Burns Home Services

Service Makes the Difference

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Smith

INSPECTION ADDRESS

1234 Nowhere Rd., Phoenix, AZ 85555

INSPECTION DATE

7/18/2006 9:00 am to 12:30 pm

GENERAL INFORMATION

Inspection Address: 1234 Nowhere Rd., Phoenix, AZ 85555
Inspection Date: 7/18/2006 Time: 9:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 85 Degrees

Inspected by: Garry Hukill

Client Information: John Smith
Structure Type: Wood frame, Stucco
Furnished: Yes
Number of Stories: One

Structure Style: Modern

Structure Orientation: South

Estimated Year Built: 2001
Unofficial Sq.Ft.: 3353

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

PLEASE NOTE:

This report is the exclusive property of Burns Home Services, 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 Burns Home Services, LLC. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society Of Home Inspections and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

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

Report File: Sample Report

SCOPE OF WORK

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

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

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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

Exterior

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

Site & Other Observations

Landscaping Observations

Components and Conditions Needing Service

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components.

House Wall Finish

House Wall Finish Type

Informational Components

The house walls are finished with stucco.

House Wall Finish Observations

Informational Components

The house wall finish is in acceptable condition.

There are typical cracks noted that appear acceptable.

Components and Conditions Needing Service

1. Hole noted in stucco at southwest corner of fireplace crown.
2. Hole noted in stucco at southeast corner of house at eave area.

Exterior Components

Driveways

Informational Components

The driveway is in acceptable condition.

Walkways

Informational Components

The walkways are in acceptable condition.

Fences & Gates

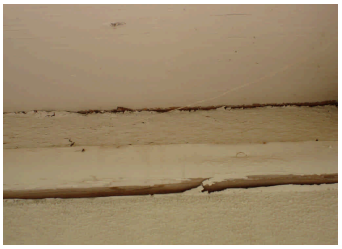
Components and Conditions Needing Service

The rod iron gate at west side of property needs to have handle reattached to gate. Recommend repair.

Fascia & Trim

Components and Conditions Needing Service

1. Area of moisture damage noted at back patio cover. Recommend repair
2. Area of open seams and moisture damage noted at back door of garage trim. Recommend repair.
3. Area of separation noted at eave line of west wall. Recommend repair.



Patio Fans

Components and Conditions Needing Service

West patio fan has missing screws for fan blades and is not operable. Recommend repair.

Exterior Doors

Informational Components

The exterior doors are in acceptable condition.

Windows

Informational Components

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

Grading & Drainage

Flat & Level Pad

Informational Components

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

Interior-Exterior Elevations

Informational Components

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

Drainage Mode

Informational Components

Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

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.

Slab Foundation

Common Observations

Informational Components

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

Method of Evaluation

Informational Components

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Structural Elements

Identification of Wall Structure

Informational Components

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Components

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

Identification of Ceiling Structure

Informational Components

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

Identification of Roof Structure

Informational Components

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

Roof

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

Concrete Tile Roof

General Comments

Informational Components

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

Method of Evaluation

Informational Components

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

Estimated Age

Informational Components

The roof appears to be the same age as the residence, or 18 years old.

Roofing Material

Components and Conditions Needing Service

There are a number of cracked or broken tiles that should be serviced, recommend consulting a licensed roofing expert for further analysis and repair.

There are a number of missing or displaced tiles that have exposed the waterproof membrane, which should be serviced or the roof could leak.




Flashings

Informational Components

The roof flashings are in acceptable condition.

Chimney

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

Living Room Chimney

Common Observations

Informational Components

The chimney walls appear to be in acceptable condition.

General Prefabricated

Informational Components

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

Damper

Informational Components

The damper is functional.

Chimney Flashings

Informational Components

The chimney flashings are in acceptable condition.

Weather Cap-Spark Arrestor

Informational Components

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Components and Conditions Needing Service

Minor area of separation noted at chimney cap. Recommend repair before water damage occurs.

Chimney Flue

Informational Components

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

Fireplace

Informational Components

The fireplace is in acceptable condition.

Hearth

Informational Components

The hearth is in acceptable condition.

Mantle

Informational Components

The fireplace mantle is in acceptable condition.

Plumbing

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

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.

Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Components

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

Copper Water Pipes

Informational Components

The potable water pipes are in acceptable condition.
Residence is fitted with soft water system.

Pressure Regulators

Informational Components

A functional pressure regulator is in place on the plumbing system, current pressure is 78 psi.

Electric Water Heaters

Age Capacity & Location

Informational Components

Hot water is provided by a 66 gallon water heater that is located in the garage.

Electrical Connections

Informational Components

The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

Informational Components

The shut-off valve and water connectors are functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

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

Hose bibs and irrigation

Hose Bibs

Components and Conditions Needing Service

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

Waste & Drainage Systems

Type of Material

Informational Components

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

Drain Waste & Vent Pipes

Informational Components

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

Electrical

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

Main Panel

General Comments

Informational Components

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

Service Entrance

Informational Components

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

Service conductor

Informational Components

Copper conductors noted on the service.

