
Inspection Address 5905 E. Beryl, Paradise Valley, AZ 85253
Inspection Date 08/16/2017 12:30 PM - 05:30 PM



Desert Home Inspectors, LLC.
The First Step to Buying or Selling Your Home
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Confidential Inspection Report



Inspection Address

5905 E. Beryl
Paradise Valley, AZ 85253

Inspection Date

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Prepared For

General Information

Inspection Address	5905 E. Beryl Paradise Valley, AZ 85253
Inspection Date	08/16/2017 12:30 PM - 05:30 PM
Weather	Clear
Inspector	Andy Lohman
Inspector License	64253
People On Site	Buyer, Buyer's Agent, Seller

Property

Style	Single Family Residence
Occupied	Yes
Furnished	Fully furnished
Structure Orientation	
Number of Stories	One
Estimated Year Build	1971
Unofficial Sq. Ft.	3,544
Notes	Ordered Budget Brothers for termite inspection.

Client

Client
Address

Phone
Phone
Phone
Email

Buyer

Agent
Company

Address
Phone
Phone
Email
Note

Seller

Agent
Company
Address

Phone
Phone
Email
Note

Please Note

This report is the exclusive property of Desert Home Inspectors, 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 Desert Home Inspectors, LLC and supercede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Arizona Board of Technical Registration and the International Association of Certified Home Inspectors (InterNACHI), and those that I 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 I 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.

Scope of Work

You have contracted with Desert Home Inspectors LLC to perform a generalist inspection in accordance with the standards of practice established by the Arizona Board of Technical registration and the International Association of Certified Home Inspectors (InterNACHI). 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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 then 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.

Asbestos is a notorious contaminant that could be present in any home 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 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 be 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 Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern 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 within the contingency period.

Full Report

Section 1.0 - 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.

General Observations

Inspection Fee

1.1 - The fee for this inspection service is \$ 464.00.

Renovations & Additions

1.2 - NOTE: This property has recently been remodeled, upgraded and/or painted. It is possible for recent work, within the interior or exterior of this house, to hide pre-existing conditions that may have been otherwise noticeable at the time of inspection.

Landscaping Observations

1.3 - I do not evaluate landscaping, but some of the trees, plants, bushes or shrubs need to be trimmed or pruned.



1.4 - The property landscape appears to be in satisfactory condition. The plants, trees, shrubs etc look to be green and in good shape. I recommend consulting a landscape contractor for more detailed information or if you have any concerns regarding their current condition or upkeep.

1.5 - Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Auxiliary Structures

1.6 - I do not evaluate auxiliary structures as part of this inspection: such as tool sheds, storage sheds etc.



House Wall Finish

Exterior Wall Finish Type / Cladding

1.7 - The house walls are finished with stucco.

1.8 - The house walls are finished with brick or stone veneer.

Exterior Wall Finish / Observations

1.9 - The exterior house wall finish is in acceptable condition.

1.10 - There are typical shrinkage type cracks observed in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress, settlement or shrinkage type fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. I recommend that all exterior cracks and gaps, if present, are properly covered or sealed to help prevent possible moisture or pest intrusion. However, you may wish to have this confirmed by an appropriate specialist. Most stucco homes are recommended to be repainted about every 10 years or so.



1.11 - The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces. However, this was a common building practice for years and is very common.



Grading & Drainage

General Comments

1.12 - 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

1.13 - 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

1.14 - 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 I cannot guarantee that.

Flat & Level Pad

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

Drainage Mode

1.16 - Drainage is facilitated by soil percolation hard surfaces and gutters. I did not see any evidence of moisture threatening the living space.

Drainage Swales

1.17 - The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

Exterior Components

General Comments

1.18 - 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. I 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. In accordance with industry standards, I did test a representative number of unobstructed windows to ensure that at least one window in every bedroom is operable and facilitates an emergency exit. If you desire further evaluation of the residence windows, having them evaluated it stongly recommended by a qualified window contractor before the close of escrow and within the inspection period if possible.

Driveways

1.19 - The concrete paver driveway is in acceptable condition.



1.20 - There are predictable cracks in the driveway that would not necessarily need to be serviced. Further evaluation is recommended from a qualified contractor, for more detailed information, as you feel necessary.



Walkways

1.21 - The concrete paver walkways are in acceptable condition.



Windows

1.22 - The house or residence windows are in acceptable condition from the exterior and from within the interior living spaces, unless otherwise noted. This includes areas such as but not limited to: the bedrooms, bathrooms, living areas, kitchen, garage, guest quarters etc. In accordance with industry standards, I am not required to test every window in the house and particularly if the house is furnished. However, I do make a realistic attempt to do so in the best interest of my clients. Sometimes window location, screens and other factors restrict window access. I do test every unobstructed window in living areas and in every bedroom or sleeping quarters to ensure at least one facilitates an emergency exit. Common window problems can include but are not limited to cracked or damaged glass, windows that do not function as intended and broken hermetic seals. These broken hermetic window seals can be very difficult to locate sometimes if the atmospheric conditions are not right. The height of an

emergency escape and rescue opening or window should not be more than 44 inches above the floor and accessible by approximately 5.7 square feet of space or 20" x 24". If you desire more information about the windows in this property I recommend asking the seller and consulting a qualified window contractor.

1.23 - I recommend sealing around all exterior windows to help prevent possible moisture intrusion. Over time, small cracks will occur and could let moisture into the residence. For example, stucco can shrink and pull away from windows as it dries.

1.24 - In accordance with industry standards, I only test a representative sample of windows. The windows appear to be the same age as the house, are currently functional, and may not always function smoothly. However, I do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

1.25 - Multi-pane windows with broken hermetic seals can be very difficult to locate or identify at all times. Most commonly seen as slight fogging, moisture or discoloration between the panes of glass. Sometimes the atmospheric conditions such as exterior temperatures and daylight conditions will prevent these broken seals from standing out or being noticeable. Due to this difficulty, I recommend you should have a qualified contractor further evaluate all the windows in this residence for more detailed information and before you take possession of this property.

Screens

1.26 - The window screens in place on the window exterior areas during the inspection appear to be in satisfactory overall condition. Minor or relatively insignificant screen damage were not noted. Also, window screens are not entirely or thoroughly evaluated because they are often removed for aesthetic or staging reasons. They are easily damaged and can be removed after our inspection. Therefore, I choose to disclaim them.

1.27 - The window screens located on the exterior of the residence windows have made a clear evaluation of the window condition difficult. I recommend further evaluation of these windows, from a qualified contractor, once the screens are removed. These screens can sometimes restrict findings such as broken hermetic seals, cracks and other window damage.

Doorbell

1.28 - The doorbell button is functional and works on demand.

Exterior Doors

1.29 - The front exterior door is a solid, wood security type door. Also noted adequate weather stripping, a door sweep, threshold and deadbolt. It functions properly and is in acceptable condition unless otherwise noted.

Outlets / Electrical

1.30 - The exterior house or yard outlets that were tested are functional, three prong grounded outlets, and include ground-fault protection. All exterior outlets may not all been tested.

1.31 - There is an above ground spa breaker box located in the back yard. On the back of it is an open knock out. The knock out hole should be covered for safety reasons. The breaker located in this box is currently off.





1.32 - A weather proof outlet cover is missing on the rear patio exterior outlet. I recommend replacement to protect the outlet from the elements.



Lights / Switches

1.33 - The lights outside the doors of the residence, and their related switches, are functional. Any sensor or light sensitive fixture lights were not tested.

1.34 - Some lights around the residence are functional and work on demand. Any sensor or light sensitive fixture lights were not tested.



