



Offering Quality Home Inspections to S.E. Arizona

P.O. Box 95 Benson AZ 85602
Tel: (520) 586-8626 Mobile: (520) 221-0187
www.trwinspections.com travisw@trwinspections.com

SUMMARY REPORT

Client: John Doe
Realtor: You Professional Realtor

Inspection Address: 123 America Ave, Sierra Vista, AZ 85635
Inspection Date: 4/24/2012 Start: 9:00 am End: 11:30 am
Weather: Clear and Dry
Temperature: 70-80 Degrees
Inspected by: Travis Weddle

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

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

Exterior

Exterior Components

Fascia and Trim

- 1.1 There are one or more areas where the fascia, trim, eave or soffit are water damaged and should be repaired or replaced. (under edge tiles by bay windows, see roofing specialist about possible preventive repairs)

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There are one or more areas where the fascia or trim are water damaged and should be replaced - *Continued*



Lights

- 1.2 One or more exterior lights need to be sealed and/or secured to the wall.

One or more exterior lights need to be sealed and secured to the wall - *Continued*



Roof

Concrete Tile Roof Roofing Material

3.1 There are a number of cracked or broken or missing tiles that should be serviced.



3.2 Although there are no apparent deficiencies with the roofing material, there are moisture stains within the residence that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, a roofing specialist should further evaluate and repair as needed..

Flashings

3.3 The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

The roof flashings need to be sealed or serviced - *Continued*



Chimney

Living Room Chimney

Crown or Termination Cap

4.1 The termination cap should be sealed to prevent moisture intrusion into the chimney walls and fireplace.



The termination cap should be sealed to prevent moisture intrusion - *Continued*



Fireplace

- 4.2 The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.
- 4.3 There are many water stains on the fireplace and in the fireplace. This condition should be further evaluated by a fireplace specialist to ensure that is only needs to be sealed on the roof.



Family Room Chimney

Crown or Termination Cap

- 4.4 The crown should be sealed to prevent moisture intrusion.

The flashing on the crown should be sealed to prevent moisture intrusion - *Continued*



Chimney Flashings

4.5 The flashing's of the chimney need to be resealed.

The vertical wall flashings of the chimney need to be resealed - *Continued*



Fireplace

- 4.6 The fireplace has moisture stains in or on it, which the cause should be resealed to prevent moisture damage.
- 4.7 The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.



Plumbing

Gas Water Heaters

Combustion Chamber

- 5.1 There are rust particulates within the combustion chamber, which should be removed and monitored.

Water Shut-Off Valve & Connectors

- 5.2 There is mineral encrustation on the fittings, which should be cleaned to ensure that the fittings are not still leaking.

There is mineral encrustation on the fittings that should be cleaned - *Continued*



Irrigation or Sprinklers

Hose Bibs

- 5.3 A hose bib at the rear of the home is dripping and needs a new stem washer. However, we may not have located and tested every hose bib on the property.

Electrical

Main Panel

Main Panel Observations

- 6.1 There are voids in the main panel that should be covered by a electrical specialist.



Heat-A/C

HVAC Split Systems

Return-Air Compartment

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

Refrigerant Lines

- 8.2 Insulation is missing or damaged from the refrigerant lines at the evaporator coil and or condensing coil which will allow condensation to form and drip, and should be installed.



Living

Main Entry

Furnished Residence Comment

- 9.1 The residence is furnished, and in accordance with Arizona State standards of Practice we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

- 9.2 The door needs to be serviced to work smoothly.

Family Room

Walls & Ceiling

- 9.3 There is a moisture stain/damage on the ceiling/walls, which you should ask the sellers to explain or have explored further. (down hill from chimney, left side if window on left of chimney)

There is a moisture stain on the ceiling that should be explained or further evaluated - *Continued*



Breakfast Room

Dual-Glazed Windows

- 9.4 One or more of the windows will need to be serviced to function well.

Kitchen

Kitchen

Trap and Drain

- 10.1 There is a leak at the basket-strainer below the sink, which should be repaired.

Dishwasher

- 10.2 There is no high loop provided for the dishwasher. This condition could allow waste water to get into the dishwasher. Some of the new units have a high loop provided in the dishwasher itself, the installation manual would have this information may be found on the Internet if the manual is not available.