Feed line type

Informational Components

Copper on the 110volt and aluminum on the 220volt feed lines.

Panel Size & Location

Informational Components

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

Main Panel Observations

Informational Components

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Components

The exterior panel cover is in acceptable condition.

Wiring Observations

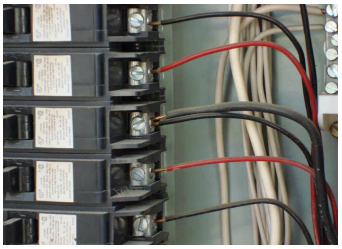
Informational Components

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Components and Conditions Needing Service

A fifteen-amp breaker is serving two circuits. This condition should be evaluated by an electrician.



Grounding

Informational Components

The panel is grounded to a water pipe.

Sub Panels

Sub Panel Location

Informational Components

The sub panel is located adjacent to the main panel.

Sub Panel Observations

Informational Components

The electrical sub panel has no visible deficiencies.

Panel Cover Observations

Informational Components

The exterior panel cover is in acceptable condition.

Wiring Observations

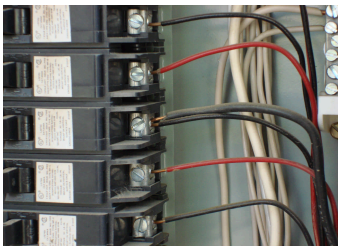
Informational Components

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

Circuit Breakers

Components and Conditions Needing Service

A fifteen-amp breaker is serving two circuits, which could overload the circuits. This condition should be evaluated by an electrician.



Grounding

Informational Components

The panel ground is correct.

Heat-A/C

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

HVAC Heat Pump Systems

Age & Location

Informational Components

Central heat and air-conditioning are provided by dual heat pump systems with 2 condensing units located outside in backyard and 2 evaporative units located in closets in each hallway.

Common Observations

Informational Components

We did not test the heating system because the ambient temperature is too high, and testing it could damage the coil.

Heat Pump & Air-Handler

Informational Components

Both heat pumps responded to a request for cooling, but was not tested on the heat cycle because the ambient temperature is too high and to do so could have damaged the coil.

Return-Air Compartment

Informational Components

The return-air compartment is in acceptable condition.

Condensate Drainpipe

Informational Components

The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Components

The drip pans are functional.

Heat Pump Disconnect

Informational Components

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Components

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Components

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

Thermostats

Functional Components and Conditions

The thermostats appears to be functional. However, the cover for the upstairs thermostat is missing.

Registers
Informational Components
The registers located in all living areas are reasonably clean and functional.
Flexible Ducting
Informational Components
The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Living

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

Main Entry

Furnished Residence Comment
Informational Components
The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.
Doors
Functional Components and Conditions
The door is functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Flooring
Informational Components
The floor is worn or cosmetically damaged, which you should view for yourself. Area of cracking noted at foot of stairs.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.

Living Room

Lights
Functional Components and Conditions
The lights are functional.
Ceiling fan
Functional Components and Conditions
Ceiling fan is operational.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Flooring
Informational Components
The floor has no significant defects.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.

Dining Room

Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Flooring
Informational Components
The floor has no significant defects.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.

Family Room

Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Components and Conditions Needing Service
A window is stuck or painted shut, and should be serviced. The right north facing window was unable to be opened. Recommend repair.

Flooring
Informational Components
The floor has no significant defects.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.

Office or Library

Doors
Functional Components and Conditions
The door is functional.
Lights
Functional Components and Conditions
The lights in the office are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Flooring
Informational Components
The floor has no significant defects.
Walls & Ceiling
Informational Components
The walls and ceiling in the office are in acceptable condition.
Ceiling Fan
Functional Components and Conditions
Ceiling fan appears to be functional.

Den

Doors
Informational Components
The doors are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Dual-Glazed Windows
Functional Components and Conditions
The window is functional.
Components and Conditions Needing Service
Window frame is loose at pane and should be repaired. Recommend repair.
Flooring
Informational Components
The floor has no significant defects.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.

Kitchen

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

Kitchen

Sink & Countertop

Informational Components

The sink and countertop are functional.

Cabinets

Components and Conditions Needing Service

The floor of the sink cabinet is damaged, and should be replaced.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

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

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Electric Range

Functional Components and Conditions

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

Electric Cooktop

Functional Components and Conditions

The electrical cook top is functional.

Built-in Microwave

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

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

Lights

Functional Components and Conditions

The lights are functional.

Flooring

Informational Components

There are cracks in the tiles, which you should view for yourself.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Hallway

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

Primary Hallway

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Secondary Hallway

Closets & Cabinets

Informational Components

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

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.

Main Stairs

Walls & Ceiling

Informational Components

The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Components

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

Lights

Functional Components and Conditions

The lights are functional.

