functions as intended.

Wiring Observations

Informational Components

The visible portions of the wiring has no visible deficiencies. The wiring is made primarily of Romex which is a form of plastic coated copper wiring which has been a very common form of wiring over the last several decades.

Circuit Breakers

Informational Components

There are no visible deficiencies with the circuit breakers. They are in good condition for the age of the structure and are functioning as intended.

Grounding

Informational Components

The ground wire is properly attached within the panel box and disappears into the wall at the opposite end and could be connected to foundation steel or what is called a UFR or an underground rod.

Heat-A/C and Cooling

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 Components

Central heat and air-conditioning are provided by a single forced air split-system, consisting of a furnace/air handler with an evaporator coil that is located in the attic, and a year-old condensing coil and compressor that is located in the garage side yard.

Observations and air balance

Informational Components

The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Furnace

Informational Components

The furnace is functioning as intended.

Vent Pipe

Informational Components

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Components

The circulating fan is clean and functional.

Gas Valve & Connector

Informational Components

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Components

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

Return-Air Compartment

Informational Components

The return-air compartment and filter is in acceptable condition and is adequate size for the supply vents. We recommend the use of electrostatic filters which can be purchased at any Home Depot for about \$30. They are much more effective than the ones currently being used.

Evaporator Coil

Informational Components

The evaporator coil is functional.

Condensate Drainpipe

Informational Components

The condensate drainpipe discharges correctly outside the residence.

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Drip Pan

Informational Components

The drip pan is functional.

Condensing Coil

Informational Components

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

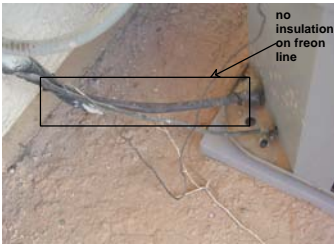
Informational Components

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Components and Conditions Needing Service

Insulation is missing from the refrigerant lines at the outside AC, which will allow condensation to form and drip, and will cause some loss in cooling. Replace the missing insulation.



Differential Temperature Readings

Informational Components

The AC and heater achieved an acceptable differential temperature split. In the heating cycle it was 145 degrees at the supply vent and 103 degrees at the return vent. In the cooling cycle it was 36 degrees at the supply vent and 54 degrees at the return vent.

Thermostats

Informational Components

The thermostat is functional.

Registers

Informational Components

The registers are reasonably clean and functional and provide heating and cooling to all habitable rooms.

Flexible Ducting

Informational Components

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

Interior Living Spaces

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

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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

No Recommended Service

Informational Components

We have evaluated the entry, and found it to be in acceptable condition.

Doors & doorbell

Functional Components and Conditions

The door and its hardware is functional and in acceptable condition.

Flooring

Informational Components

The floor has no significant defects and is in acceptable condition.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Lights

Informational Components

The light is functioning as intended.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

Flooring

Informational Components

The carpeted floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Components and Conditions Needing Service

There is a nail sticking out of the west side window frame at the lower left corner which should be cut off or removed.



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Lights

Functional Components and Conditions

The light is functional.

Outlets

Components and Conditions Needing Service

On the right side of the entertainment center shelving the upper outlet adjacent the low voltage cable wiring has a loose wire as it flickers on and off; the outlet in the box beneath this outlet does not work. This should be referred to an electrician for repair.



Dining Room

No Recommended Service

Informational Components

We have evaluated the dining room, and found it to be in acceptable condition.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Den

Doors

Functional Components and Conditions

The doors are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

The den window does not fully close into locking position and is therefore not locked. The window frame may not have been squarely installed. You may want to install a dowel or board behind the sliding portion of the window as a temporary solution to keep the window locked.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Components

The sink and countertop are functional and in acceptable condition.

Cabinets

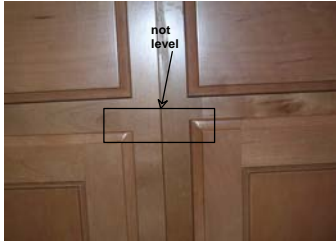
Components and Conditions Needing Service

One of the doors on the cabinets does not close flush. Specifically: the upper door 2 left of the microwave. Adjust to a flush closing.

One of the cabinet doors is slightly bowed and should be replaced. Specifically: the door just right of the microwave.



The cabinet door to the left of the oven is not level with the adjacent door. Adjust cabinet door to level.



Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

The sink faucet is functional and in good condition.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional and working as intended.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Components and Conditions Needing Service

The dishwasher does not have a visible high loop in the discharge line which could possibly allow contaminants from the sink drain line to back up into the dishwasher if the drain line becomes fully or partially clogged.

Recommendation: Have a high loop installed on the discharge line.

The dishwasher may not be functioning sufficiently in the dryer function. It cycled correctly in during the washing function but after the dryer function the inside of the dishwasher was still considerably wet. I have unplugged it for the time being. You may wish to run it with some dishes inside and if it does not properly dry them this should be referred to the appropriate contractor for service.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Informational Components

We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, and their containment within the unit, requires specialized instruments.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

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.