Porches or Stoops

1.35 - The front and rear porch floors are in acceptable condition.

Fascia & Trim

1.36 - The wood fascia board and wood trim are in acceptable condition.

1.37 - Sections of the wood fascia board and/or wood trim areas are weathered and should be serviced soon to help prevent further deterioration.



Eaves

1.38 - The wood eaves around the property are in satisfactory condition .

Patio Covers or Gazebos

1.39 - The rear patio cover is in satisfactory condition.

Yard Walls

1.40 - The concrete block yard walls are satisfactory.

Fences & Gates

1.41 - The concrete block, steel rail gates and rear wood gate where satisfactory during the inspection.

1.42 - The rear wood gate appears to be in good condition and function properly.

Sliding Glass Doors

1.43 - The sliding glass doors to the exterior are dual pane glass, tempered, operate smoothly and in acceptable condition.



Patio or Ceiling Fans

1.44 - The rear patio ceiling fan wobbles during high speed and may need service (Balancing). I recommend further evaluation from a qualified contractor as you feel necessary.



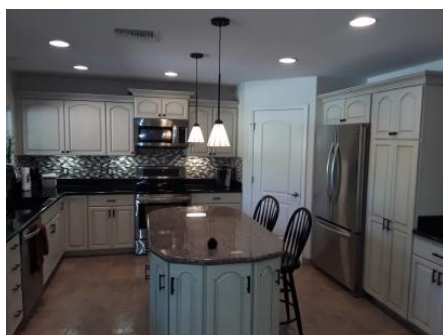
Section 2.0 - Kitchen

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

Kitchen View

2.1 - View of the kitchen area.



Refrigerators/Coolers

2.2 - Refrigerators are not evaluated or inspected as part of this home inspection service. I recommend having it properly evaluated by a qualified contractor or appliance service as you feel necessary.



2.3 - The wine cooler/chiller was not tested or evaluated as part of this inspection. Located in the kitchen.



2.4 - The refrigerator and freezer temperatures were noted as a courtesy: 33 degrees and - 9 degrees during this inspection. I recommend consulting a qualified appliance contractor for more detailed information or as you feel necessary. I do not know if this appliance is staying with the property or not.



Dishwasher

2.5 - The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.



2.6 - The dishwasher does not have a high loop in the drain line at the garbage disposal and

one should be added. The drain line is recommended to be raised 4-6 inches above the garbage disposal inlet to create a high loop that should help prevent the possibility of contaminants back flowing from the disposal into the dishwasher.



Garbage Disposal

2.7 - The garbage disposal is very noisy and may have worn components . Further evaluation is recommended from a qualified contractor for service or replacement as determined necessary.



Doors

2.8 - The pantry door is functional.

Flooring

2.9 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

2.10 - The walls and ceiling are textured drywall and in acceptable condition.

Dual-Glazed Windows

2.11 - The window is functional.

Sink & Countertop

2.12 - The sink and countertop(s) are functional.

2.13 - The island countertop is functional.

Faucet

2.14 - The kitchen sink faucet is functional. Water supply was verified, no leaking was noted.



Valves & Connectors

2.15 - The valves and connectors below the sink are functional and no leaking was noted at the time of inspection. However, they are not in daily use and will inevitably become stiff or frozen.

2.16 - The refrigerator water line was not visible. I did not test it or try to run water through it as part of this inspection.

Trap and Drain

2.17 - The kitchen sink trap and drain line connections are functional and in good condition. No leaking was noted.

Cabinets

2.18 - The cabinets are functional, and do not have any significant damage.

2.19 - Storage in the kitchen cabinets restricts viewing. I recommend checking the cabinets again once the storage is removed. It is possible for storage to hide damage or moisture stains that would have been visible during the inspection.

Built-in Microwave

2.20 - The built-in microwave oven was functional during the inspection, but I did not test it for leakage, which would require a specialized instrument. However, their power diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires specialized instruments, which is beyond the scope of our service.



2.21 - The microwave rack is located in the oven storage draw.



Exhaust Hood Fan

2.22 - The exhaust fan is functional and a type that vents internally.

Electric Range

2.23 - The electric oven is functional and both bake and broil work on demand.



Lights / Switches

2.24 - The kitchen ceiling lights are functional.

2.25 - The wall switches are functional.

Outlets

2.26 - The kitchen outlets that were tested are functional and include ground-fault protection that resets in the kitchen.

Section 3.0 - Living Areas

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.

Common Observations

Living Area General Observations

3.1 - The residence is furnished, and in accordance with industry standards I only inspect those surfaces that are exposed and readily accessible. I do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. I strongly recommend you should view all areas once the furniture and storage are removed and before you take possession of the property.

Indoor Environmental Issues

Environmental Observations

3.2 - I do not test for mold or measure indoor air quality, which the Consumer Product Safety Commission ranks fifth among potential contaminants. A person's health is a truly personal responsibility, and because I do not inspect for mold or test for other environmental contaminants I recommend that you should schedule an appropriate inspection by an environmental hygienist before the close of escrow. This would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas. Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system etc should be serviced immediately, or the potential for mold infestation will remain.

3.3 - Vermin, insects and other pests such as: crickets, spiders, scorpions, pigeons, termites, mice/rats etc. are part of the natural habitat and they often invade homes. Many of these pests can get into a home through the smallest of areas that are likely not visible or very difficult to locate. Rats and mice have collapsible rib-cages and many pests can enter even the tiniest crevices. And it is not uncommon for pests to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent, insect and pest proof, and to monitor those areas that are not readily accessible. You should also consult a qualified pest control service for an evaluation of the property if you are concerned or for more information. This is recommended to be completed before the close of escrow and before the residence is occupied, especially if you are concerned or desire more information.

3.4 - A domestic animal occupies the residence, which can have an adverse affect on air quality and require extensive cleaning of walls, floors, air ducts, etc. (Noted two cats and two dogs)

Main Entry

Main Entry View

3.5 - View of the main entrance area.



Doors

3.6 - The front door is functional.

Flooring

3.7 - The floor has no significant defects.

Walls & Ceiling

3.8 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

3.9 - The windows are satisfactory and in good condition.

Lights / Switches

3.10 - The lights are functional.

3.11 - The wall switches are satisfactory and work on demand.

Outlets

3.12 - The main entry outlets that were tested are functional, three prong grounded outlets, and in good overall condition.

Living Room

Living Room View

3.13 - View of the living room area.



Doors

3.14 - The doors are functional.

Flooring

3.15 - The floor has no significant defects.

Walls & Ceiling

3.16 - The walls and ceiling are in acceptable condition.

3.17 - Observed typical settlement type cracking on walls and ceilings.



Ceiling Fans

3.18 - The ceiling fan works on demand.

3.19 - The ceiling fan glass cover is cracked.

I recommend further evaluation from a qualified contractor for more information and service as determined necessary.



Lights / Switches

3.20 - The lights are functional.

3.21 - The wall switches are satisfactory and work on demand.

Outlets

3.22 - The living room outlets that were tested are functional, three prong grounded outlets, and in good overall condition.

Family Room

Family Room View

3.23 - View of the family room area.



Doors

3.24 - The door(s) are functional.

Flooring

3.25 - The floor areas are in acceptable condition with no significant defects.

Walls & Ceiling

3.26 - The walls and ceilings are in acceptable condition with no significant damage.

Ceiling Fans

3.27 - The ceiling fan works on demand.

Lights/Switches

3.28 - The lights are functional.

3.29 - The wall switches are satisfactory and work on demand.

