



Report Table of Contents

REPORT SUMMARY	SEC 1
INSPECTION CONDITIONS	1
EXTERIOR - FOUNDATION - BASEMENT	3
GROUNDS	5
LAWN SPRINKLER SYSTEM	8
POOL/HOT TUB & EQUIPMENT	9
ROOF SYSTEM	12
PLUMBING	15
HEATING - AIR CONDITIONING	17
ELECTRICAL SYSTEM	20
GARAGE	22
INTERIOR	24
KITCHEN - APPLIANCES - LAUNDRY	26
BATHROOMS	29
INSPECTION SERVICES AGREEMENT & ARIZONA STANDARDS OF PROFESSIONAL PRACTICE	Appendix A

SECTION/COLOR LEGEND:

Section A (Red report items): Denote conditions that in our opinion are either safety related and/or need professional evaluation and repair by a licensed trade professional.

Section B (Green report items): Denote conditions that in our opinion are primarily maintenance-type repairs and/ or monitoring issues that do NOT require professional repair or evaluation, and do NOT affect safety.

Section C (Blue report items): Denote conditions that we suggest further review with the seller and/or areas of the home we were not able to access at time of inspection, and/or outside the scope of our service.



03/03/2009

Ken and Ellen Reed

Re: 26247 North Paso Trail, Scottsdale AZ 85255 - Example of Resale Home Inspection Report

Dear Mr. and Mrs. Reed:

At your request, a visual inspection of the above referenced property was conducted on 03/02/09. This inspection report reflects the visual conditions of the house at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Please note that the following comments are arranged not in order of importance, but rather in the order in which they appear in the inspector's report.

SECTION A:

The following items are building deficiencies or safety concerns that in our opinion require further evaluation and or repair. We always recommend using licensed contractors.

GROUNDS

EXTERIOR STAIRS/STOOPS:

CONDITION:

1.

a) Handrails are loose at deck stairs . Safety concern. Repair required.

b) Deck Stairs need repairing due to several loose wood boards
Recommend securing boards. Safety concern.

POOL/HOT TUB & EQUIPMENT

POOL LIGHT

LIGHT

2. Pool light tested inoperable. See GFCI comments.
Repair light as needed.

GFCI CONDITION

3. Pool Ground Fault Interrupter tested Inoperable at time of inspection. Electrical Safety Feature.
Recommend repair/replace GFCI outlet and then verify pool light operation and GFCI operation.

ELECTRIC CONTROLS:

4.

a) Terminal protector cover is missing from within equipment timer unit. SAFETY HAZARD!
Recommend installation as is required.

b) No manual ON/OFF switch observed installed for operating pool pump.

A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement of the condition(s) observed.



ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

5.

a) Deteriorated top coating and improper roof material installation observed above the garage roof area under the parapet wall.

b) Several broken and missing roof tiles observed at front entrance edge, ridge tile, and north side. Recommend further evaluation tile roof areas by a licensed contractor and repair as required.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

HEATING AIR TEMPERATURE DROP:

6. South unit 17 DegF, Bad Air Drop measured - See system condition recommendation.

HEATING SYSTEM CONDITION:

CONDITION :

7. South unit Bad Air Drop measured.

Recommend further evaluation by a licensed contractor and repair if required to insure proper operation.

AIR CONDITIONING DESCRIPTION:

COOLING AIR TEMPERATURE DROP:

8. South unit 11 DegF Bad Air Drop measured. See Air Conditioning system condition recommendation.

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

9.

a) South unit is not producing an adequate air temperature drop.

b) Both compressors observed to be newer models, 2 and 7 years old, however air handlers observed to be original, 20 and 21 years old.

Recommend further evaluation by a licensed contractor and repair/replace air handlers if required

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

10.

a) Missing electrical cover plate observed at south exterior wall.

b) Spliced 220 volt wiring observed under the kitchen cook top area.

c) East electrical outlet next to kitchen cook top and garage outlet is not GFCI protected.

d) Recommend exposed wiring be properly protected at east side under the deck area.

e) Master tub ceiling light fixture is missing lens cover.

Repair recommended of above noted electrical conditions. Electrical Safety concerns.



GARAGE

GARAGE SERVICE DOOR:

CONDITION:

11.

b) Unsafe condition observed at north exterior side of garage service door.

No landing pad/steps observed installed.

We recommended further review and evaluation by a licensed contractor prior to close. Repair if required.

INTERIOR

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

12. Hole observed inside the master bedroom fireplace insert wall.

Recommend caulk/seal.

SMOKE / FIRE DETECTOR:

Fire Sprinkler Systems

13.

a) Omega fire sprinkler heads observed installed.

Some Omega fire sprinkler heads have been recalled by the manufacturer.

We recommend further evaluation and possible replacement of omega sprinkler heads by a licensed contractor.

BATHROOMS

BATHROOM 3:HALL

TUB/SHOWER PLUMBING FIXTURES

14. Leak noted around cold water faucet fixture when hot water faucet was turned on.

We recommend further review and evaluation and repair if required by a Licensed Plumbing Contractor.



SECTION B:

The following items are building deficiencies and/or maintenance conditions that in our opinion should be repaired but do not effect the safety or habitability of the house.

EXTERIOR - FOUNDATION - BASEMENT

WALLS/FRAME COVERING:

CONDITION:

1.

- a) Large Cracks observed at north side exterior wall area below the window
- b) Damaged wall at north side below the electrical panel.

Recommend Repair walls to prevent further deterioration and possible water intrusion and damage.

GROUNDS

GRADING:

CONDITION:

2.

- a) Recommend lowering soil/gravel below siding at west planter by the garage.
Grade should be 6 inches below any stucco or wood materials to prevent pest intrusion.

- b) Recommend eliminating earth-to-wood contact at north east wood decking columns to prevent pest intrusion.

PATIO/PORCH COVER :

CONDITION:

- 3. Stains and paint peeling observed at east patio ceiling area.

Recommend Monitor and Repair as needed. Note: Roof above this area observed in good condition .