Hallway

Secondary Hallway

Outlets

- 11.1 There is an outlet in the hall near the laundry room that has a broken ground prong stuck in it which should be repaired/removed.

Attic

Primary Attic

Framing

- 13.1 There is evidence that the roof has leaked, which should be reasonably explained, or the roof should be evaluated by a specialist. (stains on truss, damage to OSB deck, rust in light bulb mounted to truss)

There is evidence that the roof has leaked which should be reasonably explained or explored further - *Continued*



Bedrooms

Master Bedroom

Doors

- 14.1 The door striker plate needs to be adjusted for the striker pin to engage. (exterior door)

1st Guest Bedroom

Doors

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

Lights

- 14.3 A ceiling light does not respond, and should be serviced.

2nd Guest Bedroom

Walls & Ceiling

14.4 There is a moisture stain/damage on the walls and/or ceiling that should be explained or explored further.

3rd Guest Bedroom

Dual-Glazed Windows

14.5 There is water damage to the window sill

Bathrooms

Main Hallway Bathroom

Tub-Shower

15.1 There are open grout-joints in the tiles around the tub area of the hallway bathroom that should be sealed to prevent moisture damage.

Laundry

Laundry Room

Trap & Drain

16.1 There is a leak at the drain trap that should be repaired. (garage)

Garage

Double-Car Garage

Walls & Ceiling

17.1 There is a moisture stain/damage on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak. (around water heater vent)



Firewall Separation

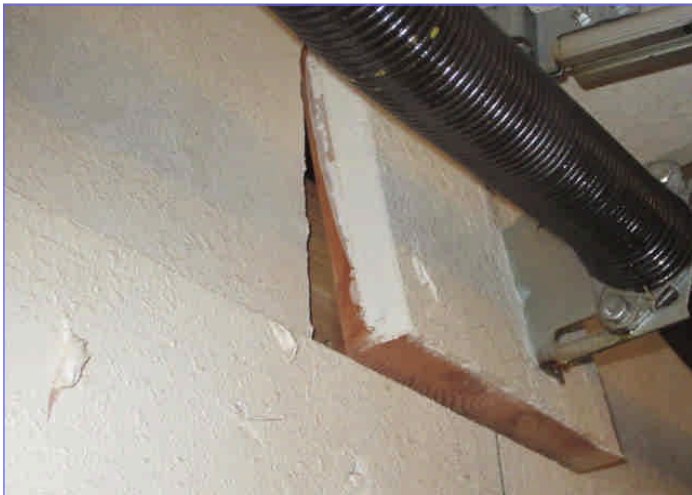
17.2 The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

The voids in the garage firewall must be repaired - *Continued*



Garage Door & Hardware

- 17.3 The springs on the garage door should be adjusted to prevent the door from opening or closing on its own.
- 17.4 The garage door needs to be serviced to move smoothly.
- 17.5 It appears the garage door springs are pulling off the blocking used to secure them. This condition should be further evaluated and repaired as needed by a garage door specialist.



Automatic Opener

- 17.6 The garage door opener should be serviced for the following reasons: Appears to installed to low, this is possible causing the opener to open roughly. Garage door hit opener when opening instead of stopping before the unit.

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The garage door opener should be serviced for the following reasons - *Continued*





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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

123 America Ave, Sierra Vista, AZ 85635

INSPECTION DATE

4/24/2012 9:00 am to 11:30 am

REPRESENTED BY:

You Professional Realtor



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GENERAL INFORMATION

Inspection Address: 123 America Ave, Sierra Vista, AZ 85635
Inspection Date: 4/24/2012 Time: 9:00 am to 11:30 am
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees
Inspected by: Travis Weddle

Client Information: John Doe
Buyer's Agent: You Professional Realtor

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

Structure Orientation: West

Estimated Year Built: 2001
Unofficial Sq.Ft.: 1900

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

PLEASE NOTE:

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The observations and opinions expressed within this report are those of TRW Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of [insert the name of the organization to which you belong], and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

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

Report File: 1204241091 3855 Loma Ventosa

SCOPE OF WORK

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

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

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenes 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 dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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

Exterior

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.

Grading & Drainage

General Comments & Description

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but 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 are deleterious to health.