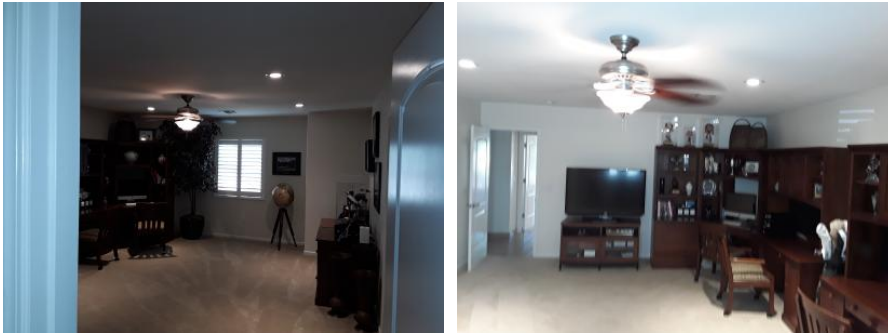
Outlets

3.30 - The family room outlets that were tested are functional, three prong grounded outlets, and in good overall condition.

Office

Office View

3.31 - View of the office area.



Doors

3.32 - The door is functional.

Flooring

3.33 - The floor areas are in acceptable condition with no significant defects.

Walls & Ceiling

3.34 - The walls and ceilings are in acceptable condition with no significant damage.

Dual-Glazed Windows

3.35 - The window is functional.

Closets/Cabinets

3.36 - The closet is in acceptable condition.

Ceiling Fans

3.37 - The ceiling fan works on demand.

Lights/Switches

3.38 - The lights are functional.

3.39 - The wall switches are satisfactory and work on demand.

Outlets

3.40 - The office outlets that were tested are functional, three prong grounded outlets, and in good overall condition.

Smoke detector

3.41 - The accessible smoke detector test features work on demand. They should be checked periodically and replaced as necessary for fire safety reasons. They are recommended to be replaced at least every ten years or as otherwise necessary.

Arizona Room

Arizona Room View

3.42 - View of the Arizona Room area.



Doors

3.43 - The doors are functional.

Flooring

3.44 - The floor areas are in acceptable condition with no significant defects.

Walls & Ceiling

3.45 - The walls and ceilings are in acceptable condition with no significant damage.

Lights/Switches

3.46 - The lights are functional.

3.47 - The wall switches are satisfactory and work on demand.

Outlets

3.48 - The family room outlets that were tested are functional, three prong grounded outlets, and in good overall condition.

Section 4.0 - 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

General Comments

4.1 - There is a washing machine and/or dryer present during this inspection. Washing machines and dryers are not evaluated as part of this inspection service. I do not turn them on or test any cycles. I recommend evaluating them yourself and/or having a qualified contractor further evaluate them as you feel necessary.



Doors

4.2 - The door is functional.

Flooring

4.3 - The floor has no significant defects.

Walls & Ceiling

4.4 - The walls and ceiling are textured drywall and in acceptable condition.

Cabinets and Shelves

4.5 - The cabinets are functional.

Exhaust Fan

4.6 - The exhaust fan is functional and works on demand.

Valves & Connectors

4.7 - The washing machine valves and connectors were not visible during the inspection. The washing machine and dryer restrict viewing.



Trap & Drain

4.8 - The washing machine drain line is not visible because the

220 Volt Receptacle

4.9 - The 220 volt receptacle for the dryer is in use and power supply was verified at the outlet. I recommend you should evaluate this outlet to be sure the dryer you plan on using here is compatible with it.

Dryer Vent

4.10 - The dryer vent was not visible during the inspection because of the washer and dryer.

Lights / Switches

4.11 - The lights are functional and work on demand.

4.12 - The wall switches are functional and work on demand.

Outlets

4.13 - The outlets that were tested are functional and include ground fault interruption or GFI.

Section 5.0 - 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, especially if you are concerned or desire more information.

Various Hard Surfaces

Common Observations

5.1 - 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 I am not a specialist and you may wish to have this confirmed by one.

5.2 - The visible portions of the hard surfaces are in acceptable condition.

Structural Elements

Identification of Wall Structure

5.3 - The interior walls are conventionally framed with wooden studs that appear to be in satisfactory condition .

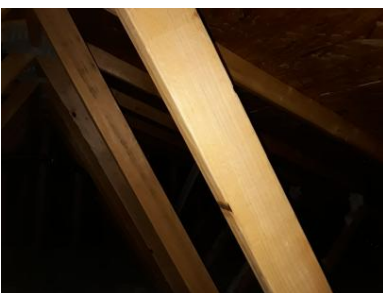
5.4 - The exterior walls are comprised of concrete block or masonry components that appear to be in satisfactory condition.

Identification of Floor Structure

5.5 - The ground floor structure consists of a poured slab that could include reinforcing steel. It appears to be in satisfactory condition. Carpet, tile, vinyl or other types of floor covering preventing viewing the entire floor structure.

Identification of Ceiling Structure

5.6 - The ceiling structure consists of joists and components that are part of a truss type system. It appears to be in satisfactory condition.



Identification of Roof Structure

5.7 - The roof structure and components consist of a wood truss type system that should conform to the standards of the year it was built. It appears to be in satisfactory condition.

Identification of Columns

5.8 - Stucco columns were visible during this home inspection. Specifically noted on the patio areas. They are in satisfactory condition unless otherwise noted.

Slab Foundation

General Comments

5.9 - 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.

Method of Evaluation

5.10 - The slab foundation was evaluated on the exterior, by examining the 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

5.11 - The residence appears to have a bolted slab foundation with no visible or significant abnormalities.

5.12 - There are minor cracks in some concrete stem walls of the slab foundation. These cracks are common and are not typically regarded as being structurally threatening. However, you should have a qualified contractor confirm this and especially if you are concerned or desire more detailed information. Evaluation is recommended within the inspection period.



Section 6.0 - 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

Garage Size

6.1 - This residence has a two car garage.



Parking Space

6.2 - The parking space appears to have standard dimensions. Therefore, it would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

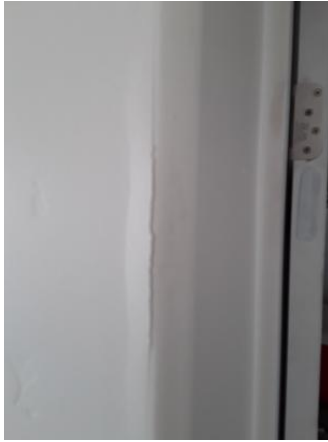
Slab Floor

6.3 - The slab floor is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, ordinary settling, or the presence of expansive soils, but are not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.



Walls & Ceiling

- 6.4 - The walls and ceiling are textured drywall and in acceptable condition.
- 6.5 - The walls and ceiling include painted concrete block and are in satisfactory condition.
- 6.6 - Typical settlement type cracking is noted on the walls and or ceiling.



Dual-Glazed Windows

- 6.7 - The windows are functional in the garage closet.

Ventilation Ports

- 6.8 - There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Firewall Separation

- 6.9 - The firewall separating the garage from the residence appears functional and in good condition.

Entry Door Into The House

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

Garage Side Door

- 6.11 - The side door is a functional, solid steel panel type door. I observed adequate weather stripping, a deadbolt, door sweep and threshold.

Garage Door & Hardware

- 6.12 - The sectional garage door and its hardware are functional and worked properly at the time of inspection.

Automatic Opener

6.13 - The automatic garage door opener is functional and reverses when obstructed at the safety lights.

Lights / Switches

6.14 - The garage lights are functional and work on demand. Two bulbs appear to be not working.