DECKS:

CONDITION:

- 4. Noted several loose boards observed at wood decking at rear yard area.

Recommend securing loose boards. Typical Maintenance Type Repair.

PLUMBING

HOSE FAUCETS:

OPERATION:

- 5. Anti Siphon valves are missing at exterior hose faucets at

- Rear Yard
- Side Yard.

Installation of Anti Siphon valves is recommended.

WATER HEATER:

CONDITION:

6.

- a) Water heater Unit observed to be tilted due to damaged baseboard caused by past leak.
Recommend repair/level to insure proper operation.

- b) Evidence of past leak observed around the water heater wall and baseboard area.

- c) Corrosion is observed at inlet piping. No active leaking observed at time of inspection.

Recommend Monitor and Repair as needed.



HEATING - AIR CONDITIONING

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

7.

c) Deteriorated/Missing Cold Line insulation observed at south side by the compressor/condenser unit. Recommend repair.

CONDENSATE LINE:

8. 90 Degree elbow is broken/missing from Condensate Drain Line. Recommend installation for proper CDL drainage.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

9. Electric type, Cook Top tested operable but observed broken/damaged surface on right side. Repair/replacement as needed.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

10. Minor hairline cracks noted in granite material on both sides of kitchen sink counter top. Monitor and replace counter top as needed.

LAUNDRY:

CONDITION:

11. Exhaust Fan has Noisy Operation. Recommend Repair.

BATHROOMS

BATHROOM 1:MASTER

CONDITION OF TOILET:

12. Evidence of past leak observed around Bidet operating valve however no leaking noted at time of this inspection.

Recommend monitor and repair as needed.

BATHROOM 3:HALL

TUB/SHOWER & WALLS

13. Evidence of Mildew observed at shower wall/floor.

Recommend cleaning/removing mildew damaged areas and repairing/re grouting any damaged areas.

Note: Mildew is generally a result of not adequately drying tub/shower surfaces after use either by wiping down or utilizing bath vent for long enough duration to allow for proper drying.

BATHROOM 4:BETWEEN BEDROOMS

TUB/SHOWER PLUMBING FIXTURES

14. Operating valve handles are not properly positioned so interfere with diverter valve operation.

Recommend Repair.



SECTION C:

The following are either notes for your general information or items that should be reviewed with the seller for more information.

LAWN SPRINKLER SYSTEM

ELECTRIC CONTROLS:

SUBPANELS AND TIMERS:

1. Two Timers, Automatic Timer units are located at:
 - north side by electrical panel
 - east side by the pool pump equipment area. Inspector tested Automatic timer in Manual mode. Unit tested operable and in good condition.

We always suggest that the buyer review Manual and Automatic Operation including Timer Settings of Irrigation Timer unit with seller / and or property manager at final walk through to insure proper operation of timer system.

POOL/HOT TUB & EQUIPMENT

POOL ENCLOSURE:

TYPE AND CONDITION:

2. Majority of Fencing observed in good condition however noted that Fence and Gate height from east patio side is lower than recommended height for proper pool safety barrier.

Note: Each city in Phoenix has pool barrier requirements regulations, that include but are not limited to: fence height, exterior gate operation, exterior doors leading to pool areas, window latch height, dog doors, etc..

We recommend you access local and state pool barrier regulations.

State of Arizona Pool Barrier Requirements Website: <http://www.azleg.state.az.us/ars/36/01681.htm>

Individual City Pool Barrier Requirements Website: <http://www.childrensafetyzone.com>

PLUMBING

MAIN LINE:

CONDITION:

3. Water softener installed - NOT PART OF THIS INSPECTION.

We suggest buyer review operation and maintenance schedule with seller at final walk through to insure proper operation of unit.

WATER HEATER:

TYPE:

4. Electric type water heater unit with Timer Control.

Note: Timer is used for On/Off only.

No pins/cogs installed at timer control for automatic operation.

Install pins as needed for automatic water heater operation.



HEATING - AIR CONDITIONING

HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

GENERAL SUGGESTIONS:

5. Service & Clean - Any unit over 2 years old is recommended to be serviced and cleaned once per year. We always recommend reviewing maintenance record with Seller and if these 20/21 year old air handler units and 2 and 7 year old compressor/condenser units have not been inspected, cleaned and serviced within the last 12 months, we suggest that they be serviced by a licensed HVAC contractor prior to close. See Note below.

Note: Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

GARAGE

GARAGE SERVICE DOOR:

CONDITION:

6.

a) Garage service door was locked at the time of inspection and could not test operation. Review operation prior to close. Repair as needed.

MISCELLANEOUS:

CONDITION

7. Old Stains and typical type settling cracks noted at the Garage ceiling and base board areas. Unable to determine cause of stains. Appears to be older stains. Recommend monitor and repair as needed.

INTERIOR

CEILINGS:

TYPE & CONDITION:

8. Stains observed at south west room and evidence of possible leaks at master bathroom area. Due to present dry weather conditions, unable to determine if an active leak exists. See general roof comments.

SMOKE / FIRE DETECTOR:

Fire Sprinkler Systems

9.

b) Testing of Fire Sprinkler systems is not within the scope of this inspection service. If the homeowner or their realtor will contact the Scottsdale Fire Department at 480-312-1855, they will come out and test the system's operation.

Historically there has been no charge for this service.

Note: Please allow enough time for fire department to do inspection. Typically need 5 days advance notice.

KITCHEN - APPLIANCES - LAUNDRY

DISHWASHER:

CONDITION:

10. None installed.

OTHER BUILT-INS:

MICROWAVE:

11. None.



We request that in addition to reviewing this report summary of your home inspection, that you also read the inspection report in its entirety since it contains the complete review of the house along with any pictures taken. The sole purpose of this report summary is to help you easily identify areas that need further review or recommended repair. If you have any questions regarding the inspection report please contact us at 480-970-5446, or by e-mail: homespecaz@qwestoffice.net.