Interior-Exterior Elevations

Informational Conditions

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

Drainage Mode

Informational Conditions

Drainage is solely dependant on soil percolation, which is not ideal, and water will certainly pond during prolonged rains.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Exterior Components

General Comments and Description

Informational Conditions

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

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fascia and Trim

Components and Conditions Needing Service

There are one or more areas where the fascia, trim, eave or soffit are water damaged and should be repaired or replaced. (under edge tiles by bay windows, see roofing specialist about possible preventive repairs)

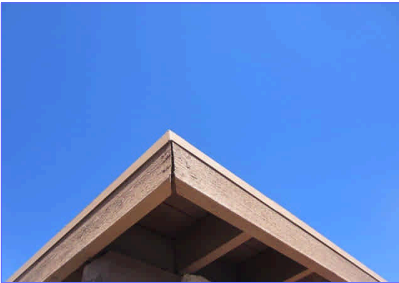


Components needing Maintenance type Service Done

Sections of the fascia, trim, eave or soffit area need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. (paint and seal)



The fascia trim eave or soffit areas need typical maintenance-type service - *Continued*



Exterior Wooden Doors

Informational Conditions

The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

The patio cover or arbor and its components including support columns are in acceptable condition.

Windows

Informational Conditions

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

Outlets

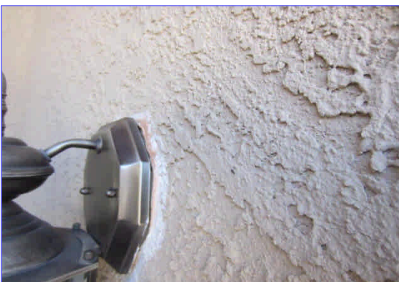
Informational Conditions

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

Lights

Components and Conditions Needing Service

One or more exterior lights need to be sealed and/or secured to the wall.



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.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

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

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments & Description

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage,

and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the 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.

Slab Foundation Observations

Informational Conditions

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

Roof

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

Concrete Tile Roof

General Comments & Description

Informational Conditions

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

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence, or 11 years old.

Roofing Material

Components and Conditions Needing Service

There are a number of cracked or broken or missing tiles that should be serviced.



Although there are no apparent deficiencies with the roofing material, there are moisture stains within the residence that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, a roofing specialist should further evaluate and repair as needed..

Flashings

Components and Conditions Needing Service

The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



Gutters & Drainage

Informational Conditions

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

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Prefabricated Comments

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Components and Conditions Needing Service

The termination cap should be sealed to prevent moisture intrusion into the chimney walls and fireplace.



Chimney Flashings

Informational Conditions

The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Functional Components and Conditions

The fireplace is wood burning and appears to be upgradeable to gas.

Components and Conditions Needing Service

The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.

There are many water stains on the fireplace and in the fireplace. This condition should be further evaluated by a fireplace specialist to ensure that is only needs to be sealed on the roof.

There are many water stains on the fireplace and in the fireplace - *Continued*



Damper

Informational Conditions

The damper is functional.

Glass Doors

Informational Conditions

The fireplace glass doors are functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Family Room Chimney

General Prefabricated Comments

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

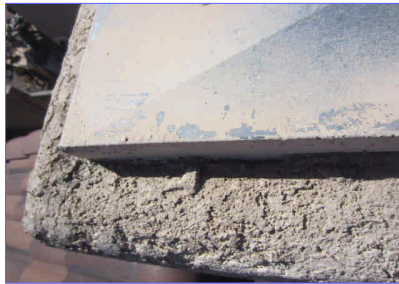
The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Components and Conditions Needing Service

The crown should be sealed to prevent moisture intrusion.

The flashing on the crown should be sealed to prevent moisture intrusion - *Continued*



Chimney Flashings

Components and Conditions Needing Service

The flashing's of the chimney need to be resealed.



Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Functional Components and Conditions

The fireplace is wood burning and appears to be upgradeable to gas.

Informational Conditions

The fireplace is in acceptable condition.

Components and Conditions Needing Service

The fireplace has moisture stains in or on it, which the cause should be resealed to prevent moisture damage. The void around the gas pipe in the sidewall of the fireplace should be sealed with refractory caulk to prevent any possibility of back-drafting a flame beyond the combustion chamber, where it could come into contact with combustible material.



Damper

Informational Conditions

The damper is functional.

