



We Look Everywhere!!!

6723 E Ellis Street Mesa Arizona 85205

Tel: 480 507 2775 Fax: 480 730 1886 Mobile: 480 688 2775 : Inspector

www.AlatisInspectionService.com Info@AISLLC.us

SUMMARY REPORT

PREPARED FOR:

Your Name Here

INSPECTION ADDRESS

1348 E Los Arboles Dr,, Tempe, Arizona 85284

INSPECTION DATE

3/19/2015 8:00 am to 12:30 pm

REPRESENTED BY:

Tamra La Smith

La Smith Realty



This report is the exclusive property of Alati's Inspection Service LLC. and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.



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PRELIMINARY SUMMARY REPORT

Client: Your Name Here
Realtor: Tamra La Smith, La Smith Realty
Inspection Address: 1348 E Los Arboles Dr., Tempe, Arizona 85284
Inspection Date: 3/19/2015 Start: 8:00 am End: 12:30 pm
Inspected by: Nick Alati

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.

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Narrative Color Legend: - Normal Text v Red Text
 mGreen Text q Blue Text

Exterior

Exterior Components

Yard Gates

REQUEST DEMONSTRATION or DOCUMENTATION

2.1 - q All of the gate were locked at the time of the inspection, We recommend consulting with the homeowner/occupant and testing the gate.



Outlets

SAFETY or HAZARD CONDITIONS

2.2 - ✓ All Exterior Outlets should include protection by a Ground-Fault-Protection Device, this is an affordable Safety feature that has been required since the mid-70's on all Exterior Outlets, it saves life's! Note: there is no State grandfather clause when it comes to Safety!!



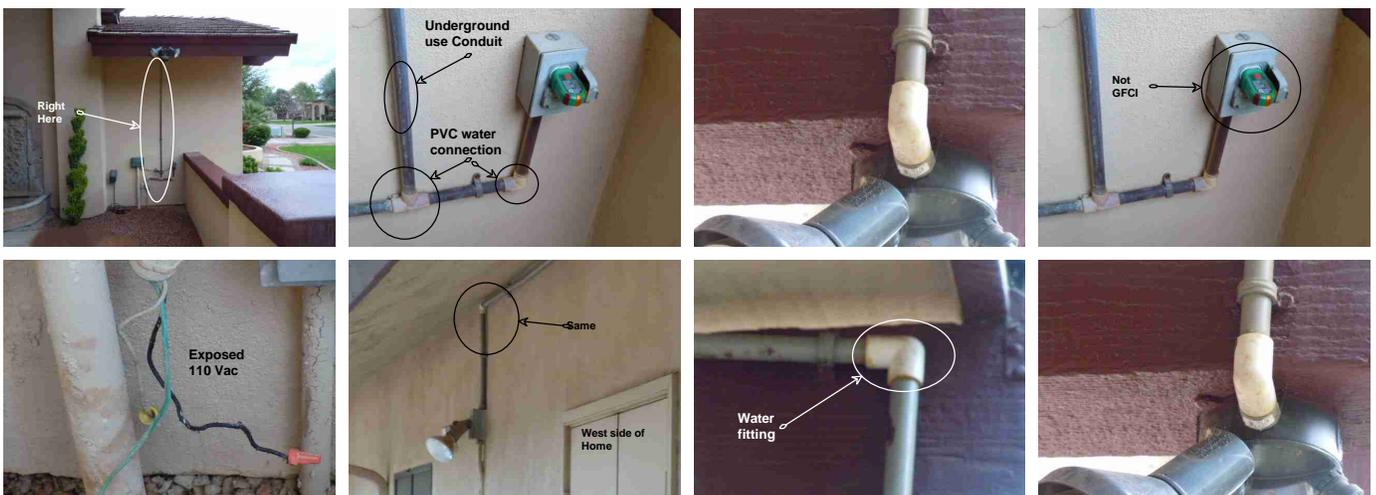
Electrical

UPGRADE TO STANDARDIZATION RECOMMENDED

2.3 - ✓ Electrical Flex Conduit exceeding 4 feet and is not Secured. We recommend the further review, advice and services of an electrician



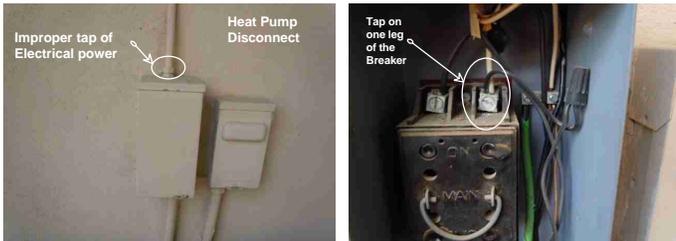
2.4 - ✓ Improperly installed Electrical Conduit on the South East side of the Home, there are Water fittings used in conjunction with PVC Conduit. Recommend further evaluation and advice from an Electrical contractor



SAFETY or HAZARD CONDITIONS

2.5 - ✓ There is Improperly tapped Electrical power from a the Heat Pump Disconnect. Recommend further evaluation and advice from an Electrical contractor

Improper tap of Electrical power - *Continued*



Masonry Planter

SERVICE RECOMMENDED

2.6 - q Concrete Masonry Planter requires drain holes to prevent moisture damage or intrusion. We recommend further review, advice and services of a Handyman Service.

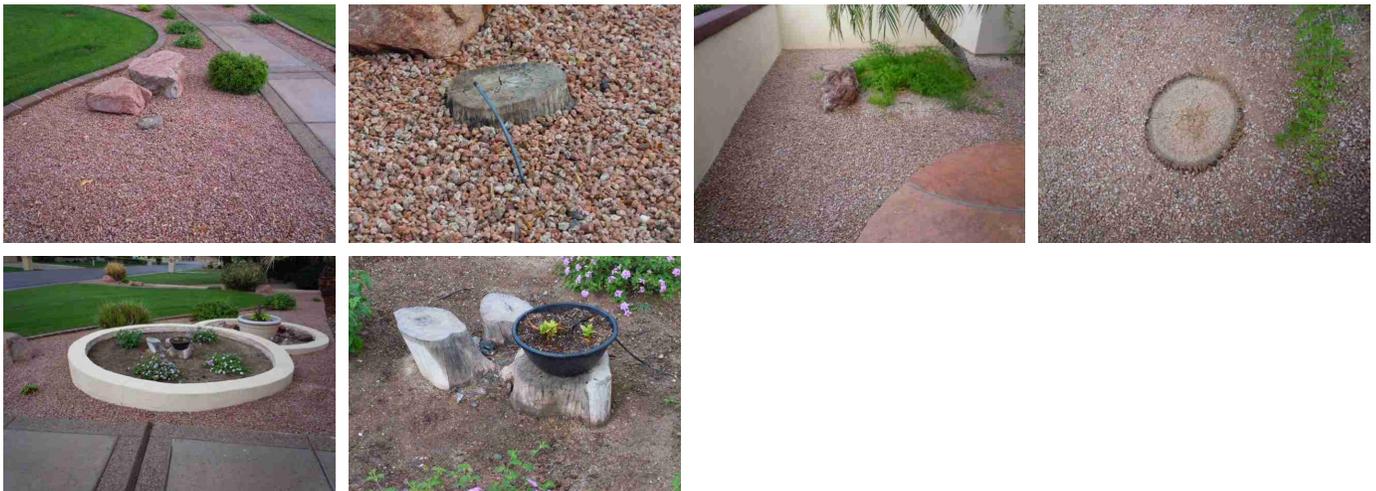


Site & Other Observations

Landscaping Observations

COST CONCERNS

2.7 - q There are tree stumps located in the yard that you may wish to have Removed. Recommend advice and cost from a Licensed Arborist.



Renovations & Additions

REQUEST DEMONSTRATION or DOCUMENTATION

2.8 - q Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Additions have been made to this property and you should request documentation for your records - *Continued*



Grading & Drainage

General Comments & Description

SERVICE RECOMMENDED

2.9 - q Room addition is blocking rain run off from flowing to the West yard, rain run off should flow from the Back yard to the Front. We recommend consulting with an landscape architect for advice in installing a River run from the Back yard (East Side) to the Street.



Heat-A/C

HVAC Heat Pump Systems

Differential Temperature Readings

SERVICE RECOMMENDED

7.1 - q The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. archived a Split of about 12 degrees each, normally the readings would be around 18 to 20 degrees. This could indicate that the system is low on refrigerant, and should be serviced. We recommend further review, advice and services of a plumbing and heating specialist



Interior

General Conditions

Environmental Hygiene Observations

SERVICE RECOMMENDED

- 9.1 - □ There is a musky order coming from the Basement, wooden cover over the Sub-Pump and moisture damage was noted in the in the Basement flooring.
Recommend Evaluation by a Licensed Mold remediation contractor, repairs as necessary and Post Remediation air sampling before re assembly.