Thank you for selecting HomeSpec Inspection Services to do your pre-purchase home inspection. Again, if you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

HomeSpec Inspection Services

Inspector Name & AZ Certification Number: Nori Shirvanian 38976, ASHI Certification 212436
Ph. 480-970-5446/Fax: 480-970-1051

Attachments - Complete Inspection Report

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 6395.
DATE OF INSPECTION: 03-02- 09.
TIME OF INSPECTION: 8:30 a.m.
CLIENT NAME: Ken And Ellen Reed.
PHONE #: 480-970-4558.
E-MAIL: nogo@cox.net.
INSPECTION LOCATION:



Front view at time of inspection

CITY/STATE/ZIP: 26247 North Paso Trail.
 Scottsdale, AZ 85255.
INSPECTOR Inspector Name & AZ Certification Number: Nori Shirvanian 38976, ASHI Certification 212436.

INSPECTION REPORT TYPIST: Nori Shirvanian/ Gwen Shirvanian.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 66 DegF.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.
ESTIMATED AGE OF HOUSE: 20 years old.
CONSTRUCTION TYPE: 1 family.
STORIES: 1 story structure.
SPACE BELOW GRADE: Basement/storage room.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City of Scottsdale.
HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Buyer's agent, Buyer's friend, Buyer's parents.

PAYMENT INFORMATION:

Service Agreement Sent Inspection Agreement to client via e-mail for review prior to inspection.
TOTAL FEE: \$625.00

4,200 sq. feet with pool

PAID BY: Credit Card, Visa.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS/FRAME COVERING:

MATERIAL: Combination of Block and Wood with Stucco.
CONDITION: Walls are in generally good condition with the following noted exception (s):

- a) Large Cracks observed at north side exterior wall area below the window
 - b) Damaged wall at north side below the electrical panel.
- Recommend Repair walls to prevent further deterioration and possible water intrusion and damage.



Crack at north stucco wall

COLUMNS:

MATERIAL: Stucco, Wood.
CONDITION: In good condition.

TRIM/FLASHINGS:

MATERIAL: Wood, Stucco.
CONDITION: In good condition.

EAVES/FASCIA:

MATERIAL: Wood.
CONDITION: Eaves observed in good condition.
 Fascia observed in good condition.

CHIMNEY:

MATERIAL: Concrete block, Metal, with Stucco covering.
CONDITION: In good condition.

SLAB ON GRADE:

CONDITION: Slab is not fully visible due to carpet and/or floor covering.
What could be seen observed in good condition. No readily visible problems were noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Partial basement/storage room appeared in good condition.
No window wells observed installed.
Stairs and handrail serviceable.
Basement door appears serviceable
Basement is finished

CRAWL SPACE: No Crawl Space.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Concrete.
CONDITION: In good condition.

SIDEWALKS:

TYPE: Concrete.
CONDITION: In good condition.

LANDSCAPING:

CONDITION: Generally Maintained.

RETAINING WALLS:

TYPE: Block type.
CONDITION: In good condition.
Typical Cracks observed est wall.

GRADING:

SITE: Gentle slope.
CONDITION: Grading at house is in generally good condition with the following noted exception (s):

a) Recommend lowering soil/gravel below siding at west planter by the garage. Grade should be 6 inches below any stucco or wood materials to prevent pest intrusion.

b) Recommend eliminating earth-to-wood contact at north east wood decking columns to prevent pest intrusion.



Earth to wood and stucco below the grade

PATIO:

LOCATION : Rear Yard.
MATERIAL TYPE: Tile.
CONDITION: In good condition.



Back patio area and condition

PATIO/PORCH COVER :

TYPE: Same as structure, Open design.
CONDITION: Patio/Porch Cover is in generally good condition with the following noted exception (s):

Stains and paint peeling observed at east patio ceiling area.

Recommend Monitor and Repair as needed.

Note: Roof above this area observed in good condition .



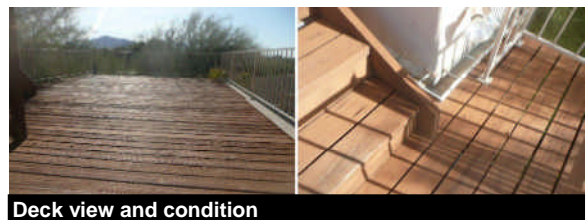
Paint peeling and stain at patio ceiling

DECKS:

TYPE: Wood.
CONDITION: Deck is in generally good condition with the following noted exception (s):

Noted several loose boards observed at rear yard area.

Recommend securing loose boards. Typical Maintenance Type Repair.



Deck view and condition

EXTERIOR STAIRS/STOOPS:

CONDITION: Stairs observed in generally good condition with the following noted exception(s):
a) Handrails are loose at deck stairs . Safety concern. Repair required.
b) Deck Stairs need repairing due to several loose wood boards Recommend securing boards. Safety concern.

FENCES & GATES:

GATES:	Multi gates, located at, Side Yards.
CONDITION:	Gate(s) tested operable. In good condition.
FENCE:	Block/Iron.
CONDITION:	In good condition. Cracks noted are typical

LAWN SPRINKLER SYSTEM

Note: If we are knowledgeable about the type of automatic timer system installed and it is accessible, we will test the automatic operation of the timer. If we do not test the automatic timer system we will note on report and recommend buyer review automatic operation and timer settings with seller prior to close.

We suggest a twice a year review of all irrigation sprinkler heads and /or drip heads for damaged, missing, or hard water deposit clogged sprinkler/drip heads and repair or replace as needed to insure proper water irrigation.

DISTRIBUTION VALVES:

TYPE: Automatic operation.
NUMBER OF ZONES: MULTI Zones.
CONDITION: Manually Tested and found to be operable and in good condition.

VISIBLE SUPPLY LINES:

TYPE: PVC.
LEAKS OBSERVED: No leaking observed at supply lines at time of inspection.
ANTI-SIPHON VALVE DEVICE: Properly Installed.

ELECTRIC CONTROLS:

SUBPANELS AND TIMERS: **Two Timers, Automatic Timer units are located at:**
- north side by electrical panel
- east side by the pool pump equipment area.
Inspector tested Automatic timer in Manual mode. Unit tested operable and in good condition.
We always suggest that the buyer review Manual and Automatic Operation including Timer Settings of Irrigation Timer unit with seller / and or property manager at final walk through to insure proper operation of timer system.