Attic

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

Primary Attic

Attic Access Location

Informational Components

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

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Framing

Informational Components

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

Ventilation

Informational Components

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

Electrical

Informational Components

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

Blown-In Cellulose Insulation

Informational Components

The attic is adequately insulated, but not necessarily to a maximum standard. 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.

Heat Vents

Informational Components

The heat vents appear to be functional.

Plumbing Vents

Informational Components

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

Exhaust Ducts

Informational Components

The visible portions of the exhaust ducts are functional.

Secondary Attic

Attic Access Location

Informational Components

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

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Framing

Informational Components

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

Ventilation

Informational Components

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

Electrical

Informational Components

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

Heat Vents

Informational Components

The heat vents appear to be functional.

Plumbing Vents

Informational Components

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

Exhaust Ducts

Informational Components

The visible portions of the exhaust ducts are functional.

Water Pipes

Informational Components

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Bedrooms

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

Bedrooms

Number of Bedrooms
Informational Components
There are 4 bedrooms in structure.
Bedrooms Inspected
Informational Components
All bedrooms.
Doors
Components and Conditions Needing Service
The striker pin does not engage properly at the master bedroom double door. Recommend repair.
Closets
Functional Components and Conditions
The closets and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Ceiling fan
Functional Components and Conditions
Ceiling fan are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.
Dual-Glazed Windows
Informational Components
The windows that were unobstructed were checked, and found to be functional.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.
Flooring
Informational Components
The flooring has no significant defects or is only cosmetic in nature.

Bathrooms

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

Bathrooms

Bathrooms Inspected
Informational Components
All bathrooms.
Number of Bathrooms
Informational Components
There are 3 1/2 bathrooms in the home.
Doors
Components and Conditions Needing Service
Pocket door needs to be adjusted so as to not open on it's own. Recommend repair.
The upstairs hall bathrooms door does not close due to the installation of tile. Recommend repair.
Sink Countertop
Functional Components and Conditions
The sink countertop is functional.
Cabinets
Functional Components and Conditions
The cabinets are in acceptable condition.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sinks and its components are functional.
Components and Conditions Needing Service
There is a slow drain located in powder room sink. Recommend consulting a plumber for further evaluation.
The mechanical sink stopper is incomplete in following areas:
1. Both master bathroom sinks.
2. Downstairs bathroom sink.
Toilet & Bidet
Functional Components and Conditions
The toilets are functional.
Tub
Functional Components and Conditions
The tub is functional.
Tub-Shower
Functional Components and Conditions
The tub/showers are functional.
Stall Shower
Components and Conditions Needing Service
There are open joints at the bottom of the stall shower that should be sealed to prevent moisture damage.
Exhaust Fan
Functional Components and Conditions
The exhaust fans are functional.
Lights
Components and Conditions Needing Service
The ceiling light in upstairs hall bath does not respond, and should be serviced.
Outlets
Functional Components and Conditions
The outlets are functional and include ground-fault protection.
Components and Conditions Needing Service
The wall plate for the downstairs bathroom is missing and should be replaced. Recommend repair.
Flooring
Informational Components
The floor has no significant defects.

Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Valves & Connectors
Functional Components and Conditions
The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.
Trap & Drain
Functional Components and Conditions
The trap and drain are functional.
220 Volt Receptacle
Informational Components
The 220 volt receptacle for the dryer is functional.
Dryer Vent
Informational Components
Dryer vent appears to be functional, however the vent tube should be inspected bi-annually to ensure that it does not contain trapped lint or moisture.
Exhaust Fan
Functional Components and Conditions
The exhaust fan is functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.
Cabinets
Functional Components and Conditions
The cabinets are functional.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Components
The floor has no significant defects.

Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.
Sink
Functional Components and Conditions
The laundry sink is functional, and does not need service at this time.
Faucet
Functional Components and Conditions
The laundry sink faucet is functional.

Garage

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

Triple-Car Garage

Garage Door & Hardware
Functional Components and Conditions
The garage door and its hardware are functional.
Automatic Opener
Functional Components and Conditions
The garage door opener is functional.
Lights
Functional Components and Conditions
The lights are functional, and do not need service at this time.
Outlets
Functional Components and Conditions
The outlets that were tested are functional, and include ground-fault protection.
Slab Floor
Functional Components and Conditions
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.
Entry Door Into the House
Components and Conditions Needing Service
The house entry door is not self-closing, and should be serviced.
The fire-rating of the house entry door has been nullified by the addition of an animal door.
Firewall Separation
Functional Components and Conditions
The firewall separating the garage from the residence is functional.
Garage Side Door
Functional Components and Conditions

The side door is functional.

Walls & Ceiling

Informational Components

The walls are sheathed and in acceptable condition.

AFFILIATIONS AND CERTIFICATIONS

Arizona Licensed and Insured
Home Inspector
#45509

REPORT CONCLUSION

1234 Nowhere Rd., Phoenix, AZ 85555

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

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

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

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