Glass Doors

Informational Conditions

The fireplace glass doors are functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Plumbing

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

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

Potable Water Supply Pipes

Water Main Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

Functional flow and functional drainage between remote water fixtures appears to be in satisfactory.

Polyethylene Water Pipes

Informational Conditions

The residence is served by Polyethylene potable water pipes that are in satisfactory condition.

Pipe Insulation

Informational Conditions

The potable water pipes appear to be adequately insulated. The various materials of insulations can include oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams, and asbestos. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located on the left side of the home. 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

Informational Conditions

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

Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

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

Age Capacity & Location

Informational Conditions

Hot water is provided by a 10 year old, 50 gallon water heater that is located in the garage.

Combustion Chamber

Components and Conditions Needing Service

There are rust particulates within the combustion chamber, which should be removed and monitored.

Water Shut-Off Valve & Connectors

Components and Conditions Needing Service

There is mineral encrustation on the fittings, which should be cleaned to ensure that the fittings are not still leaking.



Gas Shut-Off Valve & Connector

Informational Conditions

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

Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

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

Combustion Vent Ports

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Waste & Drainage Systems

General Comments & Description

Informational Conditions

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

Type of Material

Informational Conditions

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

Drain Pipes Waste Pipes & Vent Pipes

Informational Conditions

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

Irrigation or Sprinklers

General Comments & Description

Informational Conditions

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

Automatic Sprinklers

Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Manual Sprinklers

Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Components and Conditions Needing Service

A hose bib at the rear of the home is dripping and needs a new stem washer. However, we may not have located and tested every hose bib on the property.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

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

Size and Location

Informational Conditions

The residence is served by a 200 amp, 220 volt panel, located in the house left side yard.

Main Panel Observations

Components and Conditions Needing Service

There are voids in the main panel that should be covered by an electrical specialist.

There are voids in the main panel that should be covered by a electrical specialist - *Continued*



Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations.

Therefore, it should be traced by an electrician or the panel should be regrounded.

Service Entrance

Informational Conditions

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

Type of Wiring

Informational Conditions

The residence is served with copper wire which is functioning

The residence is wired with a copper three-wire non-metallic cable commonly known as Romex.

Heat-A/C

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

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of a 10 year-old furnace with an evaporator coil that is located in attic, and a 10 year-old condensing coil that is located on the left of the home.

Furnace

Informational Conditions

The furnace is functional.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

The circulating fan is clean and functional.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

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

Return-Air Compartment

Components and Conditions Needing Service

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

Evaporator Coil

Informational Conditions

The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges correctly outside the residence.

Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Components and Conditions Needing Service

Insulation is missing or damaged from the refrigerant lines at the evaporator coil and or condensing coil which will allow condensation to form and drip, and should be installed.

Insulation is missing or damaged from the refrigerant lines at the evaporator coil and should be replaced - *Continued*



Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Thermostats

Informational Conditions

The thermostat is functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

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

Living

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

Main Entry

Furnished Residence Comment

Components and Conditions Needing Service

The residence is furnished, and in accordance with Arizona State standards of Practice we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Components and Conditions Needing Service

The door needs to be serviced to work smoothly.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Heating and Cooling

Informational Conditions

Heating and cooling is provided to each room with a gas split system. Using duct work and registers.

Living Room

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Family Room

Flooring

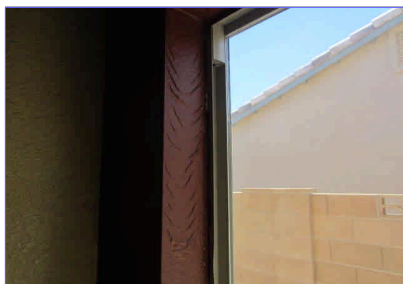
Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

There is a moisture stain/damage on the ceiling/walls, which you should ask the sellers to explain or have explored further. (down hill from chimney, left side if window on left of chimney)



Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Breakfast Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

One or more of the windows will need to be serviced to function well.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven 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

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

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

Valves and Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Components and Conditions Needing Service

There is a leak at the basket-strainer below the sink, which should be repaired.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Range

Functional Components and Conditions

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

Gas Cooktop

Functional Components and Conditions

The gas cook top is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Components and Conditions Needing Service

There is no high loop provided for the dishwasher. This condition could allow waste water to get into the dishwasher. Some of the new units have a high loop provided in the dishwasher itself, the installation manual would have this information may be found on the Internet if the manual is not available.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

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

Lights

Informational Conditions

The light is functional.