SPRINKLER and/or DRIP HEADS:

CONDITION: Sprinkler heads tested operable and in good condition.

Drip heads tested operable and observed to be in good condition.
Note: We are not always able to check all individual drip heads because of, buried, covered with rocks, plants or property obstruction that may prevent full access.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. Pool barrier requirements vary greatly depending on local requirements. State of Arizona enacted minimum child safety pool barrier requirements which went in to effect June 2, 1991 however in addition to state requirements each city and Maricopa and Pinal counties have additional requirements.

POOL SURFACE:

TYPE: Concrete/Plaster, Tile.



General pool view/condition at inspection

CONDITION: In good condition. No damage or deterioration observed.

WATER FEATURE:

CONDITION: Tested Operable.

SKIMMER & BASKET:

CONDITION: In good condition.

CLEANING SYSTEM:

TYPE: Vacuum system.
CONDITION: In good operating condition.

RAILINGS AND ACCESSORIES:

CONDITION: Diving Board and installation observed in good condition.
 Note: 1 - Monitor screws and bolts on a regular basis.
 Note: 2 - Many insurance companies now refuse to insure a home if the pool has a diving board installed because diving board accidents are common.

POOL LIGHT

LIGHT Pool light tested inoperable. See GFCI comments.
 Repair light as needed.

GFCI CONDITION Pool Ground Fault Interrupter tested Inoperable at time of inspection.
 Electrical Safety Feature.
 Recommend repair/replace GFCI outlet and then verify pool light operation and GFCI operation.

VISIBLE PLUMBING LINE:

Auto Fill Valve
Condition: Tested Operable.

PLUMBING LINE
CONDITION: In good condition.

ANTI SIPHON DEVICE:

ANTI SIPHON DEVICE
CONDITION: In good condition.

PUMPING EQUIPMENT:

PUMP/MOTOR
CONDITION: One Pump/Motor installed. Tested Operable. Good Operation
 Motor Ground(s) observed in good condition.

LEAKAGE: No leakage observed at time of inspection.

LEAF BASKET: In good condition.

PRIMARY FILTERING
TYPE: Sand Filter.

FILTER CONDITION: In good condition.

PRESSURE IN PSI: 20 PSI measured
 Within normal range. (Normal range is 5 - 30 PSI)

CHLORINATOR: Floater type of chlorinator used.

CHLORINATOR
CONDITIONS: Observed in good condition.

HEATERS:

TYPE: No heating system is provided.

ELECTRIC CONTROLS:

Timer tested and found to be in generally good condition with the following noted exception(s):

a) Terminal protector cover is missing from within equipment timer unit. SAFETY HAZARD!
 Recommend installation as is required.

b) No manual ON/OFF switch observed installed for operating pool pump. A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement of the condition(s) observed.



POOL DECKING:

TYPE: Kool Deck.
CONDITION: Observed in good condition.

POOL ENCLOSURE:

TYPE AND CONDITION: Majority of Fencing observed in good condition however noted that Fence and Gate height from east patio side is lower than recommended height for proper pool safety barrier. Further review with City of Scottsdale is recommended and repair/correct as needed.

Note: Each city in Phoenix has pool barrier requirements and regulations, that include but are not limited to: fence height, exterior gate operation, exterior doors leading to pool areas, window latch height, dog doors, etc.. We recommend you access local and state pool barrier regulations.

State of Arizona Pool Barrier Requirements Website:
<http://www.azleg.state.az.us/ars/36/01681.htm>
Individual City Pool Barrier Requirements Website:
<http://www.childrensafetyzone.com>

SPA/HOT TUB:

None.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material at the time of the inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times this situation is not present during the inspection.

Note: Because of the extreme heating and cooling of Arizona's desert climate all roofing materials are subject to more rapid deterioration than many areas of the country. Annual Roof maintenance and repair is key to preventing future roof leaks and prolonging life expectancy of roof. Annual preventative maintenance is recommend to also include flashings around chimneys, vents, skylights and wall junctions and roof sealants.

ATTIC AND INSULATION:

ACCESSIBILITY AND

CONDITION: No attic hatch provided/no attic present.

VENT TYPE AND

CONDITION: No Ventilation observed installed.

INSULATION TYPE

AND CONDITION: Unable to view to determine type. No attic access.

VAPOR RETARDERS: Unable to determine if vapor retarders are present.

INSULATION DEPTH

AND R-FACTOR: Unable to determine insulation depth and/or R-Factor. No attic access.

ROOF:

STYLE: Flat/Low pitched type, at Garage, at Patio and bedrooms at north and south side.

TYPE: Gable type at living room area.

Rolled roofing with protective top coating at flat roof areas
Soft Mexican Style Tile at Gable roof areas.



Roof type and condition

ROOF ACCESS: Inspector walked on all accessible flat roof areas.
Inspector did not walk on Soft Mexican Tile roofing materials.

ROOF COVERING STATUS:

Rolled Composition roofing observed in good condition/within useful life with the following noted exception (s):
a) Deteriorated top coating and improper roof material installation observed above the garage roof area under the parapet wall.



-Industry average life for Rolled Composition roofs is 10 - 15 years with annual review and maintenance repairs.

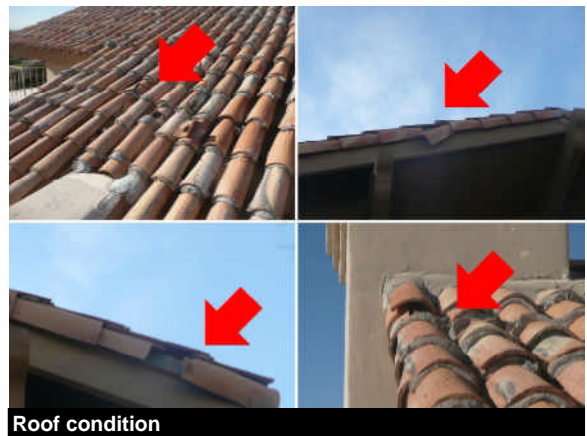
Note: During annual review/ maintenance in addition to viewing condition of roofing material check for unsealed nails, open flashings and/or deteriorated sealants because all of these conditions can be a cause of leaking despite generally good condition of roofing material.