Smoke Detector

SAFETY or HAZARD CONDITIONS

- 9.2 - √ Arizona Fire Marshal and FHA requirement

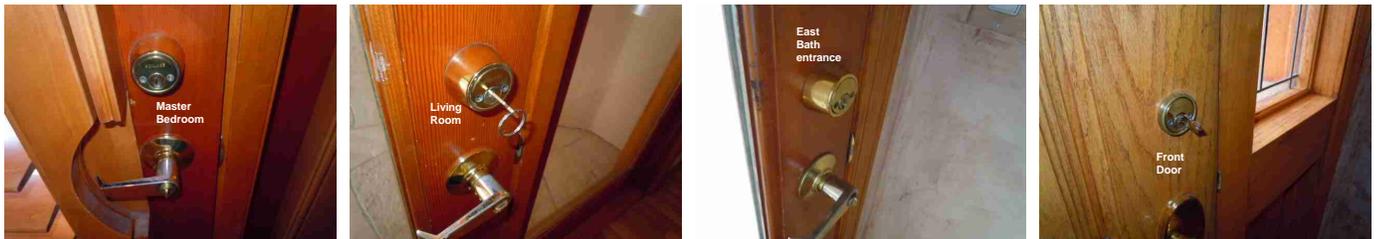
1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Hard wired Smoke detector which are mandated in this jurisdiction should be installed. We recommend the further review, advice and services of a Licensed contractor

Doors

SAFETY or HAZARD CONDITIONS

- 9.3 - √ The double or keyed deadbolt could prevent or impede an emergency exit, and should be replaced with a safer latch type.



Finished Basement

SubPump

SERVICE RECOMMENDED

- 9.4 - □ Wood cover was installed over the Sub-Pump
Moisture is present at the Sub-Pump and wood will rot from Moisture. Recommend removing the Wooden cover

Sump Pit Cover - *Continued*



Flooring

SERVICE RECOMMENDED

9.5 - □ The common areas of the Basement flooring is Engineered wood. There are areas that show signs of Moisture damage. Is the Moisture damage from a failing Moisture barrier or leakage from Exterior Walls?

Recommend removing Wood flooring from the Basement and installing Tile and if Exterior egress is leaking repairing that first.



Bedrooms

1st Bedroom

Dual-Glazed Windows

CONDITIONS NEEDING IMMEDIATE ATTENTION

10.1 - √ A window is stuck or painted shut, and should be serviced.



2nd Bedroom

Doors

SERVICE RECOMMENDED

10.2 - □ The top of door rubs, and needs to be serviced to work smoothly. We recommend further review, advice and services of a Handyman Service



Bathrooms

1st Guest Bathroom

A Probable Remodel

REQUEST DEMONSTRATION or DOCUMENTATION

11.1 - □ The second guest bathroom appears to have been remodeled. Therefore, you should request documentation such as recites or invoices for your records.



Dual-Glazed Windows

SERVICE RECOMMENDED

11.2 - □ A windows lock is missing or does not engage, and should be serviced.



Cabinets

CONDITIONS NEEDING IMMEDIATE ATTENTION

11.3 - √ Cabinet is Loose and not anchor to the wall. Recommend service by a Handyman Company

Cabinet not anchor - *Continued*



Sink Countertop

CONDITIONS NEEDING IMMEDIATE ATTENTION

11.4 - √ Bask splash is missing, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Exhaust Fan

CONDITIONS NEEDING IMMEDIATE ATTENTION

11.5 - √ The exhaust fan did not respond, and should be serviced.



Kitchen

Kitchen

A Probable Renovation or Addition

REQUEST DEMONSTRATION or DOCUMENTATION

12.1 - √ The kitchen appears to have been remodeled. **REQUEST DOCUMENTATION** such as warranty for appliance an Counter top



Sink & Countertop

UPGRADE TO STANDARDIZATION RECOMMENDED

12.2 - ✓ There is no backslash installed within the Bread Cabinet, Backslash is to forestall moisture intrusion into the walls. We recommend the further review, advice and services of a Handyman Service.



Cabinets

REQUEST DEMONSTRATION or DOCUMENTATION

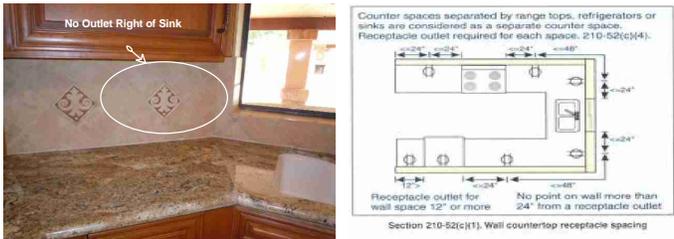
12.3 - □ What went here - Ice maker? Electrical power and a water line are behind the cover



Outlets

UPGRADE TO STANDARDIZATION RECOMMENDED

12.4 - ✓ There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.



SAFETY or HAZARD CONDITIONS

12.5 - ✓ All of the countertop outlets should include ground fault protection (GFCI), which is mandated by current standards and is an important safety feature. We recommend the further review, advice and services of a Handyman Service.



Pool/Spa

Pool Only

Enclosure Safety Observations

SAFETY or HAZARD CONDITIONS

13.1 - √ Pool area does not compliant with common safety standards for pool properties, which typically require enclosures to be forty-eight inches in height, measured on the side facing away from the pool and, therefore, should be bought into compliance. We recommend the further review, advice and services of a general contractor



Stairs

Main Stairs

Lights

SAFETY or HAZARD CONDITIONS

15.1 - √ A wall light did not respond, and should be serviced.





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ARIZONA ASHI STANDARDS OF PRACTICE

THE ARIZONA CHAPTER OF THE
AMERICAN SOCIETY OF HOME INSPECTORS, INC.®
STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

Section

1. Introduction
2. Purpose & Scope
3. General Limitations & Exclusions
4. Structural Components
5. Exterior
6. Roofing
7. Plumbing
8. Electrical
9. Heating
10. Central Air Conditioning
11. Interiors
12. Insulation and Ventilation

1. INTRODUCTION

- 1.1 - These Standards define the practice of Home Inspection in the State of Arizona.
- 1.2 - These Standards of Practice
 - A. - provide inspection guidelines.
 - B. - make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

- 2.1 - Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.
- 2.2 - Inspectors shall:
 - A.- before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:
 - 1, the purpose of the inspection.
 - 2, the date of the inspection.
 3. the name address and certification number of the inspector.
 4. the fee for services.
 5. a statement that the inspection is performed in accordance with these Standards.
 6. limitations or exclusions of systems or components inspected.
 - B.- Observe readily accessible installed systems and components listed in these Standards.
 - C.- submit a written report to the client which shall:
 - 1..Describe systems and components identified in sections 4-12 of these Standards.
 2. state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.

3. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 - These Standards are not intended to limit inspectors from:

A.- reporting observations and conditions in addition to those required in Section 2.2.

B.- excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 - General limitations:

A.- Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

B.- These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 - General exclusions:

A.- Inspectors are NOT required to report on:

1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any component or system which was not observed.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently installed.

B.- Inspectors are NOT required to:

1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
4. operate any system or component which is shut down or otherwise inoperable.
5. operate any system or component which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.

3.3 - Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 - The inspector shall observe:

A.- structural components including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 - The Inspector shall:

A.- describe the type of:

1. foundation.
2. floor structure.
3. wall structure.
4. columns.
5. ceiling structure.
6. roof structure.

B.- probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C.- enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D.- report the methods used to inspect underfloor crawl spaces and attics.

E.- report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 - The inspector shall observe:

A.- wall cladding, flashings and trim.

B.- entryway doors and representative number of windows.

C.- garage door operators.

D.- decks, balconies, stoops, steps, areaways, and porches including railings.

E.- eaves, soffits and fascias.

F.- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 - The inspector shall:

A.- describe wall cladding materials.

B.- operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.

C.- report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 - The inspector is NOT required to observe:

A.- storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.

B.- fences.

C.- safety glazing.

D.- garage door operator remote control transmitters.

E.- geological conditions.

F.- soil conditions.

G.- recreational facilities.

H.- outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 - The inspector shall observe:

A.- roof coverings.

B.- roof drainage systems.

C.- flashings.

D.- skylights, chimneys and roof penetrations.

E.- signs of leaks or abnormal condensation on building components.

6.2 - The inspector shall:

A.- describe the type of roof covering materials.

B.- report the methods used to inspect roofing.