Outlets / Electrical

6.15 - The garage wall outlets are functional and include ground fault protection (GFI) for safety. They reset in the garage.

Section 7.0 - 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 and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating and cooling ducts and other components.

Attic Area

Attic Access Location

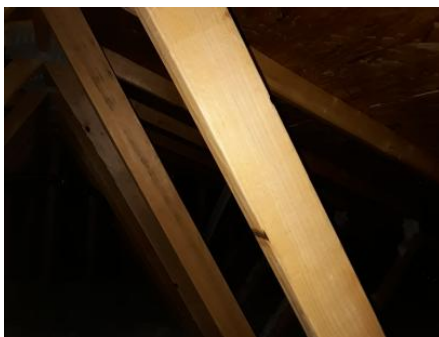
7.1 - The attic can be accessed through a hatch in the garage and in the master bedroom closet.

Method of Evaluation

7.2 - The attic was evaluated by direct access.

Framing

7.3 - The roof framing is in satisfactory condition. The roof framing consists of a wood truss type system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed 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.



Roof Decking

7.4 - The visible portions of the oriented strand board roof or OSB decking are in acceptable condition and should conform to the standards of the year in which they were installed.



7.5 - The visible portions of the plywood roof decking are in acceptable condition and should conform to the standards of the year in which they were installed.



Ventilation

7.6 - The residence attic ventilation appears to be adequate. Contacting a qualified insulation contractor about having your attic ventilation evaluated and upgraded, if necessary, could help lower energy costs by cooling down your attic during the warmer summer months.

7.7 - The residence attic ventilation system includes gable vents.

7.8 - The residence attic ventilation system includes soffit vents.

7.9 - The residence attic ventilation system includes ridge vents.

7.10 - There are signs of moisture intrusion and staining on the rafter peaks in the area above the attic air handler nearest the garage access. It is unknown if these are old or new stains. It was currently dry to the touch. You may want to ask the seller more information about these

stains. This shows that moisture is getting through the ridge vent, probably during heavy rain storms, and you should consult with a licensed contractor about correcting this condition. This is important to help prevent moisture related issues. There were no signs of related moisture getting into the living areas of the residence during the inspection.



Electrical

- 7.11 - The electrical components that are fully visible appear to be in acceptable condition.
- 7.12 - The attic lights work on demand at the attic switch.
- 7.13 - The attic outlets work on demand at the attic switch.

Heat Vents

- 7.14 - The heat vents that pass through the attic appear to be functional.



Plumbing Vents

- 7.15 - The drainpipe vents that are fully visible appear to be in acceptable condition.



Exhaust Ducts

7.16 - The visible portions of the exhaust ducts appear to be functional.



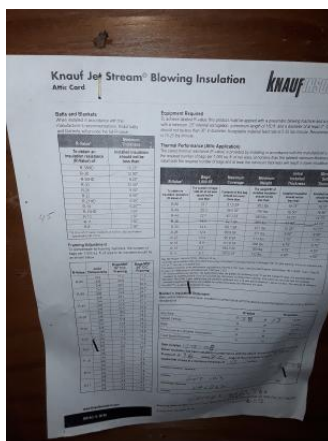
Water Pipes

7.17 - 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 Insulation

7.18 - The attic floor is adequately insulated with blown loose fiberglass, but not to a maximum standard. I observed approximately 12 inches in various attic floor areas which should provide over the minimum R-30 rating as required. (R-38) Insulation prevented viewing some attic areas.



Vapor Retarder

7.19 - The vapor retarder or vapor barrier was not visible during this home inspection. This is a slab on grade construction. a vapor retarder or barrier is described as a material or system that adequately retards the transmission of water vapor under specific conditions. Building occupants, certain appliances, plants and plumbing equipment generate moisture that is carried in the air as vapor.

Controlling water vapor movement in homes is essential. A vapor retarder or barrier helps prevent water vapor from condensing to liquid within a structure. Liquid water can accumulate inside exterior walls and in roof and attic spaces. If enough water is present, wood rot and decay can cause significant damage. The kraft facing on insulation is a vapor retarder. It can reduce moisture movement through your walls, floors and ceilings. I recommend further evaluation from a qualified contractor for more detailed information or as you feel necessary.

Section 8.0 - Roof

There are many different roof types, which we evaluate by walking on their surfaces whenever possible. 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.

Composition Shingle Roof

General Comments

8.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.



Method of Evaluation

8.2 - The roof and its components were evaluated by walking on its surface.

Estimated Age

8.3 - The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

8.4 - The composition shingle roof is in acceptable condition and no active roof leaks were noted, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

8.5 - This inspection is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

8.6 - The roof penetrations have been sealed with mastic, instead of conventional metal roof jacks, and will need to be monitored.



Gutters & Drainage

8.7 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

8.8 - The gutters need to be cleaned and serviced to drain properly. Located near front patio.



Section 9.0 - HVAC

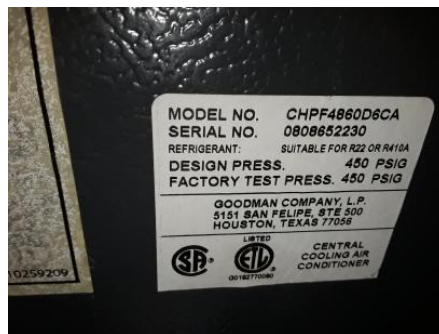
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means 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, or within the inspection period if possible, 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. Having the heating and cooling system fully evaluated by a qualified HVAC technician before the close of escrow and at least annually is recommended, regardless of its condition, because we rely heavily on these systems during the warmer months and summer months in Arizona.

HVAC Gas Split Systems

HVAC Age & Location

9.1 - Central heat and air-conditioning are provided by dual systems, consisting of two gas forced air furnaces (one 10 year old and the other 9 year old) with evaporator coils located in attic, and two electric 9 year-old, 8.5 total ton capacity, Goodman brand condensing coils located on each side yard. Electric cooling and gas heat.





Common Observations

9.2 - The split-system is functional and in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months.

Return-Air Compartment

9.3 - There is a satisfactory filter present in the return-air compartment and it is in acceptable condition. I recommend changing the filters at least every 30 - 60 days or as required by the manufacturer.

Differential Temperature Readings

9.4 - Master bathroom air supply vent which was tested was too warm. It did not meet the split range which is between 18 and 22 degrees. It tested at 72 degrees while all other vents are around 56 degrees at the supply.

I recommend further evaluation from a qualified contractor for more information and service as determined necessary.

9.5 - The air conditioning systems both respond and achieve an acceptable differential temperature split between the air entering the system and that coming out of 20 degrees. Typically between 18 - 22 degrees. Actual temperatures measured were: 56 degrees at the air supply registers and 76 degrees at the return.



Furnace

9.6 - The furnaces were functional and respond when briefly prompted at it's thermostats. It was too warm out to run them long. I recommend further review from a qualified HVAC contractor for more information or a detailed evaluation, at least before you take possession of the property, or as you feel necessary.

Vent Pipe

9.7 - The vent pipe and cap appear functional and should work as intended. As a reminder, I do not test for gas leaks or combustion by-product fume leaks such as carbon monoxide.

Circulating Fan

9.8 - The circulating fans are clean and functional.

Gas Valve & Connector

9.9 - The gas valves and connectors are in acceptable, visible condition, however the valves itself were not turned or operated.

9.10 - The flexible gas feed line or lines to the furnace(s) doesn't have a drip loop or drip leg to catch debris in the gas line. I recommend further evaluation from a qualified technician or plumber for service as determined necessary .