Tile roofing material observed in good condition with the following noted exception(s):

b) Several Broken and missing roof tiles observed at front entrance edge, ridge tile, and north side. Recommend further evaluation tile roof areas by a licensed contractor and repair as required.

-Tile roofing material has an average life of 30 years with annual maintenance. Tile Underlayment materials generally have an average life of 15 -30 years depending upon the number of layers installed at time of original home construction. Inspector unable to view installed underlayment materials.

Roof Covering



SKYLIGHTS

**NUMBER AND
LOCATION OF
SKYLIGHTS:**

None.

EXPOSED FLASHINGS AN VENTS:

TYPE: Metal type.
CONDITION: Flashings at roof observed in good condition
Utility vents observed in good condition.

GUTTERS & DOWNSPOUTS:

TYPE : Partial.
CONDITION: Gutters and downspouts observed in good condition.

SCUPPER DRAIN:

TYPE : Partial.
CONDITION: Scupper drain observed in good condition.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs we are not qualified to provide this service. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

MAIN LINE:

MATERIAL: Copper.
CONDITION: Water Shut off valve is located at, at the north exterior side of the house. Water Shut-Off Valve tested operational, Water pressure appears adequate measured at 80 PSI, within normal range. (normal range is 45 - 80 PSI).



Pressure Regulator is installed for adjustment of water pressure. Observed in good condition.

Water softener installed - NOT PART OF THIS INSPECTION. We suggest buyer review operation and maintenance schedule with seller at final walk through to insure proper operation of unit.

DISTRIBUTION LINES:

MATERIAL: Copper.
CONDITION: In good condition with no cross contamination observed.

PLUMBING SUPPORTS: In good condition

WASTE LINES:

MATERIAL: Plastic.
CONDITION: What can be seen, observed in good condition.

HOSE FAUCETS:

FAUCET LOCATION: Front yard, Rear yard.
OPERATION: Tested and observed in generally good condition with the following noted exception(s):

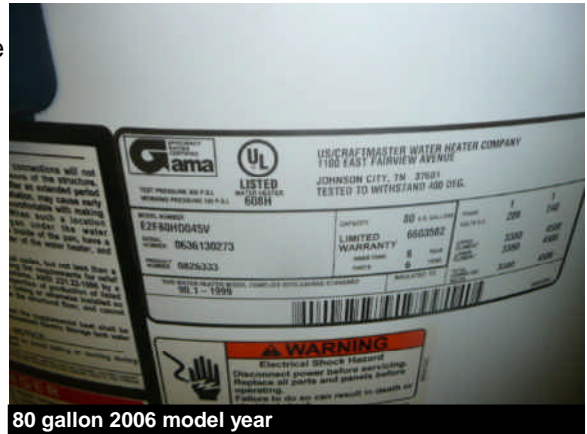
Anti Siphon valves are missing at exterior hose faucets at - Rear Yard - Side Yard. Installation of Anti Siphon valves is recommended.

WATER HEATER:

TYPE: Electric type water heater unit with Timer control.
Note: Timer is used for On/Off only. No pins/cogs installed at timer control for automatic operation. Install pins as needed for automatic water heater operation.



AGE: 2006 dated Unit. 3 years old.
Craftmaster brand manufacture
Industry average life for an
electric water heater is 7 years.



SIZE: 80 Gallons.
LOCATION: Laundry room utility closet.
CONDITION: Pressure relief valve noted properly installed. Not tested.
A water shutoff valve is installed, tested operable.
Water heater unit provided hot water to house at inspection and Water Heater Unit observed in good condition with the following noted exception(s):
a) Water heater Unit observed to be tilted due to damaged baseboard caused by past leak. Recommend repair/level to insure proper operation.



b) Evidence of past leak observed around the water heater wall and baseboard area.

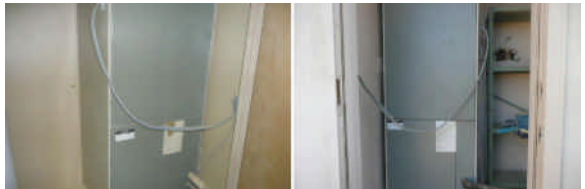
c) Corrosion is observed at inlet piping. No active leaking observed at time of inspection. Recommend Monitor and Repair as needed.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Finally the inspection of heating and cooling systems is visual only since the inspector is not qualified to open sealed components such as the compressor/condenser and the furnace. We always recommend that the seller provide documentation that any unit over 2 years old has been inspected, serviced and cleaned by a licensed HVAC contractor within the last 12 months.

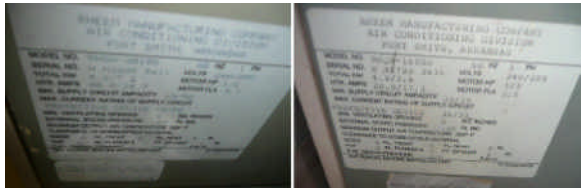
HEATING SYSTEM DESCRIPTION:

NUMBER OF UNITS: Two units.
LOCATION OF UNIT(S): Laundry room closet and south exterior utility closet.



HVAC Air handlers laundry /south closet

SYSTEM TYPE: Forced Air, Heat Pumps.
FUEL TYPE AND NOTES: Electric.
CAPACITY OF UNIT: 9.6 and 4.8 KW ratings.



9.6 and 4.8 KW ratings

APPROXIMATE AGE IN YEARS: 1988 and 1989 model years. 20 and 21 years old.
 Rheem brand manufacture.

HEATING RETURN AIR TEMPERATURE: North unit 73 DegF
 South unit 71 DegF.

HEATING SUPPLY AIR TEMPERATURE: North unit 101 DegF
 South unit 88 DegF.