Outlets

Functional Components and Conditions

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

Hallway

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

Primary Hallway

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Smoke Detector

Informational Conditions

There is a smoke detector present but was not tested.

Secondary Hallway

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

There is an outlet in the hall near the laundry room that has a broken ground prong stuck in it which should be repaired/removed.

Attic

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

Primary Attic

Access Location & General Condition

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to inadequate clearance within.

Framing

Components and Conditions Needing Service

There is evidence that the roof has leaked, which should be reasonably explained, or the roof should be evaluated by a specialist. (stains on truss, damage to OSB deck, rust in light bulb mounted to truss)



Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

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

Heat Vents

Informational Conditions

The visible heat vents appear to be functional.

Plumbing Vents

Informational Conditions

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

Water Pipes

Informational Conditions

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.

Batt Insulation

Functional Components and Conditions

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

Secondary Attic

Access Location & General Condition

Informational Conditions

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

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Framing

Informational Conditions

The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

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

Heat Vents

Informational Conditions

The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

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

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Batt Insulation

Informational Conditions

The garage ceiling is not insulated.

Bedrooms

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

Master Bedroom

Location

Informational Conditions

The master bedroom is located rear of left of the home.

Doors

Components and Conditions Needing Service

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

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Informational Conditions

There is a smoke detector present but not tested.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located center of the home.

Doors

Components and Conditions Needing Service

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

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Components and Conditions Needing Service

A ceiling light does not respond, and should be serviced.

Outlets

Functional Components and Conditions

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

Smoke Detector

Informational Conditions

There is a smoke detector present but not tested.

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located front center of the home.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

There is a moisture stain/damage on the walls and/or ceiling that should be explained or explored further.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Informational Conditions

There is a smoke detector present but not tested.

3rd Guest Bedroom

Location

Informational Conditions

The third guest bedroom is located front left of the home.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

There is water damage to the window sill

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Informational Conditions

There is a smoke detector present but not tested.

Bathrooms

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

Master Bathroom

Size and Location

Informational Conditions

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

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

One of the sinks has evidence of a past leak but did not leaking at the time of the inspection.

Tub

Functional Components and Conditions

The tub is functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full, and located off the main hallway.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Components and Conditions Needing Service

There are open grout-joints in the tiles around the tub area of the hallway bathroom that should be sealed to prevent moisture damage.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

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

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The visible walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet, or closets, are functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Sink

Functional Components and Conditions

The laundry sink is functional, and does not need service at this time. (garage)

Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

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

Trap & Drain

Components and Conditions Needing Service

There is a leak at the drain trap that should be repaired. (garage)

Dryer Vent

Informational Conditions

The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Garage

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

Double-Car Garage

Slab Floor

Informational Conditions

The slab floor is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, seismic activity, 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

Components and Conditions Needing Service

There is a moisture stain/damage on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak. (around water heater vent)

There is a moisture stain on the garage ceiling the cause of which should be explained or explored - *Continued*



Ventilation Ports

Informational Conditions

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

Components and Conditions Needing Service

The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.



Entry Door Into the House

Functional Components and Conditions

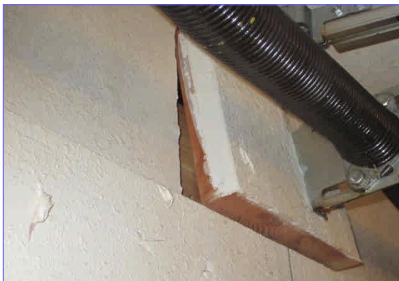
The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Door & Hardware

Components and Conditions Needing Service

The springs on the garage door should be adjusted to prevent the door from opening or closing on its own. The garage door needs to be serviced to move smoothly.

It appears the garage door springs are pulling off the blocking used to secure them. This condition should be further evaluated and repaired as needed by a garage door specialist.



Automatic Opener

Components and Conditions Needing Service

The garage door opener should be serviced for the following reasons: Appears to installed to low, this is possible causing the opener to open roughly. Garage door hit opener when opening instead of stopping before

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the unit.



Lights

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

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

REPORT CONCLUSION

123 America Ave, Sierra Vista, AZ 85635

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

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

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

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

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