6.3 - The inspector is NOT required to:

- A.- walk on the roofing.
- B.- observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 - The inspector shall observe:

- A.- interior water supply and distribution system including:
 - 1. piping materials, including supports and insulation.
 - 2. fixtures and faucets.
 - 3. functional flow.
 - 4. leaks.
 - 5. cross connections.
- B.- interior drain, waste and vent system, including:
 - 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. leaks.
 - 3. functional drainage.
- C.- hot water systems including:
 - 1. water heating equipment.
 - 2. normal operating controls.
 - 3. automatic safety controls.
 - 4. chimneys, flues and vents.
- D.- fuel storage and distribution systems including:
 - 1. interior fuel storage equipment, supply piping, venting and supports.
 - 2. leaks.
- E.- sump pumps.

7.2 - The inspector shall:

- A.- describe:
 - 1. water supply and distribution piping materials.
 - 2. drain, waste and vent piping materials.
 - 3. water heating equipment.
- B. - operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 - The inspector is NOT required to:

- A.- state the effectiveness of anti-siphon devices.
- B.- determine whether water supply and waste disposal systems are public or private.
- C.- operate automatic safety controls.
- D.- operate any valve except water closet flush valves, fixture faucets and hose faucets.
- E.- observe:
 - 1. water conditioning systems.
 - 2. fire and lawn sprinkler systems.
 - 3. on-site water supply quantity and quality.
 - 4. on-site waste disposal systems.
 - 5. foundation irrigation systems.
 - 6. spas, except as to functional flow and functional drainage.

8. - SYSTEM: ELECTRICAL

8.1 - The inspector shall observe:

- A.- service entrance conductors.
- B.- service equipment, grounding equipment, main overcurrent device, main and distribution panels.
- C.- amperage and voltage ratings of the service.
- D.- branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.

E.- the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

F.- the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.

G.- the operation of ground fault circuit interrupters.

8.2 - The inspector shall:

A.- describe:

1. service amperage and voltage.
2. service entry conductor materials.
3. service type as being overhead or underground.
4. location of main and distribution panels.

B.- report any observed aluminum branch circuit wiring.

8.3 - The inspector is NOT required to:

A.- insert any tool, probe or testing device inside the panels.

B.- test or operate any overcurrent device except ground fault interrupters.

C.- dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.

D.- observe

1. low voltage systems.
2. smoke detectors.
3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. - SYSTEM: HEATING

9.1 - The inspector shall observe:

A.- permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
5. solid fuel heating devices.
6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.

9.2 The inspector shall:

A.- describe:

1. energy source.
2. heating equipment and distribution type.

B.- operate the systems using normal operating controls.

C.- open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 - The inspector is NOT required to:

A.- operate heating systems when weather conditions or other circumstances may cause equipment damage.

B.- operate automatic safety controls.

C.- ignite or extinguish solid fuel fires.

E.- observe:

1. the interior of flues.
2. fireplace insert flue connections.
3. humidifiers.
4. electronic air filters.
5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 - The inspector shall observe:

A.- central air conditioning including:

1. cooling and air handling equipment.
2. normal operating controls.

B.-distribution systems including:

1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
2. the presence of an installed cooling source in each room.

10.2 - The inspector shall:

A.- describe:

1. energy sources.
2. cooling equipment type.

B.- operate the systems using normal operating controls.

C.- open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 - The inspector is NOT required to:

A.- .operate cooling systems when weather conditions or other circumstances may cause equipment damage.

B.- observe non-central air conditioners.

C.- observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 - The inspector shall observe:

A.- walls, ceiling and floors.

B.- steps, stairways, balconies and railings.

C.- counters and a representative number of cabinets.

D.- a representative number of doors and windows.

E.- separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

F.- sumps.

11.2 - The inspector shall:

A.- operate a representative number of primary windows and interior doors.

B.- report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 - The inspector is NOT required to observe:

A.- paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.

B.- carpeting.

C.- draperies, blinds or other window treatments.

D.- household appliances.

E. recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 - The inspector shall observe:

A.- insulation and vapor retarders in unfinished spaces.

B.- ventilation of attics and foundation areas.

C.- kitchen, bathroom, and laundry venting systems.

12.2 - The inspector shall describe:

A.- insulation and vapor retarders in unfinished spaces.

B.- absence of same in unfinished space at conditioned surfaces.

- 12.3 - The inspector is NOT required to report on:
- A.- concealed insulation and vapor retarders.
 - B.- venting equipment which is integral with household appliances.

GLOSSARY

Automatic Safety Controls:

Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:

A system which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home inspector for a home inspection.

Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

worsen appreciably

cause further damage

be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home Inspector by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a system or component and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Underfloor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

Unsafe:

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.

Narrative Color Legend: – Normal Text v Red Text
 mGreen Text q Blue Text

GENERAL INFORMATION

Inspection Address: 1348 E Los Arboles Dr., Tempe, Arizona 85284
Inspection Date: 3/19/2015 Time: 8:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees
Humidity at time of inspection: 50%

Inspected by: Nick Alati

Client Information: Your Name Here
Buyer's Agent: La Smith Realty
Tamra La Smith
123 N South Road, Phoenix, Arizona 85001
Phone: 602 555 1234
Fax: 602 555 6789
Mobile: 602 555 1011
Email: AzBestAgent@La_Smith.com



Inspection Fee: \$ 650.00

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: One

Structure Style: Single family home

Structure Orientation: South

Estimated Year Built: 1996
Unofficial Sq.Ft.: 5793

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

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Alati's Inspection Service LLC. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Alati's Inspection Service LLC. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Arizona Chapter of the American Society of Home Inspectors (ASHI) and the Arizona Board of Technical Registration (BTR), 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

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of the property.

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Report File: HI 031915 1348 E Los Arboles Dr Tempe - Amended

SCOPE OF WORK

You have contracted with Alati's Inspection Service LLC. to perform a generalist inspection in accordance with the standards of practice established by Arizona Chapter of the American Society of Home Inspectors (ASHI) and the Arizona Board of Technical Registration (BTR), a copy of which is included within your Inspection Booklet and also 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.

Homes Built After 1978

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

Lead

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.

Microorganism

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose

materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos

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

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.

Narrative Color Legend: – Normal Text v Red Text
mGreen Text q Blue Text

USER FORM 2

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by appropriate persons. An appropriate person is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

SERVICE RECOMMENDED: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which in most cases an appropriate person is needed.

MAINTENANCE RECOMMENDED: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

UPGRADE TO STANDARDIZATION RECOMMENDED: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an appropriate person prior to closing escrow if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by appropriate persons for a thorough understanding of the scope of the repairs that may be needed.

SAFETY or HAZARD CONDITIONS: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an appropriate person is needed.

"CONDITIONS NEEDING IMMEDIATE ATTENTION": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by appropriate persons.

"FUNCTIONAL COMPONENTS and CONDITIONS", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors which is attached to this report. Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only

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as a courtesy to our client. Issues, items and systems not specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached Standards of Practice for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Standards of

Practice for this report is to be considered incomplete, without certainty, and further review by an appropriate person is recommended.

SECTION NARRATIVES

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.

Exterior

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

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.

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.

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.

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.

Fire Place

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.

Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the

seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

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.

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.

Kitchen

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

Pool/Spa

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

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

Stairs

Our evaluation of staircases 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.

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.

Parking

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

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.

Section 1.0 - Structural

Slab Foundation

General Comments & Description

INFORMATIONAL COMMENT

- 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 COMMENT

- 1.2 - We evaluated the slab foundation on the exterior, by examining the Visual portions of 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 COMMENT

- 1.3 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

Steam Walls

INFORMATIONAL COMMENT

- 1.4 - The visible portion of the foundations stem walls has no significant abnormalities and are in acceptable condition.

Structural Elements

Identification of Floor Structure

INFORMATIONAL COMMENT

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

A Monolithic pour of concrete is when you pour all the concrete in a single time. At the same time you pour the floor, you are going to pour the perimeter footings. This is called a monolithic pour (or monolithic slab).

Identification of Wall Structure

INFORMATIONAL COMMENT

- 1.6 - The walls are conventionally framed with wooden studs

Identification of Ceiling Structure

INFORMATIONAL COMMENT

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

Identification of Roof Structure

INFORMATIONAL COMMENT

- 1.8 - The roof structure consists of a prefabricated truss system.

Section 2.0 - Exterior

House Wall Finish

House Wall Finish Type

INFORMATIONAL COMMENT

- 2.1 - The Exterior walls are finished with a plaster now made mostly from Portland cement and sand and lime; applied while soft to cover exterior walls or surfaces called Stucco.