HEATING AIR TEMPERATURE DROP: North unit 28 DegF - heating within normal range.
 (Normal heating range is 25 - 30 DegF).

South unit 17 DegF, Bad Air Drop measured - See system condition recommendation.

HEATING SYSTEM CONDITION:

CONDITION : North unit Tested operable. What could be seen observed in good condition.
At South unit bad air drop measured. Recommend further evaluation by a licensed contractor and repair if required to insure proper operation.

BURNERS/HEAT

EXCHANGERS: Closed System - Unable to inspect.

PUMP/BLOWER FAN: In good condition.

AIR PLENUM: In good condition.

AIR FILTERS: Observed in place and clean.

We suggest that filters be checked monthly and cleaned or replaced when dirty as part of normal system maintenance.

NORMAL CONTROLS: Tested operable.

AIR CONDITIONING DESCRIPTION:

NUMBER OF UNITS: Two units.

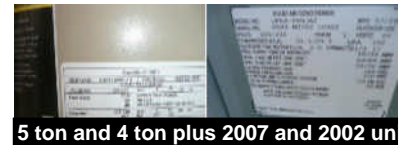
LOCATION AND TYPE: Located at Exterior south side.



Exterior compressor/condenser units

POWER SOURCE: 220 Volt, Electrical disconnect present.

CAPACITY OF UNIT: 4 tons, 5 tons.



5 ton and 4 ton plus 2007 and 2002 un

COMPRESSOR AGE IN

YEARS: 2007 and 2002 Dated unit. 2 and 7 years old.
Industry average life is 15 years.

COOLING RETURN

AIR TEMPERATURE: North unit 67 DegF
South unit 68 DegF.

COOLING SUPPLY AIR

TEMPERATURE: North unit 49 DegF
South unit 57 DegF

**COOLING AIR
TEMPERATURE**

DROP: North unit, 18 DegF - cooling within normal range
(Normal cooling range is 15 - 22 DegF)
South unit 11 Degf Bad Air Drop measured. See Air Conditioning system condition recommendation.

AIR CONDITIONING CONDITION:

COOLING SYSTEM CONDITION:

North unit, Tested operable. What could be seen observed in good condition.

a) South unit is not producing an adequate air temperature drop.

b) Both compressors observed to be newer models, 2 and 7 years old, however air handlers observed to be original, 20 and 21 years old.

Recommend further evaluation by a licensed contractor and repair/replace air handlers if required

c) Deteriorated/Missing Cold Line insulation observed at south side by the compressor/condenser unit.

Recommend repair.

CONDENSATE LINE:

Condensate line installed and observed in generally good condition with the following noted exception(s):

90 Degree elbow is broken/missing from Condensate Drain Line.

Recommend installation for proper CDL drainage.



NORMAL CONTROLS: Tested operable. In good condition.

DUCTWORK:

TYPE: Insulated sheet metal, Slab Ducts.

DUCTS/AIR SUPPLY: Appropriate number of registers and returns in all living areas. All registers and returns tested operable.

In good condition. No damage or deterioration observed.

HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

GENERAL

SUGGESTIONS:

Service & Clean - Any unit over 2 years old is recommended to be serviced and cleaned once per year.

We always recommend reviewing maintenance record with Seller and if these 20/21 year old air handler units and 2 and 7 year old compressor/condenser units have not been inspected, cleaned and serviced within the last 12 months, we suggest that they be serviced by a licensed HVAC contractor prior to close. See Note below.

Note: Our inspection of the HVAC system is limited to visual observation and mechanical testing. We do not open sealed unit(s) or heat exchanger(s).

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, In good condition.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Amperage, 200 AMP Service, Main Panel is located at: North Exterior wall of house, In good condition.



Main panel with/without cover plate

Inspector Notes: Circuit and wire sizing correct so far as visible
Grounding system is present.

SUBPANEL #1 LOCATION: Garage.



Garage sub panel with/without cover

SUB PANEL NOTES: #1 Circuit and wire sizing correct so far as visible
Grounding system is present. Observed in good condition.

CONDUCTORS:

ENTRANCE CABLES: Copper.
BRANCH WIRING: Copper.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested for: power, grounding, wiring, polarity, cover plates, junction boxes, fan operation and Ground Fault Circuit Interrupters (GFCIs) and Arc Fault Circuit Interrupters (AFCIs) where applicable. As a whole, outlets and switches throughout the house are in good condition, with the following noted exceptions:

- a) Missing electrical cover plate observed at south exterior wall.**
- b) Spliced 220 volt wiring observed under the kitchen cook top area.**
- c) East electrical Outlet next to kitchen cook top and garage outlet is not GFCI protected.**
- d) Recommend exposed wiring be properly protected at east side under the deck area.**

**e) Master tub ceiling light fixture is missing lens cover.
Repair recommended of above noted electrical conditions. Electrical
Safety concerns.**

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Three car.

ROOF:

TYPE/CONDITION: See house roof report.

FLOOR:

TYPE Concrete.
CONDITION: In good condition.

FIRE WALL/FIRE DOOR:

FIRE WALL
CONDITION: Fire wall observed in good condition. No damage noted.

FIRE DOOR
CONDITION: Fire Door is in good condition. Door tested operable for self closing /latching as is required for a fire door.

GARAGE DOOR(S):

NUMBER OF DOORS Two garage doors.
CONDITION: Both garage Doors are in good condition. No damage observed. Both Automatic door openers tested operational. Automatic object reverse feature is operational. Walk through sensor tested operable.

GARAGE SERVICE DOOR:

NUMBER OF DOORS One service door.
CONDITION: **a) Door service door was locked at the time of inspection and could not test. Review operation prior to close. Repair as needed.**
b) Unsafe condition observed at north exterior side of garage service door. No landing pad/steps observed installed. We recommended further review and evaluation by a licensed contractor prior to close. Repair if required.