Combustion-Air Vents

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

Evaporator Coil

9.12 - The evaporator coils appear functional.

Condensate Drainpipe

9.13 - The condensate drainpipes discharge correctly outside the residence.

Drip Pan

9.14 - The drip pans are functional. There was no moisture noted in the pans at the time of inspection.

9.15 - The drip pan has a little bit of insulation in it and will need to be cleaned. The insulation should be removed to be sure the pan will drain effectively and does not clog the drain line.

Condensing Coil

9.16 - The condensing coils respond to the thermostat and are functional.

Condensing Coil Disconnect

9.17 - The electrical disconnects at the condensing coils are present and appear functional; however they were not activated or used at the time of inspection.

Refrigerant Lines

9.18 - The refrigerant lines are in acceptable condition where viewed.

Thermostats

9.19 - The thermostats are functional and work on demand.

Registers

9.20 - The air supply registers are reasonably clean and functional.

9.21 - You should consider having the ductwork professionally cleaned. As a reminder, I do not test the air quality.

Flexible Ducting

9.22 - The flexible ducts have no visible deficiencies. They are a modern, insulated, flexible type and are hanging properly with flexible fabric hangers.



Automatic Safety Controls

9.23 - A thermocouple is a safety device on gas furnaces that shuts off the gas if the pilot light goes out or if the electric ignitor fails.

A limit switch is a safety control located on the furnace. If specific components get too hot, the limit switch shuts off the burner. It also shuts off the blower when the temperature drops to a certain level after the burner has shut off.

Fuel Source

9.24 - This HVAC system is gas heat and electric cooling.

Section 10.0 - Electrical

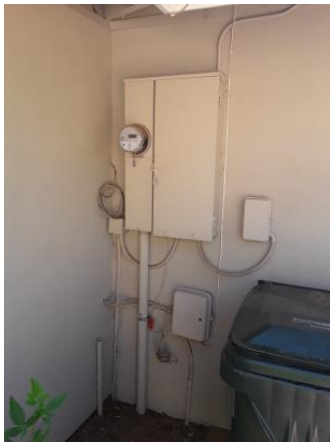
There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. For example, many homes built during and before the 1970's may have aluminum wiring including in the house electrical system. Aluminum wiring during this time has been known to cause problems. 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. It would be prudent to have a qualified electrician evaluate the entire electrical system in your home if it was built in or before the 1970's. 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

10.1 - 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.



10.2 - The electrical breaker panels are recommended for routine maintenance from a qualified electrician about every five years or so. This is mainly because of the heat that is generated while components are in use. The normal heating and cooling can cause the wires and their contacts to become loosened over time and create the potential for breakers to overheat or not work properly. While this service is not mandatory, we strongly recommend having your main electrical breaker panel evaluated by a qualified electrician, before the close of escrow, especially if it is over five years old.

10.3 - Low voltage items are not evaluated or checked during the inspection. Items and systems such as: security alarms, cable or telephone connections, internet connections, low voltage junction boxes and connections, intercoms, speakers, low voltage wiring etc. I recommend contacting a qualified technician for further review of any of these items, including those not mentioned.



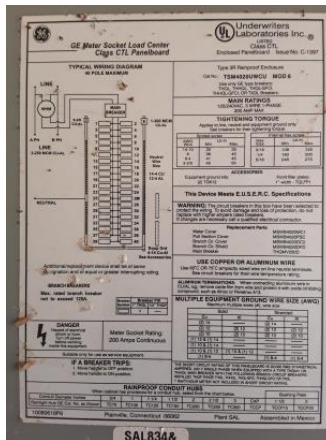
Service Entrance

10.4 - The main conductor lines are underground or lateral service and in satisfactory condition. This is a characteristic of modern electrical services, but because the service lines are underground and cannot be seen, they are not evaluated as part of our service. I recommend contacting a qualified contractor for more detailed information.



Panel Size & Location

10.5 - The residence is served by a 200 amp, 120/240 volt GE brand breaker panel located in the left side yard.



Main Panel Observations

10.6 - The panel and its components have no visible deficiencies.

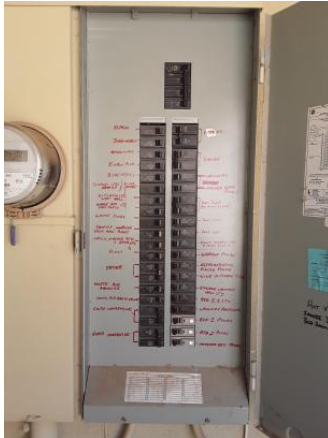
10.7 - The panel has no more room for additional breakers and you should have an electrician evaluate and comment further on this.



Panel Cover Observations

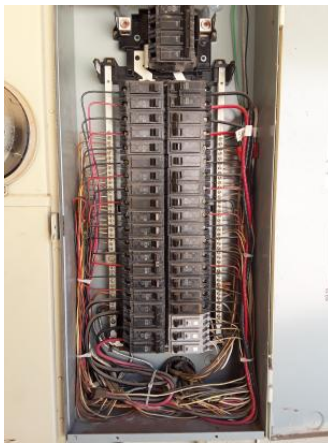
10.8 - The exterior panel cover is in acceptable condition.

10.9 - The interior panel cover is in acceptable condition.



Wiring Observations

10.10 - The visible portions of the wiring have no deficiencies and copper wiring was noted.



10.11 - The residence is wired predominantly with a modern vinyl conduit known as Romex.

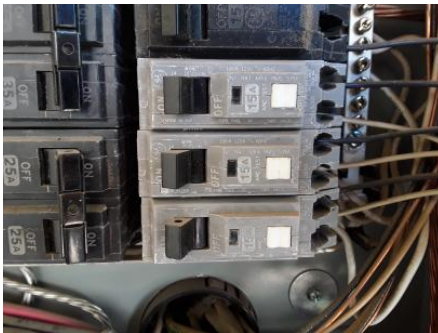
10.12 - There is aluminum wiring in the panel but only on the larger circuits such as: the a/c units.



Circuit Breakers

10.13 - There are no visible deficiencies with the circuit breakers. They appear to be in satisfactory condition overall unless otherwise noted.

10.14 - The system does include arc-fault circuit interrupters that are mandated by current standards. An AFCI is an electrical safety device installed in new home bedroom circuits, in some jurisdictions, for construction permitted after January 1, 2002. The AFCI's purpose is to prevent fires, which may occur due to faulty electrical appliances connected to a bedroom circuit. The test feature for these arc-fault breakers work or respond and reset properly during the inspection.



Grounding

10.15 - The panel is grounded to a water pipe at the main water supply line.



Service Conductor

10.16 - The service conductor appears to be copper and is in satisfactory condition.



Section 11.0 - 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. The plumbing supply pipes are visually inspected at the available sections of piping that are not hidden behind walls, ceilings, floors, foundations, attics etc. It is very common for the only visible portion of pipes to be at the stems beneath sinks and toilets. I highly recommend further evaluation of the supply plumbing in this residence, especially if the home has had a re-pipe, if the home once contained galvanized pipes (usually built in or before the 1960's) or had polybutelene pipes (used up until around 1997). 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

Shut Off Locations

11.1 - The house/residence water supply was on during the inspection. Functional water supply or water flow was noted also.

11.2 - The street or city water shut off valve is located in the front yard near the street under a cover. I observed it for a short while and noticed the meter/dial was not spinning or moving while no water was in use within the residence. This is a good indication there is no water leaking underground between the meter and the residence. However, this is not an exact determination and further evaluation from a qualified plumber is recommended, before the close of escrow, especially if you desire more information or are concerned about the possibility of an underground water leak. Following up with the water company is recommended so you are aware of potential normal water usage at the residence.