House Wall Finish Observations

INFORMATIONAL COMMENT

- 2.2 - The accusable or Visible proportions of house wall finish is in acceptable condition.
- 2.3 - Stucco
Traditional stucco is made of lime, sand, and water. Modern stucco is made of Portland cement, sand, and water. Lime is added to increase the permeability and workability of modern stucco. Sometimes additives such as acrylics and glass fibers are added to improve the structural properties of the stucco. This is usually done with what is considered a one-coat stucco system, as opposed to the traditional three-coat method.
- 2.4 - Hairline cracking almost always occurs in stucco, but this is normal.
By its very nature stucco is susceptible to cracking. Stucco shrinks as it dries, and it doesn't take much movement to make a tiny crack at the surface. Depending when the Stucco was installed could also contribute to the amount of shrinkage and cracking of Stucco. Installation during a Arizona summer of 110 degree with 18% humidity could reapply deplete moisture from the stucco versus the installation on a cool moist Winter afternoon.
Over time, buildings settle and stress movements can/will occur. These stresses movements appear as cracks in the coat. This type of cracking is evident, for example, with cracks at the corners of window frames, door jambs, and other openings.
There are several reasons that cracks can occur in stucco. Most cracks in the finish coat are aesthetic in nature and do not damage the integrity of the building structure. Some cracks occur due to the settling of the property. This is especially true of new construction. Shrinkage cracks are a type of crack that is more aesthetic in nature unless the cracks are more than 1/32" wide. Shrinkage cracks are caused by different thickness of stucco on the wall, improper stucco curing, application during hot, dry windy weather, or insufficient control joints called 'expansion joints'. Stud cracks are straight-line vertical fractures, which appear over or near framing studs. These can be caused by warping or twisting of studs, shrinking studs, vibrations from heavy traffic, vibrations from machinery, and severe blows from swinging doors.
Cracking can also result from using green or wet lumber for framing. Lumber can twist and bow as it dries, cracking the stucco in the process. Cracks can also be caused by inadequate spaces between plywood sheets to allow for expansion.

Exterior Components

General Comments & Description

INFORMATIONAL COMMENT

- It is important to maintain a property, including painting or sealing wooden decks, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks in Stucco, 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.

Exterior Doors

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.6 - The exterior doors are in acceptable condition

Sliding Glass Doors

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.7 - The Double Pane Sliding Glass Door (two sheets of glass) with an Aluminum frame is in acceptable condition.

Driveways

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.8 - The driveway is a concrete slab on grade and in acceptable conduction

Walkways

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.9 - The walkways are a concrete slab on grade and in acceptable conduction

Fascia Trim & Eaves

INFORMATIONAL COMMENT

→ 2.10 - The fascia board, trim and eaves are in acceptable condition.

Windows

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.11 - The Double Pane Windows (two sheets of glass) with aluminum frames 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.

Screens

INFORMATIONAL COMMENT

→ 2.12 - The window screens that are installed are in acceptable condition

Patio Covers or Gazebos

INFORMATIONAL COMMENT

→ 2.13 - The Back patio cover has normal wear and is in acceptable condition.

→ 2.14 - The front patio cover has a woof panel installed on the underside. Separation and gaps are to be expected

Front patio cover - *Continued*



Patio Surface

FUNCTIONAL COMPONENTS and CONDITIONS

m 2.15 - The patio surface is a concrete slab on grade with a Sandstone top and in acceptable condition.

Patio Fans

INFORMATIONAL COMMENT

- 2.16 - The patio fan is functional, but it may not be rated for exterior use.

Yard Gates

REQUEST DEMONSTRATION or DOCUMENTATION

q 2.17 - All of the gate were locked at the time of the inspection, We recommend consulting with the homeowner/occupant and testing the gate.



Yard Wall Type and Condition

INFORMATIONAL COMMENT

- 2.18 - The viable portions of the Masonry yard walls may have some cosmetic damage but are functional

Outlets

SAFETY or HAZARD CONDITIONS

v 2.19 - All Exterior Outlets should include protection by a Ground-Fault-Protection Device, this is an affordable Safety feature that has been required since the mid-70's on all Exterior Outlets, it saves life's! Note: there is no State grandfather clause when it comes to Safety!!

not ground-fault protection - *Continued*



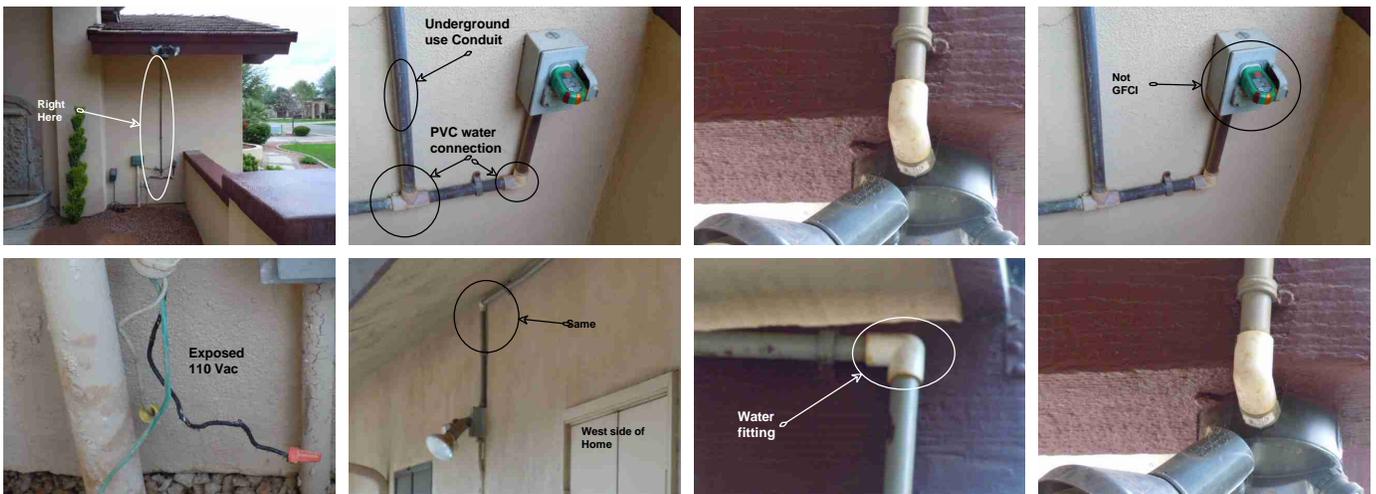
Electrical

UPGRADE TO STANDARDIZATION RECOMMENDED

- 2.20 - Electrical Flex Conduit exceeding 4 feet and is not Secured. We recommend the further review, advice and services of an electrician

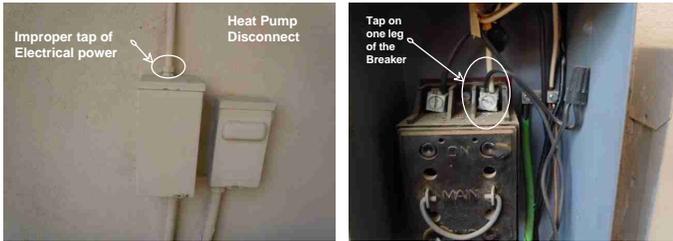


- 2.21 - Improperly installed Electrical Conduit on the South East side of the Home, there are Water fittings used in conjunction with PVC Conduit. Recommend further evaluation and advice from an Electrical contractor



SAFETY or HAZARD CONDITIONS

- 2.22 - There is Improperly tapped Electrical power from a the Heat Pump Disconnect. Recommend further evaluation and advice from an Electrical contractor



Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- m 2.23 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Retaining Wall

INFORMATIONAL COMMENT

- 2.24 - There are Cement Block retaining walls on the property that are in acceptable condition.

Type and condition of columns

INFORMATIONAL COMMENT

- 2.25 - There are Wood Framed Columns with Stucco Cladding in Acceptable condition.

Fountains Bird Baths etc

INFORMATIONAL COMMENT

- 2.26 - The landscaping includes pre-cast concrete accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, and particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

Masonry Planter

INFORMATIONAL COMMENT

- 2.27 - Masonry Planter walls which have dirt piled against them should be considered retaining walls even though they may be very short vertically. There is drain holes and a Moisture barrier in place and appears to be in acceptable condition.



SERVICE RECOMMENDED

- q 2.28 - Concrete Masonry Planter requires drain holes to prevent moisture damage or intrusion. We recommend further review, advice and services of a Handyman Service.