MISCELLANEOUS:

CONDITION

Typical Ceiling Crack observed.
Old Stains and typical type settling cracks noted at the Garage ceiling and base board areas. Unable to determine cause of stains. Appears to be older stains. Recommend monitor and repair as needed.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: In good condition. Tested operable.
OTHER EXTERIOR DOORS: Standard Side Door, French Door(s), In good condition. Tested operable.
INTERIOR DOORS: Interior door(s) observed in good condition. Interior doors tested operable.

WINDOWS:

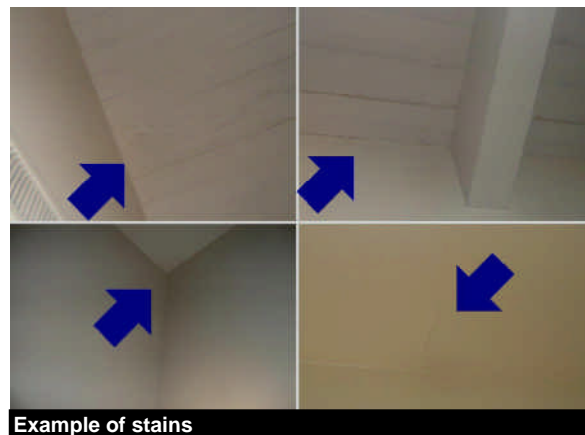
TYPE & CONDITION: Aluminum Frames Single hung glass, Sliding glass Insulated Glass
All insulated windows observed to be in good condition with no damage noted.
All accessible windows were tested and found to be in good condition. No damage or deterioration observed.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition is good. No damage observed.

CEILINGS:

TYPE & CONDITION: Drywall, Wood
All ceiling areas observed in good condition with some typical cracks observed with the following noted exception (s):
Stains observed at south west room and evidence of possible leaks at master bathroom area.
Due to present dry weather conditions, unable to determine if an active leak exists.
See general roof comments.



FLOORS:

TYPE & CONDITION: General condition is good. No damage observed.

STAIRS & HANDRAILS:

CONDITION: Interior stairs to basement observed to be in good condition. No damage observed.
Stair handrails observed to be in good condition. No damage observed.

FIREPLACE/WOOD BURNING DEVICES:

**LOCATION - TYPE -
CONDITION:**

Fireplace located at Living Room, Fireplace located at Master Bedroom,
Masonry type at living room.
Prefabricated metal at master bedroom.
Damper is operational.
**Hole observed inside the master bedroom fireplace insert wall.
Recommend caulk/seal.**

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke /fire detectors responded to test button operation.
-We suggest testing these smoke/fire detectors monthly as part of a routine home safety program.

Fire Sprinkler Systems **a) Omega fire sprinkler heads observed installed.
Some Omega fire sprinkler heads have been recalled by the manufacturer.**

**We recommend further evaluation and possible replacement of omega
sprinkler heads by a licensed contractor.**

**b) Testing of Fire Sprinkler systems is not within the scope of this
inspection service.**

**If the homeowner or their realtor will contact the Scottsdale Fire
Department at 480-312-1855, they will come out and test the system's
operation.**

Historically there has been no charge for this service.

**Note: Please allow enough time for fire department to do inspection.
Typically need 5 days advance notice.**

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Angle valves under the kitchen sinks are not usually tested because of the possibility of damage, testing is not required by State of Arizona.

KITCHEN SINK:

NUMBER OF SINKS: Dual Sink.



Kitchen view and condition at inspection

TYPE AND CONDITION:

Sink observed in good condition.
Drainage tested operable and observed in good condition. No signs of leaks or damages observed at time of inspection.
Faucet tested operable. In good condition. No leaks or damages observed.
Good water flow observed when faucet (s) tested.

WATER PURIFICATION SYSTEMS:

None.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric type, Cook Top tested operable but observed broken/damaged surface on right side. Repair/replacement as needed.

Oven observed missing.

VENTILATION:

TYPE AND CONDITION:

External Type, Fan/Hood tested operational.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: **None installed.**

GARBAGE DISPOSAL:

CONDITION: In good condition.

OTHER BUILT-INS:

MICROWAVE: **None.**

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Kitchen counter areas observed in generally good condition with the following noted exception (s):
Minor hairline cracks noted in granite material on both sides of kitchen sink counter top.
Monitor and replace counter top as needed.

WALLS/CEILINGS/ FLOORS:

Cabinets in generally good condition. Doors tested operable.

Walls and ceilings observed in good condition. No damage observed. Floor covering is tile type. Kitchen flooring observed in good condition. No damage observed.

WINDOWS/DOORS: SWITCHES/FIXTURES/ OUTLETS:

Kitchen Window (s) tested operable. In good condition.

Accessible switches and outlets tested operable. Fixtures in good condition. No damaged observed. Tested operable.
Note: See Electrical Outlet and Switch comments regarding adding GFCI.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.



Laundry room at time of inspection

CONDITION: Plumbing tested in good condition. No leaks or damages observed.

Electrical outlet is grounded. 220 Service-operational

Exhaust Fan has Noisy Operation. Recommend Repair.

Dryer venting is provided - not fully viewable. What could be seen observed in good condition.

Note: Dryer vents should be cleaned on a regular basis to insure efficient operation of the dryer and to prevent lint build up in duct that vents to the outside. Blocked ducts have been known to cause fires.

WASHER AND DRYER:

CLOTHES WASHER: None.

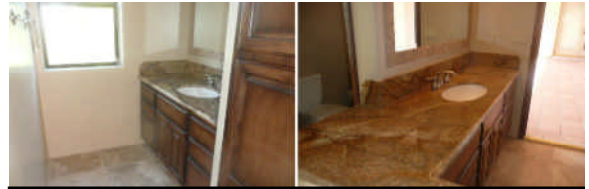
CLOTHES DRYER: None.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage.

BATHROOM 1:MASTER

BATH LOCATON: Master Bathroom.



Master bath sinks at inspection

CONDITION OF SINK Number of sinks: Two sinks. Both Sinks observed in good condition. Faucets tested operable. Good water flow and no signs of leaks or damages observed. Drainage tested operable. Good flow observed. No damage or leaks observed. Counters observed in good condition. Bathroom cabinets observed in good condition. Tested operable.