11.3 - The house water shut off valve is a ball type valve and appears to be in satisfactory and functional condition.



11.4 - The street water meter box is full of dirt and I was unable to view or access the meter during this inspection.



Pressure Regulators

11.5 - A functional water pressure regulator is in place on the plumbing system near the main house water shut-off valve. The water pressure was measured at 60 PSI. Water pressure is considered normal between 50-80 psi.





Older Homes Plumbing Comments

11.6 - I recommend securing the plumbing which goes up the brick wall on the front of the dwelling. It is located near the house water shut off valve. Securing the loose plumbing to the wall will prevent possible damage to the pipe which may result in leak in the future. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.

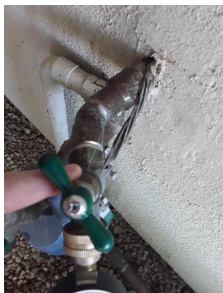


Hose Bibs

11.7 - The hose bibs that I tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, I may not have located and tested every hose bib on the property.



11.8 - A hose bib at the front of the property leaks "only when the water is on" and needs service from a qualified contractor as you feel necessary. The leak is between the nut and faucet body.





11.9 - The rear hose bib has a shut off valve which has evidence of corrosion. At one time it appears to have leaked but is not leaking right now. It needs further evaluation from a qualified contractor for service as determined necessary.



General Gas Components

Gas Main Observations

11.10 - The gas supply to the residence was on during the inspection. I recommend contacting the gas company with any questions regarding service or gas supply.

11.11 - The gas main/meter appears satisfactory. These valves can be difficult to turn off in an emergency. Asking the gas company about this for more information is recommended as you feel necessary.

Gas Main Shut-Off Location

11.12 - The gas main shut-off is located in the right 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.



Gas Supply Pipes & Supports

11.13 - The visible portions of the gas supply pipes and supports appear to be in acceptable condition.

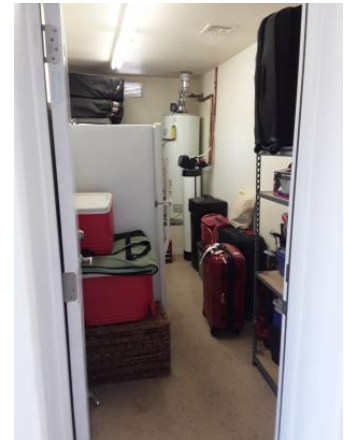
Gas Water Heater

General Comments

11.14 - 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

11.15 - Hot water is provided to this residence by a 9 year old, 50 gallon capacity, GE brand gas water heater located in the garage closet.



Common Observations

11.16 - The water heaters are is functional but likely beyond their warranty period. I recommend contacting the manufacturer or a qualified technician for more information.

Water Shut-Off Valve & Connectors

11.17 - The water shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

11.18 - The gas control valve and its connector at the water heater were not moved but appear functional.

11.19 - The flexible gas feed line to the water heater doesn't have a drip loop or drip leg to catch debris in the gas line. I recommend further evaluation from a qualified technician or plumber for service if necessary .



Vent Pipe & Cap

11.20 - The vent pipe and cap appear functional. As a reminder, I do not test for gas leaks or combustion by-product fume leaks such as carbon monoxide.

Relief Valve & Discharge Pipe

11.21 - The water heater is equipped with a mandated pressure-temperature relief valve and pipe that extends to the exterior.

Drain Valve

11.22 - The drain valve is in place and presumed to be functional. It was not leaking during the inspection.

Drain Pan & Discharge Pipe

11.23 - The water heater is not equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.



Combustion Air Vents

11.24 - The water heater does have appropriate combustion-air vents.

Measured Water Temperature

11.25 - The residence water heater hot water temperature was measured at approximately 110 degrees during the inspection. Hot water temperature was also verified at all sinks, tubs, showers etc; unless otherwise noted. The water temperature is recommended to be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding.

Recirculating Systems

11.26 - The residence has a circulating system, or hot water loop, that I did not evaluate. However, the components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions. I

recommend further evaluation of this system as you feel necessary.



Waste & Drainage Systems

General Comments

11.27 - I 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 roter service, most of which are relatively inexpensive.

11.28 - This residence appears to be on the city sewer system. However, this was not verified as part of the inspection service. Only a video-scan of the main drainpipe, by a qualified contractor, could confirm its actual condition and if this is a sewer or septic system. This service is recommended before the close of escrow for more detailed information.

Type of Material

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



Drain Waste & Vent Pipes

11.30 - Based on industry recommended water tests, the drainpipes are functional at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition.

Cleanout Location

11.31 - There are plumbing cleanout wall access points located around the residence near bathrooms, sinks, toilets, the kitchen etc.



Irrigation / Sprinklers / Drip

General Irrigation Comments

11.32 - 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. The quality can range 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. This 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 drip heads. Because the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate any automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. Further review from a qualified landscape professional may be required and is recommended for further review before the close of escrow.

Automatic Drip/Sprinklers

11.33 - I do not fully evaluate irrigation, sprinkler or drip systems. Most of their components are not visible (under ground) and cannot be inspected. Also, most irrigation components such as water and irrigation shut off valves/handles can be easily damaged due to lack of use and wear or poor condition. I recommend contacting the seller for any available documentation or if they are willing to demonstrate the system for you. You should consult a qualified landscape professional for further review, demonstration or evaluation before the close of escrow.



11.34 - This is an occupied house and the irrigation valves, often located in a ground box or near the main water connection, were not manually tested. These valves often fail or stop working, especially if they are in poor condition or from lack of use. I did not test any automatic irrigation timers, if present. The vegetation or plants/trees on the property appear to be green and in satisfactory condition. Further review of the irrigation system, from the seller or by a qualified landscape service, is recommended for more information or demonstration within the inspection period.

Soft Water and Water Treatment Systems

General Comments

11.35 - Water treatment systems such as soft water systems were not evaluated during this inspection. They were viewed for obvious signs of leaking only. I recommend contacting the manufacturer or a qualified technician for further review or demonstration.



11.36 - The overflow drain line on the soft water system is not connected or installed. This could allow water to drain into the garage under certain circumstances. I recommend further evaluation from a qualified contractor for more detailed information and service as determined necessary.



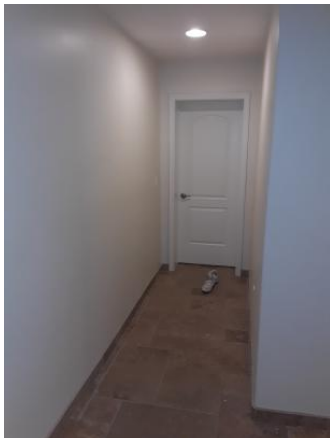
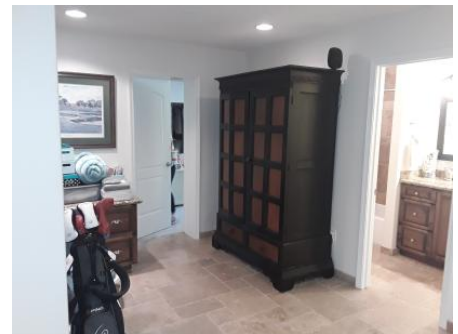
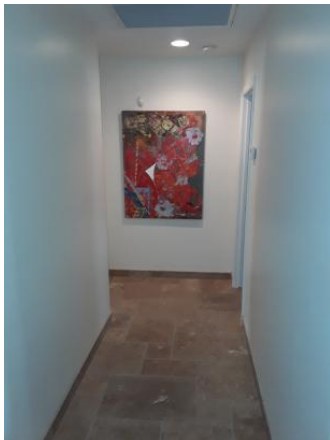
Section 12.0 - Hallways

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.