BBQ Island

INFORMATIONAL COMMENT

- 2.29 - We do not evaluate BBQ Island. We did test the outlets for GFCI protection

Site & Other Observations

Notice to Absent Clients

INFORMATIONAL COMMENT

- 2.30 - We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

Wood Destroying Organisms

INFORMATIONAL COMMENT

- 2.31 - Although no active Wood Destroying Organisms were observed in or around this building at the time of our inspection, we did not perform a Wood Destroying Organisms inspection. We suggest periodic inspection and review by a qualified and competent licensed pest control company.

Landscaping Observations

COST CONCERNS

- q 2.32 - There are tree stumps located in the yard that you may wish to have Removed. Recommend advice and cost from a Licensed Arborist.



Tree Stumps - Continued



Renovations & Additions

REQUEST DEMONSTRATION or DOCUMENTATION

- q 2.33 - Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.



Unique or Custom Property

INFORMATIONAL COMMENT

- 2.34 - This is a unique or custom property that sacrifices conventional standards for architectural reasons. For instance, steps that are required to have equal treads, risers, and handrails do not, and there are areas that are obviously not safe for small children or the elderly. Therefore, you should decide whether you want the property to retain its architectural appeal or conform to conventional safety standards. However, as building inspectors, we cannot endorse any aspect of a property that does not meet common safety standards.

Section 3.0 - Roof

Concrete Tile Roof

General Comments & Description

INFORMATIONAL COMMENT

- 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 that normally has a useful life of 20 years, 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 COMMENT

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

Estimated Age

INFORMATIONAL COMMENT

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

Roofing Material

INFORMATIONAL COMMENT

- 3.4 - There are a number of tiles that have been replaced



With Flat Roofed Sections

MAINTENANCE RECOMMENDED

- 3.5 - The roofing material is losing granules but would not need to be replaced at this time.



Flashings

INFORMATIONAL COMMENT

- 3.6 - The viable roof flashing is in acceptable condition.

Skylights

INFORMATIONAL COMMENT

- 3.7 - The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



Gutters & Drainage

FUNCTIONAL COMPONENTS and CONDITIONS

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

MAINTENANCE RECOMMENDED

- 3.9 - Gutters recommended on the East & West facing side of the front patio, Recommended to deflect rain run-off from pounding within the front patio area for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

We recommend further review, advice and services of a Rain Gutter Contractor.



Vent Pipes

INFORMATIONAL COMMENT

- 3.10 - ABS Plastic vent pipes are painting to protect them from the environment.

Section 4.0 - Plumbing

Potable Water Supply Pipes

Functional Flow of Potable Water

FUNCTIONAL COMPONENTS and CONDITIONS

- m 4.1 - We tested the functional fixture flow by going to the furthest bathroom, turning on the faucet's (Sink, Shower / Hot and Cold) and then flushing the Toilet. When doing so we look for Water pressure drop. Each and every fixture was tested for functional fixture flow.
- m 4.2 - Functional flow of water between remote fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The systems water functional flow was within a normal range at the time of our inspection.

Water Main Location

INFORMATIONAL COMMENT

- Water shut-off valve is located in front



Hose Bibs

FUNCTIONAL COMPONENTS and CONDITIONS

- m 4.4 - The hose bibs are functional, but we may not have located and tested every one on the property.

Pressure Regulators

INFORMATIONAL COMMENT

- 4.5 - The water pressure is under 80psi

Copper Water Pipes

INFORMATIONAL COMMENT

- 4.6 - The Copper potable water pipes are properly supported and in acceptable condition.

Pipe Insulation

INFORMATIONAL COMMENT

- 4.7 - 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.

Potable Water Consumption

INFORMATIONAL COMMENT

- 4.8 - Water for domestic consumption was provided by a municipal or community system (as represented by the owner).

MAINTENANCE RECOMMENDED

4.9 - Municipal or community Potable system meter box is full with Landscaping Gravel, we were not able to Inspect the main Meter or Valve for defects. Recommend cleaning out Meter box for access to Main shut off Valve in case of an emergency



Water Heater

General Water Heater Comments

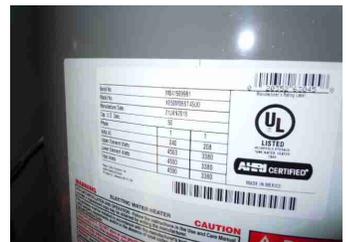
INFORMATIONAL COMMENT

- There are a wide variety of residential electric 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 a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

INFORMATIONAL COMMENT

- Hot water is provided by two water heaters, a 7 year old,66 gallon unit located in an outside closet on the West side of the Home, and a 2015, 50 gal unit, located in a Garage closet.



Water Shut-Off Valve & Connectors

INFORMATIONAL COMMENT

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

Relief Valve & Discharge Pipe

INFORMATIONAL COMMENT

- 4.13 - The water heater is equipped with a mandated pressure-temperature relief valve and Discharge pipe

Drain Valve

INFORMATIONAL COMMENT

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

Drip Pan & Overflow Pipe

INFORMATIONAL COMMENT

- 4.15 - The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Electrical Connections

INFORMATIONAL COMMENT

- 4.16 - The electrical connection to the water heater is functional.

Irrigation System

General Comments & Description

INFORMATIONAL COMMENT

- 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.

Back flow device

INFORMATIONAL COMMENT

- 4.18 - Backflow prevention Valve is in place and in acceptable condition.



Automatic Irrigation System

INFORMATIONAL COMMENT

- 4.19 - We did not evaluate sprinkler systems, which should be demonstrated by the sellers.

Waste & Drainage Systems

General Comments & Description

INFORMATIONAL COMMENT

- 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 COMMENT

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

Clean Outs

INFORMATIONAL COMMENT

- 4.22 - Waste & Drain Clean outs were located in the front of the home.



Water Softener

How a Water Softener Works

INFORMATIONAL COMMENT

- 4.23 - We did not Evaluate Water Softeners Systems

We did not Evaluate Water Softeners Systems - *Continued*



Central Vacuum Systems

General Information

INFORMATIONAL COMMENT

- Central vacuum systems are designed to remove dirt and debris from homes and buildings, sending dirt particles through tubing installed inside the walls to a collection container in a remote utility space. The power unit is a permanent fixture, typically installed in a basement, garage, or storage room, along with the collection container. Inlets are installed in walls throughout the building that attach to power hoses and other central vacuum accessories to remove dust, particles, and small debris from interior rooms. Most power hoses typically have a power switch located on the handle.

Section 5.0 - Electrical

Main Panel

General Comments

INFORMATIONAL COMMENT

- 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 for Polarity and grounds, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

INFORMATIONAL COMMENT

- 5.2 - The main conductor lines are underground or part of a lateral service entrance

Size and Location

INFORMATIONAL COMMENT

- There two 200 amp main Breakers that are located on the garage side yard



Main Panel Observations

INFORMATIONAL COMMENT

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

Panel Cover Observations

INFORMATIONAL COMMENT

- 5.5 - The exterior panel cover is labeled and in acceptable condition.

Wiring Observations

INFORMATIONAL COMMENT

- 5.6 - The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

INFORMATIONAL COMMENT

- 5.7 - There are no visible deficiencies with the circuit breakers.

Grounding

INFORMATIONAL COMMENT

- 5.8 - The panel is grounded to foundation steel, known also as a UFR ground.

Sub Panels

General Comments

INFORMATIONAL COMMENT

- Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Location

INFORMATIONAL COMMENT

- The Pool Equipment sub panel is located next to the Pool equipment.



- The sub panels are located inside the garage.



Sub Panel Observations

INFORMATIONAL COMMENT

- 5.12 - The electrical sub panel has no visible deficiencies.

Panel Cover Observations

INFORMATIONAL COMMENT

- 5.13 - The exterior panel cover is in acceptable condition.

Wiring Observations

INFORMATIONAL COMMENT

- 5.14 - There are no visible deficiencies with the wiring in the sub panel.

There are no visible deficiencies with the wiring in the sub panel - *Continued*



Circuit Breakers

INFORMATIONAL COMMENT

- 5.15 - The circuit breakers have no visible deficiencies.

Grounding

INFORMATIONAL COMMENT

- 5.16 - The panel ground is correct.

GFCI

GFCI Guidelines and Locations

INFORMATIONAL COMMENT

5.17 - There is no Grandfather protection for Safety, All Electrical outlets with-in 5 foot of a water source should have ground-fault protection.

Ground Fault Circuit Interrupter (GFCI or GFI)

- 1971 Pool lights and Receptacles within 15 feet of Interior walls of the pool.
- 1973 Outdoor Receptacles
- 1975 Bathroom Receptacles
- 1978 Garage, Spas and Therapy Tubs
- 1987 Kitchen Counter Receptacles within 6 feet of a sink.
- 1993 Wet Bar countertops within six feet of sink.
- 1996 All Receptacles servicing the Kitchen Countertops.