CONDITION OF TOILET:

In good condition. Tested operable.
Evidence of past leak observed around Bidet operating valve however none noted at time of this inspection. Recommend monitor and repair as needed.



Evidence of past leak

TUB/SHOWER PLUMBING FIXTURES Fixtures tested operable. In good condition. Good water flow observed. Drain tested operable, in good condition. Good drainage observed. Shower Head tested operable. In good condition. Good water flow observed.

TUB/SHOWER & WALLS

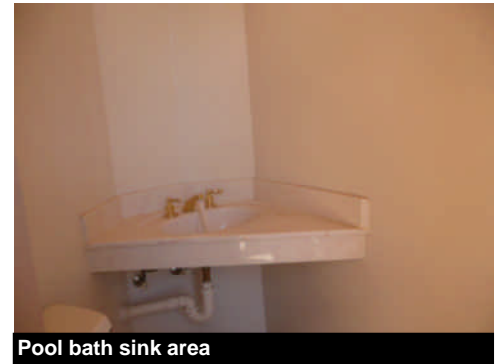
Tub in good condition
 Interior Walls observed in good condition. No damage or deterioration observed.
 Exterior walls around tub/shower observed in good condition. No damage or deterioration observed .

FLOOR BATH VENT

Type of floor: Tile. Flooring material observed to be in good condition. Bath vent observed to be in good condition. Tested operable.

BATHROOM 2:POOL

BATH LOCATON: Pool.



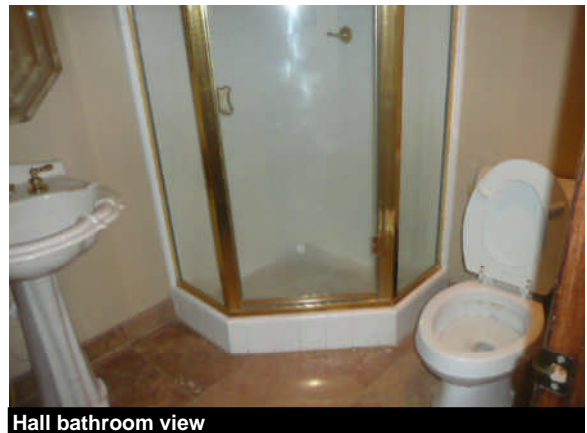
Pool bath sink area

CONDITION OF SINK Number of sinks: One sink
Sink observed in good condition.
Faucets tested operable. Good water flow and no signs of leaks or damages observed.
Drainage tested operable. Good flow observed. No damage or leaks observed.

CONDITION OF TOILET: In good condition. Tested operable.
FLOOR Flooring material observed to be in good condition.
BATH VENT Bath vent observed to be in good condition. Tested operable.

BATHROOM 3:HALL

BATH LOCATON: Hall.



Hall bathroom view

CONDITION OF SINK Number of sinks: One sink
Sink observed in good condition.
Faucets tested operable. Good water flow and no signs of leaks or damages observed.
Drainage tested operable. Good flow observed. No damage or leaks observed.

CONDITION OF TOILET: In good condition. Tested operable.

TUB/SHOWER

PLUMBING FIXTURES

Shower Only
Drain tested operable, in good condition. Good drainage observed.
Shower Head tested operable. In good condition. Good water flow observed.
Fixtures tested and observed in generally good condition with the following noted exception(s):

Leak noted around cold water faucet fixture when hot water faucet was turned on.

We recommend further review and evaluation and repair if required by a Licensed Plumbing Contractor.



TUB/SHOWER & WALLS

Shower Only
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed
Interior walls observed in generally good condition with the following noted exception(s):

**Evidence of Mildew observed at shower wall/floor.
Recommend cleaning/removing mildew damaged areas and repairing/re grouting any damaged areas.**



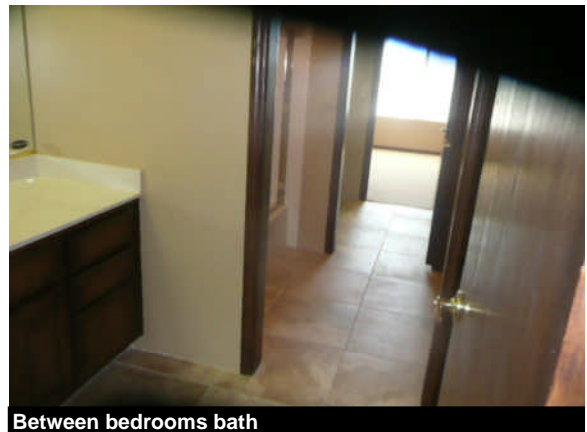
Note: Mildew is generally a result of not adequately drying tub/shower surfaces after use either by wiping down or utilizing bath vent for long enough duration to allow for proper drying.

FLOOR BATH VENT

Type of floor: Tile. Flooring material observed to be in good condition.
Bath vent observed to be in good condition. Tested operable.

BATHROOM 4: BETWEEN BEDROOMS

BATH LOCATON: Between Bedrooms.



CONDITION OF SINK

Number of sinks: Two sinks
Sink(s) observed in good condition.
Faucets tested operable. Good water flow and no signs of leaks or damages observed.
Drainage tested operable. Good flow observed. No damage or leaks observed.
Counters observed in good condition.
Bathroom cabinets observed in good condition. Tested operable.

CONDITION OF

TOILET: In good condition. Tested operable.

TUB/SHOWER

PLUMBING FIXTURES Drain tested operable, in good condition. Good drainage observed.
Shower Head tested operable. In good condition. Good water flow observed.
Fixtures tested and observed in generally good condition with the following noted exception(s):

**Operating valve handles are not properly positioned so interfere with diverter valve operation.
Recommend Repair.**

**TUB/SHOWER &
WALLS**

Tub in good condition
Interior Walls observed in good condition. No damage or deterioration observed.
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed .

FLOOR

BATH VENT

Type of floor: Tile. Flooring material observed to be in good condition.
Bath vent observed to be in good condition. Tested operable.