Hallways

Hallway View

12.1 - View of the hallway(s).



Flooring

12.2 - The hallway floor has no significant defects.

Walls & Ceiling

12.3 - The hallway walls and ceiling are in acceptable condition.

12.4 - Observed typical settlement type cracking on hallway walls and ceilings. These cracks appear to be caused by normal settlement. You should be aware that such cracks can reappear and typically if they are not repaired correctly. I recommend further evaluation from a qualified contractor for more detailed information, as you feel necessary.



Closets & Cabinets

12.5 - The hallway cabinets are in acceptable condition.

12.6 - The desk countertop is in satisfactory condition.

Lights / Switches

12.7 - The hallway lights are functional.

12.8 - The hallway wall switches are functional.

Outlets / Electrical

12.9 - The outlets that were tested are three prong grounded outlets and are functional.

Smoke/CO Detector

12.10 - The accessible hallway smoke detectors were functional; the "test" features worked on demand. I recommend they should be checked periodically for fire safety and replaced as necessary, especially if they are over 10 years old.

Section 13.0 - 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

Bedrooms View

13.1 - View of the bedrooms.



Doors

13.2 - The bedroom doors function properly and are in acceptable condition. They open and close smoothly and have no significant damage, unless otherwise noted.

Floors

13.3 - The bedroom floors have no significant visible defects and are in satisfactory condition.

Walls and Ceilings

13.4 - The visible bedroom walls and ceilings throughout the residence are in acceptable condition.

Dual Glazed Windows

13.5 - The dual pane bedroom windows are functional and in satisfactory condition and no signs of moisture intrusion were noted.

Closets

13.6 - The bedroom closets are in satisfactory condition.

13.7 - The bedroom closets are full of storage and personal items/clothes and could not be fully evaluated during the inspection. I recommend viewing their interior areas once all the storage has been removed.

Lights

13.8 - The bedroom lights are functional and work on demand.

Outlets & Switches

13.9 - The bedroom outlets that were tested are three prong grounded outlets and functional.

13.10 - The bedroom wall switches are satisfactory and work on demand.

Ceiling Fans

13.11 - The bedroom ceiling fans are functional and work on demand .

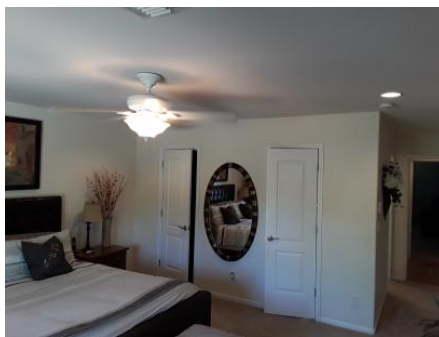
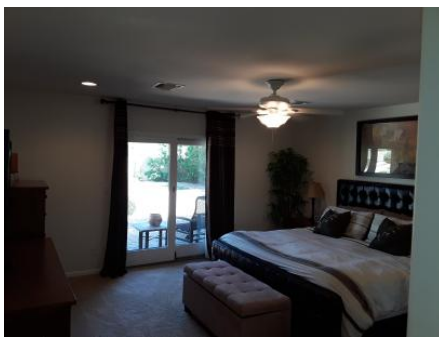
Smoke Detectors

13.12 - The accessible bedroom smoke detectors test features worked on demand. They should be checked periodically and replaced as necessary for fire safety reasons. They are recommended to be replaced at least every ten years or as otherwise necessary.

Master Bedroom

Bedroom View

13.13 - View of the bedroom.



Doors

13.14 - The master bedroom doors function properly and are in acceptable condition. They open and close smoothly and have no significant damage, unless otherwise noted.

Floors

13.15 - The master bedroom floor has no significant visible defects and are in satisfactory condition.

Walls and ceilings

13.16 - The visible bedroom walls are in acceptable condition.

13.17 - There are minor and typical cosmetic issues on the walls or ceiling that you should view for yourself and repair or correct as desired.



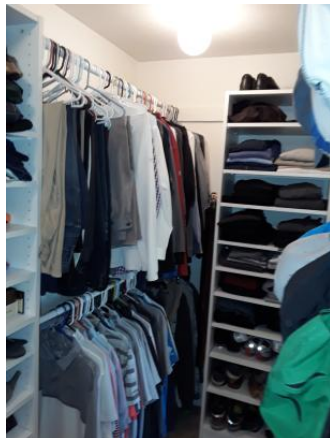
13.18 - Observed typical settlement type cracking on the bedroom walls and ceilings. It is common for these cracks to reappear, especially if they are not repaired correctly. I recommend you should view them for yourself and correct as desired.



Closets

13.19 - The bedroom closets are in satisfactory condition.

13.20 - The bedroom closets are full of storage and personal items/clothes and could not be fully evaluated during the inspection. I recommend viewing their interior areas once all the storage has been removed.



Lights

13.21 - The bedroom lights are functional and work on demand.

Outlets & Switches

13.22 - The bedroom outlets that were tested are three prong grounded outlets and functional.

13.23 - The bedroom wall switches are satisfactory and work on demand.

Ceiling Fans

13.24 - The master bedroom ceiling fan is functional and works on demand.

Smoke Detectors

13.25 - The master bedroom smoke detector is functional and responds to test.

Section 14.0 - 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 without the written consent of the owners or occupants.

Bathroom Comment

Bathroom Comments

14.1 - The bathrooms and related components within this residence have all been thoroughly evaluated in compliance with the State of Arizona home inspection industry standards and to the standards of InterNACHI (International Association of Certified Home Inspectors). They were found to be in acceptable condition with the exception of any listed unsatisfactory or safety related findings documented in this report. This includes an inspection of doors, floors, walls, ceilings, windows, cabinets, countertops, sinks, faucets, valves, connectors, trap and drains, tubs, showers, toilets, exhaust fans, lights, and outlets etc. Hot and cold water supply was tested and found to be operational, unless noted otherwise. No leaks were found at the

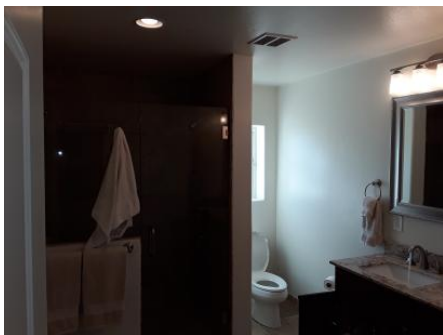
time of inspection, unless otherwise noted. Functional water flow and adequate drainage was noted at all fixtures/sinks/drains, unless otherwise noted.

*** Please read the full report for a complete list of all items evaluated and any issues that were noted.

Main/Master Bathroom

Size and Location

14.2 - The main bathroom is a three-quarter bath, and is located adjacent to the master bedroom.



Doors

14.3 - The door is functional.

Flooring

14.4 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

14.5 - The walls and ceiling are in acceptable condition.

14.6 - The walls have typical and minor cosmetic damage such as scuffs, scrapes, nail holes etc. that you should view for yourself and repair as desired.

Dual-Glazed Windows

14.7 - The window is satisfactory.

Cabinets & Closets

14.8 - The cabinets are in acceptable condition at the time of inspection.

14.9 - Storage and personal items in the cabinets prevents a thorough evaluation of all the cabinets. I recommend checking them again once the storage is removed.