Bedrooms

Doors

Components and Conditions Needing Service

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

Flooring

Informational Components

The carpeted floors have no significant defects.

Walls & Ceiling

Informational Components

The walls and ceilings are in acceptable condition.

Dual-Glazed Windows

Informational Components

The windows that were unobstructed were checked and found to be functional.

Closets

Functional Components and Conditions

The closets and their components are functional.

Lights

Functional Components and Conditions

The lights in the bedrooms are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Components

The smoke detectors are functional, but should be checked periodically.

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.

Bathrooms

Doors

Informational Components

The doors are functional and in good condition.

Flooring

Components and Conditions Needing Service

Grout is missing or open adjacent the master bathroom door trim and shower and should be re-grouted.



Walls & Ceiling

Informational Components

The walls and ceilings are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertops are functional and in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper in the guest bathroom sink will need to be adjusted to engage properly.

There may be a slow leak under the guest bathroom sink. While running water to the sink above and putting water on the sink rim 2 drops were observed on the cabinet bottom. We were unable to determine exactly where the leak is. This should be further evaluated by a plumber.

Tub-Shower

Components and Conditions Needing Service

There is no hot water for the shower or tub/shower in either bathroom. It appears that the valve will open only half way providing only warm water to either shower. The valve may not have been installed properly. This should be further evaluated by the appropriate contractor.

Toilet & Bidet

Functional Components and Conditions

The toilets are secured properly and functional and in good condition.

Exhaust Fan

Functional Components and Conditions

The exhaust fans are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

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.

Hallway

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Components

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

The outlet in the hallway to the master bedroom does not work and should be repaired by an electrician.

Smoke Detector

Informational Components

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

Laundry room or area

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

Doors

Functional Components and Conditions

The doors are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Cabinets

Components and Conditions Needing Service

Some of the laundry room doors don't close flush. Specifically: The upper left door and the lower right door.

These should be adjusted to close flush.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

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Valves & Connectors

Functional Components and Conditions

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

220 Volt Receptacle

Informational Components

The 220 volt dryer electrical outlet is functioning as intended.

Dryer Vent

Informational Components

The dryer vent is properly connected, it is in good condition and it's functioning as intended.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

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.

Garage

Double Car Garage

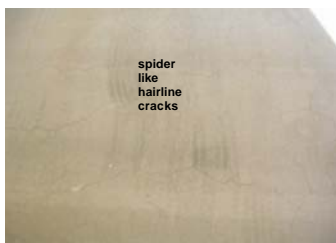
Informational Components

The garage is a double car garage.

Slab Floor

Components and Conditions Needing Service

The garage floor has various hairline cosmetic cracks on it, which although is acceptable according to Registrar of Contractor standards, are unsightly. You may wish to have them covered with an epoxy coating.



Walls & Ceiling

Informational Components

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The walls and ceiling in the are sheathed and in acceptable condition.

Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

Components and Conditions Needing Service

The exterior grill on the upper garage vent was installed upside down and has allowed rain and moisture to enter the garage on the wall. Install the grill properly and touch up paint on the interior wall.



Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence is functional.

Entry Door Into the House

Functional Components and Conditions

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

Garage Side Door

Components and Conditions Needing Service

The garage side door allows water or rain penetration at the bottom. There is evidence that the rain is coming in the handle side at the bottom below the threshold. Seal these openings.



Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Components and Conditions Needing Service

The garage door opener is functional, but it does not auto-reverse or may need to be adjusted. It failed to auto-reverse when I tried to stop it at the halfway point. This needs to be adjusted to prevent damage or injury.

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

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

AFFILIATIONS AND CERTIFICATIONS

Inspector: Doug Mossing

State of Arizona Home Inspector certification #43652

Arizona Real Estate Agent since 1987

Arizona Real Estate Broker since 1998

State of Arizona Real Estate Broker License no. BR027882000

Current Designated Real Estate Broker for 'Village Management, Inc.' out of Indianapolis IN. for their Arizona holdings. License no. CO538547000

'Village Management, Inc.' is a sister corporation for 'Engelwood Development Corp' which is also out of Indianapolis IN.

Qualified General Contractor since 1995 formerly of 'Moss Corp' license B 111041

Doug Mossing is registered in the National Register's 2002 edition of "Who's Who in Executives and Professionals"

Author of the book "Successful Real Estate Investing in an Ever-Changing Market" Cypress Publishing, Leawood, Kansas - 2003 ISBN 0-89447-340-9

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Inspection Address: 12345 W. Main Street, Anywhere AZ. 85...
Inspection Date/Time: 1/24/2008 8:00 am to 12:30 pm

REPORT CONCLUSION

12345 W. Main Street, Anywhere, AZ 85...

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.

Inspection Address: 12345 W. Main Street, Anywhere AZ. 85...
Inspection Date/Time: 1/24/2008 8:00 am to 12:30 pm

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