Information from the National Electric Code: Electrical Inspection of Existing Dwellings.

Section 7.0 - Heat-A/C

HVAC Heat Pump Systems

Age & Location

INFORMATIONAL COMMENT

- Central heat and air-conditioning are provided by triple heat pump systems that are located in the East and West side yards.

Standard Observations

INFORMATIONAL COMMENT

- 7.2 - The heat pumps being sold today are the most efficient way to cool and heat your home. Heat pumps have been referred to as a "magic appliance", because they use refrigeration technology (rather than fuel combustion) to provide heat and cooling, and because heat pumps can "extract" warm air to heat your home from outside even when the temperature is as low as 30 degrees (F). Heat pumps work on the principle that heat exists in air even when the air temperature is cool. Most heat pumps are split-system models, and have one coil indoors and one coil outdoors. When the heat pump is functioning as a heater, the air outside the home is used to evaporate a refrigerant in the outdoor coil. In this process, heat from the outside air is extracted as it evaporates the liquid refrigerant in the coil, converting the liquid refrigerant into a warm gas. The gas is then compressed and is transferred from the outdoor coil to the indoor coil. Once indoors, the gas is condensed which releases heat in the process, and the heat is distributed through the house using fans but built into the heat pump and the home's ductwork. When the heat pump is working to cool your home, the ductwork and fans bring the warm air in the home to the compressor unit. The compressor unit then uses the same gas evaporation/compression process it uses to heat your home, but this time in reverse, to extract the warm air from the home and send it outside. So maybe you don't believe that heat pumps are magic, but the performance and efficiency of heat pumps have made believers out of many satisfied homeowners.

MAINTENANCE RECOMMENDED

- o 7.3 - The heat pump system is in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every month.

Return-Air Compartment

INFORMATIONAL COMMENT

- 7.4 - The return-air compartment is in acceptable condition.

Condensate Drainpipe

INFORMATIONAL COMMENT

- 7.5 - The condensate drainpipe discharges correctly outside the residence.

Note: It is normal to see water dripping out the lower drip line, if you any water dripping from the upper drip line - Call an Licensed HVAC contractor ASAP!

Drip Pan

INFORMATIONAL COMMENT

- 7.6 - The drip pan is functional.

Heat Pump Disconnect

INFORMATIONAL COMMENT

- 7.7 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

INFORMATIONAL COMMENT

- 7.8 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

SERVICE RECOMMENDED

- q 7.9 - The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. archived a Split of about 12 degrees each, normally the readings would be around 18 to 20 degrees. This could indicate that the system is low on refrigerant, and should be serviced. We recommend further review, advice and services of a plumbing and heating specialist



Thermostats

INFORMATIONAL COMMENT

- m 7.10 - The thermostat is responding to my input, appears to be fictional.



Flexible Ducting

INFORMATIONAL COMMENT

- 7.11 - 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.

Air Filter

INFORMATIONAL COMMENT

- 7.12 - Newly installed paper air filter is clean

Inspection Address: 1348 E Los Arboles Dr., Tempe, Arizona 85284
Inspection Date/Time: 3/19/2015 8:00 am to 12:30 pm

Energy Source

Energy Source

INFORMATIONAL COMMENT

→ 7.13 - The heating and A/C energy source is electricity

Section 8.0 - Fire Place

Fire Place and Chimney Components

Location

INFORMATIONAL COMMENT

- Fire Place is located in the Living Room



- Fire Place is located in the Master Bedroom



Common Observations

INFORMATIONAL COMMENT

- 8.3 - The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

FUNCTIONAL COMPONENTS and CONDITIONS

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



Crown or Termination Cap

INFORMATIONAL COMMENT

- 8.5 - The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.



Chimney Flashings

INFORMATIONAL COMMENT

- 8.6 - The chimney flashings are in acceptable condition.



Fireplace

INFORMATIONAL COMMENT

- 8.7 - The fireplace is in acceptable condition.

Damper

INFORMATIONAL COMMENT

- 8.8 - The damper is functional.



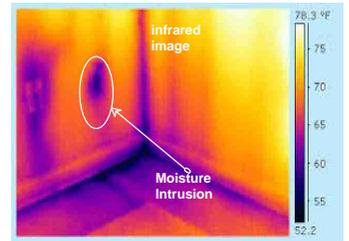
Section 9.0 - Interior

General Conditions

Environmental Hygiene Observations

SERVICE RECOMMENDED

- 9.1 - There is a musky order coming from the Basement, wooden cover over the Sub-Pump and moisture damage was noted in the in the Basement flooring.
Recommend Evaluation by a Licensed Mold remediation contractor, repairs as necessary and Post Remediation air sampling before re assembly.



Smoke Detector

SAFETY or HAZARD CONDITIONS

- 9.2 - Arizona Fire Marshal and FHA requirement
1. In sleeping areas.
 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Hard wired Smoke detector which are mandated in this jurisdiction should be installed. We recommend the further review, advice and services of a Licensed contractor

Doors

SAFETY or HAZARD CONDITIONS

- 9.3 - The double or keyed deadbolt could prevent or impede an emergency exit, and should be replaced with a safer latch type.



Family Room

Location

INFORMATIONAL COMMENT

- The Family room is located in the Basement



Walls & Ceiling

INFORMATIONAL COMMENT

- 9.5 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- 9.6 - The window is functional.

Lights Walls Outlets

INFORMATIONAL COMMENT

- 9.7 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The Flux wood flooring has moisture damage.

Finished Basement

General Comments and Description

INFORMATIONAL COMMENT

- Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

Emergency Egress

INFORMATIONAL COMMENT

- 9.9 - Basements that contain one or more sleeping rooms are required to have emergency egress and rescue openings in each sleeping room.
- 9.10 - Whether it is an egress window or an egress door, it has to open to the outside and open easily without the use of keys or tools. It must also follow code requirements for height and width of basement egress windows. Egress opening requirements include:

- * A window with a minimum width of opening of 20 inches
- * A window with a minimum height of opening of 24 inches
- * A window with a minimum net clear opening -- the actual opening through which a person must crawl
 - of 5.7 square feet
- * A sill height no higher than 44 inches above the floor
- * A window-well floor space of 9 square feet with minimum dimensions of 36 inches wide and long
- * A permanent ladder or steps if the window well depth is more than 44 inches

Doors

FUNCTIONAL COMPONENTS and CONDITIONS

- 9.11 - The door is functional.

SubPump

INFORMATIONAL COMMENT

- 9.12 - A sump pump had been installed to remove excess accumulated moisture from the basement area. The pump had been installed in an acceptable manner, and when tested, during this inspection, functioned as intended.



SERVICE RECOMMENDED

- q 9.13 - Wood cover was installed over the Sub-Pump. Moisture is present at the Sub-Pump and wood will rot from Moisture. Recommend removing the Wooden cover



Flooring

SERVICE RECOMMENDED

- q 9.14 - The common areas of the Basement flooring is Engineered wood. There are areas that show signs of Moisture damage. Is the Moisture damage from a failing Moisture barrier or leakage from Exterior Walls?
Recommend removing Wood flooring from the Basement and installing Tile and if Exterior egress is leaking repairing that first.



Walls & Ceiling

INFORMATIONAL COMMENT

- 9.15 - The walls and ceiling in the basement are in acceptable condition.

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- 9.16 - The window is functional.

Closets

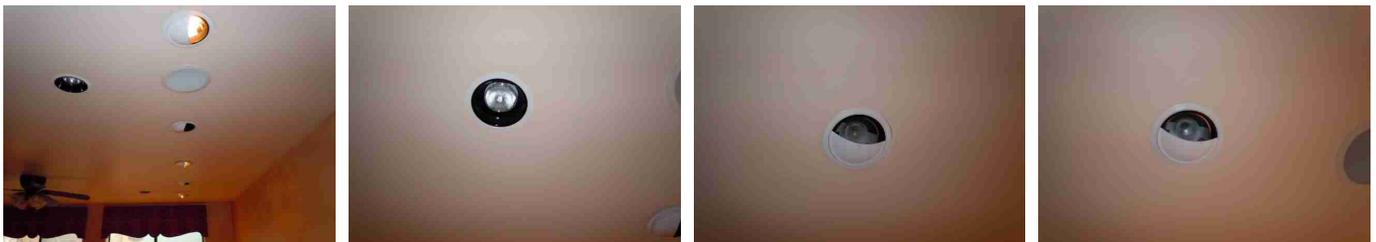
INFORMATIONAL COMMENT

- 9.17 - The closet in the basement is in acceptable condition.

Lights

MAINTENANCE RECOMMENDED

- 9.18 - A ceiling light does not respond, and should be serviced (Bulb?)



Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- 9.19 - The outlets that were tested are functional.

Section 10.0 - Bedrooms

Master Bedroom

Location

INFORMATIONAL COMMENT

- The master bedroom is located on the North West side of the house.



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.2 - The Master Bedroom doors have no significant defects and are functional.

Flooring

INFORMATIONAL COMMENT

- 10.3 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 10.4 - The walls have typical cosmetic damage. We recommend the further review, advice and services of a general contractor

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.5 - The windows that were unobstructed were checked and found to be functional

Closets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.6 - The viable/accessible portion of closet and its components are functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.7 - The lights in the bedroom are functional

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.8 - The outlets that were unobstructed and able to be tested are functional.

Lights Walls Outlets

INFORMATIONAL COMMENT

- 10.9 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The wood flooring has typical cosmetic wear. Note: there is a Window A/C unit that I did not test.

1st Bedroom

Location

INFORMATIONAL COMMENT

- The first bedroom is located next to the next to the Master Bedroom



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.11 - The door is functional.

Flooring

INFORMATIONAL COMMENT

- 10.12 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 10.13 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

CONDITIONS NEEDING IMMEDIATE ATTENTION

- √ 10.14 - A window is stuck or painted shut, and should be serviced.



Closets

MAINTENANCE RECOMMENDED

- 10.15 - The closet light is inoperative (Bulb?)



Lights

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.16 - The lights in the bedroom are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.17 - The outlets that were unobstructed and able to be tested are functional.

Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.18 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The carpet flooring has typical cosmetic wear.

2nd Bedroom

Location

INFORMATIONAL COMMENT

— The 2nd bedroom is located next to the First Guest Bedroom



Doors

SERVICE RECOMMENDED

q 10.20 - The top of door rubs, and needs to be serviced to work smoothly. We recommend further review, advice and services of a Handyman Service

Door rubs - *Continued*



Flooring

INFORMATIONAL COMMENT

- 10.21 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 10.22 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.23 - The windows that were unobstructed were checked, and found to be functional.

Closets

MAINTENANCE RECOMMENDED

- 10.24 - A ceiling light does not respond (Bulb?), and should be serviced.



Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- 10.25 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.26 - The outlets that were unobstructed and able to be tested are functional.

Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.27 - The walls and ceiling are Drywall / plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The carpet flooring has typical cosmetic wear.

3rd Bedroom

Location

INFORMATIONAL COMMENT

✓ The Third bedroom is located in the Basement on the South West side



Doors

INFORMATIONAL COMMENT

– 10.29 - The doors are functional.

Flooring

INFORMATIONAL COMMENT

– 10.30 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

– 10.31 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.32 - The windows that were unobstructed were checked, and found to be functional.

Closets

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.33 - The closet and its components are functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

– 10.34 - The lights in the bedroom are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 10.35 - The outlets that were unobstructed and able to be tested are functional.

Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 10.36 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The carpet flooring has typical cosmetic wear.

4th Bedroom

Location

INFORMATIONAL COMMENT

- The Fourth bedroom is located in the Basement on the North West side



Doors

INFORMATIONAL COMMENT

- 10.38 - The doors are functional.

Flooring

INFORMATIONAL COMMENT

- 10.39 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 10.40 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

INFORMATIONAL COMMENT

- m 10.41 - The windows that were unobstructed were checked, and found to be functional.

Closets

FUNCTIONAL COMPONENTS and CONDITIONS

- 10.42 - The closet and its components are functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- 10.43 - The lights in the bedroom are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

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

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Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- 10.45 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The carpet flooring has typical cosmetic wear.

Section 11.0 - Bathrooms

Master Bathroom

Size and Location

INFORMATIONAL COMMENT

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



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

- m 11.2 - The door is functional.

Flooring

INFORMATIONAL COMMENT

- 11.3 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 11.4 - The walls and ceiling are in acceptable condition.

Cabinets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 11.5 - The cabinets are in acceptable condition.

Sink Countertop

FUNCTIONAL COMPONENTS and CONDITIONS

- m 11.6 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

FUNCTIONAL COMPONENTS and CONDITIONS

- m 11.7 - The sink and its components are functional.

Tub

FUNCTIONAL COMPONENTS and CONDITIONS

- m 11.8 - The tub is functional.

Stall Shower

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.9 - The stall shower is functional.

Toilet

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.10 - The toilet is functional.

Exhaust Fan

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.11 - The exhaust fan is functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.12 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.13 - The outlets include ground-fault protection.

Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.14 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The tile flooring has typical cosmetic wear.

Main Hallway Bathroom

Size and Location

INFORMATIONAL COMMENT

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



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.16 - The door is functional.

Flooring

INFORMATIONAL COMMENT

m 11.17 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

m 11.18 - The walls and ceiling are in acceptable condition.

Cabinets

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.19 - The cabinets are in acceptable condition.

Sink Countertop

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.20 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.21 - The sink and its components are functional.

Tub-Shower

MAINTENANCE RECOMMENDED

11.22 - The tub/shower drains too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.



11.23 - The diverter valve is defective, and should be serviced. We recommend replacement.



Toilet & Bidet

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.24 - The toilet is functional.

Exhaust Fan

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.25 - The exhaust fan is functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.26 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.27 - The outlets are functional and include ground-fault protection.

Lights Walls Outlets

INFORMATIONAL COMMENT

m 11.28 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The carpet flooring has typical cosmetic wear.

1st Guest Bathroom

Size and Location

INFORMATIONAL COMMENT

- The 1st guest bathroom is a three-quarter, located in the bedroom

A Probable Remodel

REQUEST DEMONSTRATION or DOCUMENTATION

q 11.30 - The second guest bathroom appears to have been remodeled. Therefore, you should request documentation such as recites or invoices for your records.



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.31 - The door is functional.

Flooring

INFORMATIONAL COMMENT

- 11.32 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 11.33 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

SERVICE RECOMMENDED

q 11.34 - A windows lock is missing or does not engage, and should be serviced.



Cabinets

CONDITIONS NEEDING IMMEDIATE ATTENTION

v 11.35 - Cabinet is Loose and not anchor to the wall. Recommend service by a Handyman Company



Sink Countertop

CONDITIONS NEEDING IMMEDIATE ATTENTION

v 11.36 - Bask splash is missing, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Sink Faucet Valves & Connectors Trap & Drain

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.37 - The sink and its components are functional.

Stall Shower

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.38 - The stall shower is functional.

Toilet & Bidet

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.39 - The toilet is functional.

Exhaust Fan

CONDITIONS NEEDING IMMEDIATE ATTENTION

v 11.40 - The exhaust fan did not respond, and should be serviced.



Lights

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.41 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 11.42 - The outlets are functional and include ground-fault protection.

Lights Walls Outlets

INFORMATIONAL COMMENT

- 11.43 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly. The wood flooring has typical cosmetic wear.

Jack & Jill Bathroom

Size and Location

INFORMATIONAL COMMENT

- The Jack & Jill bathroom is a three-quarter, located between the Basement Bedrooms

Doors

INFORMATIONAL COMMENT

- 11.45 - The doors are functional.

Flooring

INFORMATIONAL COMMENT

- 11.46 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 11.47 - The walls and ceiling are in acceptable condition.

Cabinets

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.48 - The cabinets are in acceptable condition.

Sink Countertop

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.49 - The sink countertop is functional.



Sink Faucet Valves & Connectors Trap & Drain

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.50 - The sink and its components are functional.

Stall Shower

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.51 - The stall shower is functional.

Toilet & Bidet

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.52 - The toilet is functional.

Exhaust Fan

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.53 - The exhaust fan is functional.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.54 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.55 - The outlets are functional and include ground-fault protection.

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Lights Walls Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- 11.56 - The walls and ceiling are plaster finish and have typical cosmetic damage and are in acceptable condition. There is an Air Supply (Register(s)) capable of Heat and A/C. The outlets and switches are functional and wired correctly.

Section 12.0 - Kitchen

Kitchen

A Probable Renovation or Addition

REQUEST DEMONSTRATION or DOCUMENTATION

- q 12.1 - The kitchen appears to have been remodeled. REQUEST DOCUMENTATION such as warranty for appliance an Counter top



Flooring

INFORMATIONAL COMMENT

- 12.2 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

- 12.3 - The walls or ceiling have cosmetic damage

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- m 12.4 - The window is functional.

Sink & Countertop

UPGRADE TO STANDARDIZATION RECOMMENDED

- v 12.5 - There is no backslash installed within the Bread Cabinet, Backslash is to forestall moisture intrusion into the walls. We recommend the further review, advice and services of a Handyman Service.



Cabinets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 12.6 - The cabinets are functional, and do not have any significant damage.