Sink Countertop

14.10 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

14.11 - The sink and its components are functional, water supply was verified and no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.



Stall Shower

14.12 - The stall shower is functional; no leaking was noted.

14.13 - I recommend caulking or sealing around shower valves and faucets etc to help prevent moisture intrusion behind or into the walls. Monitoring these areas is also recommended to help ensure an adequate seal is in place.



14.14 - The door sweep at the bottom of the glass shower door is damaged. This could allow water to escape the shower stall causing damage to walls and floors. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.





14.15 - The master bathroom shower wand leaks water out of the sides of the nozzle during use. It is designed to come out of the perforated holes only. It appears a gasket may have failed. I recommend further evaluation from a qualified contractor for more information and service as determined necessary.



Toilet & Bidet

14.16 - The toilet is functional, flushes properly and no leaking noted.

Exhaust Fan

14.17 - The exhaust fan is functional and works on demand.

Lights

14.18 - The lights are functional and work on demand.

Outlets

14.19 - The master bathroom outlets are functional and include ground-fault protection (GFI) that reset at an outlet in this bathroom.

Hallway Bathroom

Size and Location

14.20 - This bathroom is a full bath and located off the hallway.



Doors

14.21 - The door is functional.

Flooring

14.22 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

14.23 - The walls and ceiling are in acceptable condition.

Cabinets & Closets

14.24 - The cabinets are in acceptable condition at the time of inspection.

14.25 - Storage and personal items in the cabinets prevents a thorough evaluation of all the cabinets. I recommend checking them again once the storage is removed.

Sink Countertop

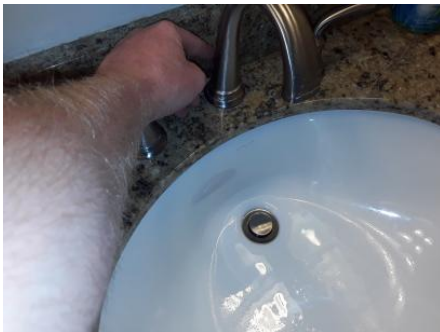
14.26 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

14.27 - The sink and its components are functional, water supply was verified and no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.



14.28 - The hallway bathroom mechanical sink stopper will need to be adjusted for better drainage of water. Bathroom closest to the back yard.



Tub-Shower

14.29 - The tub/shower is functional and water supply was verified; no leaking was noted.

14.30 - The hall bathroom tub/shower valve handle is loose or not properly connected and should be serviced or replaced as necessary by a qualified plumber.



Toilet & Bidet

14.31 - The toilet is functional, flushes properly and no leaking noted.

Exhaust Fan

14.32 - The exhaust fan is functional and works on demand.

Lights / Switches

14.33 - The lights are functional and work on demand.

14.34 - The wall switches are functional and work on demand.

Outlets

14.35 - The hallway bathroom outlets are functional and include ground-fault protection (GFI) that resets at an outlet in this bathroom.

Hallway Bathroom #2

Size and Location

14.36 - The main bathroom is a three-quarter bath, and is located off main hallway closest to the garage.



Doors

14.37 - The door is functional.

Flooring

14.38 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

14.39 - The walls and ceiling are in acceptable condition.

Cabinets & Closets

14.40 - The cabinets are in acceptable condition at the time of inspection.

14.41 - Storage and personal items in the cabinets prevents a thorough evaluation of all the cabinets. I recommend checking them again once the storage is removed.

Sink Countertop

14.42 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

14.43 - The sink and its components are functional, water supply was verified and no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.

Stall Shower

14.44 - The stall shower is functional; no leaking was noted.

14.45 - There are open grout-joints where the floor meets the wall in the stall shower tiles that should be sealed to prevent moisture damage to the surrounding walls. Bathroom near garage door.



Toilet & Bidet

14.46 - The hallway bathroom toilet is functional, but loose on the floor and should be secured by a qualified contractor, for safety reasons and to prevent possible damage or leaking from around the toilet. Bathroom next to garage door.



Exhaust Fan

14.47 - The exhaust fan is functional and works on demand.

Lights / Switches

14.48 - The lights are functional and work on demand.

14.49 - The wall switches are functional and work on demand.

Outlets

14.50 - The outlets are functional and include ground-fault protection (GFI).

Section 15.0 - Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of

cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Pool Only

General Comments

15.1 - The interior finish of pools is rarely perfect and never remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals does leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist. I strongly recommend having the pool evaluated by a qualified pool service, prior to the close of escrow, for a full and detailed inspection, due to the visual limitations and limited scope of a home inspection.

15.2 - This pool and its related systems/components/equipment etc were evaluated by Augaman Pools at the time of this home inspection service. The findings by Aquaman Pools are noted within a separate report.

Enclosure Safety Observations

15.3 - The exterior doors of the property do not self close and should be serviced as a child pool safety issue. These doors should also meet common safety standards for pool properties, which typically require doors to fully self close and to have a latch at forty-eight inches in height, measured on the side facing away from the pool and/or include self-closing/self-latching gates, pneumatic door closers and alarms. If these standards are not present, I recommend correction as an important child safety measure.

15.4 - The yard gate that gives pool access does not fully comply with safety standards; it does not self close and self latch. Any gate that gives pool or spa access is required to self-close and include a latch at forty-eight inches that, ideally, opens away from the pool or spa, so that a toddler could not simply push open an unlatched gate. Right side yard when facing the home.



Section 16.0 - Fireplace/Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Fireplace/Chimney

Fireplace/Chimney Location(s)

16.1 - There is a fireplace/chimney in the family room.



General Unlined Masonry

16.2 - Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." However, I recommend further inspection from a qualified contractor within the contingency period or no later than before the close of escrow.

Common Observations

16.3 - This is a solid fuel or wood burning fireplace.

16.4 - There are small cracks in the chimney walls and grout joints which you may wish to have evaluated. However, such cracks are quite common, and rarely have any structural significance in a lined chimney. They can result from shrinkage, common settling, thermal extremes, moisture contamination, and the expansion and contraction associated with freezing and thawing,



Weather Cap-Spark Arrestor

16.5 - The chimney has a functional weather cap/spark arrestor.

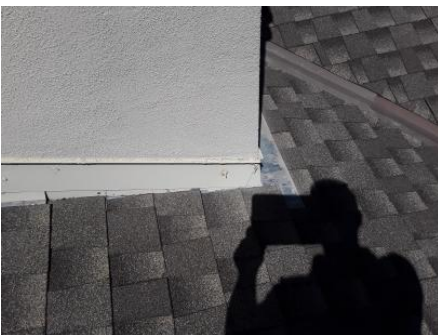


Crown or Termination Cap

16.6 - The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, appears to be in satisfactory condition.

Chimney Flashings

16.7 - The chimney flashings are in acceptable condition.



Chimney Flue

16.8 - The chimney flue is dirty and needs to be cleaned or evaluated by a specialist before it is used. Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

Flue Chase

16.9 - There is a functional chase that surrounds the chimney flue as it passes through the attic.

Fireplace

16.10 - The fireplace is in satisfactory condition.

Damper

16.11 - The damper is functional.

Glass Doors

16.12 - There are no glass doors or a screen on the fireplace and one should be added for safety reasons. This is important to help keep anyone from touching the fire or very hot components within during or after use.



Hearth

16.13 - The hearth is in acceptable condition.

Mantle

16.14 - The fireplace mantle is in acceptable condition.

Report Conclusion

Congratulations on the purchase of your new home! Since we never know who will be occupying or visiting a property, whether children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue areas; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) 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 completely satisfied 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 manufacturers 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. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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