REQUEST DEMONSTRATION or DOCUMENTATION

q 12.7 - What went here - Ice maker? Electrical power and a water line are behind the cover



Valves & Connectors

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.8 - 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

m 12.9 - The sink faucet is functional.

Trap and Drain

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.10 - The trap and drain are functional.

Garbage Disposal

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.11 - The garbage disposal is functional.

Electric Cooktop

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.12 - The electrical cook top is functional.

The electrical cook top is functional - *Continued*



Built-in Electric Oven

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.13 - The electrical oven is functional, but was neither calibrated nor tested for its performance.



Dishwasher

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.14 - The dishwasher was in operation during my inspection, and that there was no signs of staining or leaking, dishwasher is functional.

Exhaust Fan or Downdraft

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.15 - The exhaust fan or downdraft is functional.



Built-in Microwave

FUNCTIONAL COMPONENTS and CONDITIONS

m 12.16 - The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument, but we did heat up a cup of water.

Lights

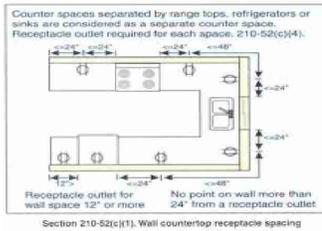
FUNCTIONAL COMPONENTS and CONDITIONS

m 12.17 - The light is functional.

Outlets

UPGRADE TO STANDARDIZATION RECOMMENDED

- √ 12.18 - There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.



SAFETY or HAZARD CONDITIONS

- √ 12.19 - All of the countertop outlets should include ground fault protection (GFCI), which is mandated by current standards and is an important safety feature. We recommend the further review, advice and services of a Handyman Service.



Section 13.0 - Pool/Spa

Pool Only

Enclosure Safety Observations

SAFETY or HAZARD CONDITIONS

- √ 13.1 - Pool area does not compliant with common safety standards for pool properties, which typically require enclosures to be forty-eight inches in height, measured on the side facing away from the pool and, therefore, should be bought into compliance. We recommend the further review, advice and services of a general contractor



Overall Pool Observations

INFORMATIONAL COMMENT

- 13.2 - We did not evaluate pool as part of our inspection service. Therefore, you should have a pool contractor evaluate it before the close of escrow, and you should be aware of local ordinances governing pool-safety.

Section 15.0 - Stairs

Main Stairs

Floor Treads & Risers

INFORMATIONAL COMMENT

- 15.1 - The floor has no significant defects.



Walls & Ceiling

INFORMATIONAL COMMENT

- 15.2 - The walls and ceiling have no significant defects.

Handrails & Guardrails

FUNCTIONAL COMPONENTS and CONDITIONS

- m 15.3 - Handrail on the stairs appear to be in acceptable condition.

Lights

SAFETY or HAZARD CONDITIONS

- v 15.4 - A wall light did not respond, and should be serviced.



Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 15.5 - The outlets that were tested are functional.

Section 16.0 - Laundry

Laundry Room

Location

INFORMATIONAL COMMENT

Laundry Room is located On the East side of the Home



Doors

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.2 - The door is functional.

Flooring

INFORMATIONAL COMMENT

m 16.3 - The floor has no significant defects.

Walls & Ceiling

INFORMATIONAL COMMENT

m 16.4 - The walls and ceiling are in acceptable condition.

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.5 - The lights are functional.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.6 - The outlets that were tested are functional.

Exhaust Fan

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.7 - The exhaust fan is functional.

Valves & Connectors

INFORMATIONAL COMMENT

m 16.8 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.9 - The trap and drain are functional.



220 Volt Receptacle

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.10 - 220 volt receptacle for the dryer is functional

Dryer Vent

MAINTENANCE RECOMMENDED

16.11 - The dryer vents vertically and requires cleaning every 5 to 7 years. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

NOTE: Dryer vent could be plumbed to Vent through the Exterior wall instead of up and through the Ceiling - More efficient and less maintenance

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.12 - The window is functional.

Cabinets

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.13 - The cabinets are functional.

Sink

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.14 - The laundry sink is functional, and does not need service at this time.

Faucet

FUNCTIONAL COMPONENTS and CONDITIONS

m 16.15 - The laundry sink faucet is functional.

Section 17.0 - Parking

Garage

Slab Floor

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

INFORMATIONAL COMMENT

- 17.2 - The visual portion of the walls are sheathed and in acceptable condition.

Dual-Glazed Windows

FUNCTIONAL COMPONENTS and CONDITIONS

- 17.3 - The window is functional.

Firewall Separation

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.4 - The firewall separating the garage from the residence is functional.

Entry Door Into the House

INFORMATIONAL COMMENT

- m 17.5 - The house entry door is solid core, or fire-rated, is in conformance with fire-safety regulations and is self-closes

Garage Door & Hardware

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.6 - The garage door and its hardware were operated are functional.

Automatic Opener

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.7 - The Garage door automatic opener is functional and passed all Safety testing;

Lights

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.8 - The lights are functional, and do not need service at this time.

Outlets

FUNCTIONAL COMPONENTS and CONDITIONS

- m 17.9 - The accessible outlets that were tested are functional, and include ground-fault protection.

Type

INFORMATIONAL COMMENT

- 17.10 - The Garage is a Triple Car Garage with one Double and one Single Over Head Door

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Section 18.0 - Attic

Primary Attic

Access Location & General Condition

INFORMATIONAL COMMENT

- 18.1 - The attic can be accessed through a hatch in the Garage.
- 18.2 - The attic can be accessed through a hatch in the bedroom on the 2nd floor

Method of Evaluation

INFORMATIONAL COMMENT

- 18.3 - We evaluated the attic by direct access.

Framing

INFORMATIONAL COMMENT

- 18.4 - 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. Note: Inspection is limited to a Visual Inspection, with HVAC systems, Electrical wiring, Plumbing and Insulation not all of the Truss systems were exposed for a visual Inspection.



- 18.5 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.



Ventilation

INFORMATIONAL COMMENT

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

Electrical

INFORMATIONAL COMMENT

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

Plumbing Vents

INFORMATIONAL COMMENT

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

Exhaust Ducts

INFORMATIONAL COMMENT

- 18.9 - The visible portions of the exhaust ducts are functional.

Factory-Built Chimney Fire-Stop

INFORMATIONAL COMMENT

- 18.10 - The chimney flue does include a metal fire block, or fire-stop, which is mandated.

Blown-In Cellulose Insulation

INFORMATIONAL COMMENT

- 18.11 - The attic is adequately insulated.. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the residence was constructed.



AFFILIATIONS AND CERTIFICATIONS

Certified Residential Home Inspector
Certified Residential Mold Inspector
Certified Commercial Building Inspector
Certified In Tile Roofing

Nick J. Alati

Arizona Board of Technical Registration Home Inspector License number 42912
National Exam - Score of 579 (one of the highest scores in our state at that time)

Education

2001 - Samoan Desert Institute - 80 Hours Class room time
2003 - Arizona Sun Tech - 80 hours Class room time, 30 parallel Inspections
2004 - Arizona School of Real Estate (Home Inspections) 80 Hours Class room time
2005 - Inspection Training Associates (ITA) On-line classes
2005 - ITA/Kaplan Inspection World Conformance
2006 - Sun Tech On-going classes
2006 - Field Training 15 new Home Inspectors
2007 - National Association of Home Inspectors (NAHI) Conference
2008 - Kaplan Inspection World Conference
2009 - Arizona Chapter of ASHI & CREIA Conference
2010 - ASHI Conference Las Vegas
Arizona ASHI Conference
Tile Roofing Institute - Specialist Certification program for Clay & Cement tile Roofing
2011 Inspection Training Institute Conference
2012 - ASHI Conference Phx Arizona
2013 - ASHI Conference Las Vegas
2014 - Inspection World Conformance

Affiliations

(Home Inspection)

- * Arizona State Board of Technical Registration Enforcement Advisory Committee Member
- * American Society of Home Inspectors (ASHI) Certified Home Inspector
- * Arizona Chapter of ASHI
- * SUPRA (Lock Box Access)
- * South East Valley Regional Association of Realtors Affiliate

(Building Inspections)

American Society for Testing and Materials (ASTM)
ASTM - E2018-01
Property Condition Assessments (PCA)
Property Condition Reports (PCR)
Tile Roofing Institute
TRI Specialist Certification

(Environmental)

American Council for Accredited Certification (AcAc)
Indoor Environmental Standards Organization (IESO)

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American Indoor Air Quality Counsel

(Community)

- * Arizona's Elite Professional Services
- * Arizona Business Connection (ABC)
- * Chandler Chamber of Commerce
- * Gilbert Islands Architectural Committee

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