

Inspection reference: Sample

Confidential Inspection Report
12345 Sample Way.
Sample AZ 12345

October 12, 2012



Prepared for:
Sample Inspection

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 FILE NAME (Address & Buyer Name): Sample Inspection report.

1.2 DATE OF INSPECTION: 10/12/2012.

1.3 TIME OF INSPECTION: 7:00 a.m.

1.4 CLIENT NAME: Sample, Inspection.

1.5 INSPECTION LOCATION: 1234 Sample Inspection way.

1.6 CITY/STATE/ZIP: Scottsdale, AZ 12345.



Front of home



Front of home

1.7 INSPECTOR

Mike Conley
AZ Certification Number: 50694
602-790-1064.

1.8 INSPECTION REPORT
TYPIST:

Mike Conley.

CLIMATIC CONDITIONS:

1.9 WEATHER: Clear.
1.10 SOIL Dry.
1.11 APPROXIMATE OUTSIDE TEMPERATURE: 95 Degf.

BUILDING CHARACTERISTICS:

1.12 MAIN ENTRY FACES: West.
1.13 ESTIMATED AGE OF HOUSE: 1998.
1.14 CONSTRUCTION TYPE: Single family type.
1.15 STORIES: Two story structure.
1.16 SPACE BELOW GRADE: Ground floor living area.

UTILITY SERVICES:

1.17 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

1.18 AREA: City.
1.19 HOUSE OCCUPIED? No.
1.20 CLIENT PRESENT: Yes.
1.21 PEOPLE PRESENT: Buyer's agent.

PAYMENT INFORMATION:

1.22 Service Agreement Reviewed inspection agreement with client at time of inspection.
1.23 TOTAL FEE: \$575.
1.24 PAID BY: Credit Card, Visa.

EXTERIOR - FOUNDATION - BASEMENT

The Arizona Standards of Practice dictate that an inspector should observe wall claddings, flashings & trim. The inspection is primarily a visual inspection. Areas that may be hidden from view by finished walls or stored items cannot be evaluated and are not a part of this inspection. Minor cracks are typical in many foundations. If major cracks are present further evaluation may be recommended by a qualified structural engineer. All exterior ground slope should direct surface and roof water to flow away from the structure.

Floor coverings may prevent recognition of cracks or settlement because carpeting and other floor coverings typically hide the condition of the slab. These standards are applicable to buildings and their garages or carports.

Crawl spaces & attics are entered unless areas are obstructed, could damage the property, or when dangerous or adverse conditions exist.

WALLS/FRAME COVERING:

2.1 MATERIAL:

Wood frame with stucco walls.

2.2 CONDITION:

Walls are in generally good condition with the following noted exception (s):

Cracks noted at stucco wall areas are typical settling type cracks.

Recommend monitoring and sealing as needed to prevent water intrusion.



Typical crack (not all shown)

COLUMNS/POSTS:

2.3 MATERIAL:

Stucco.

2.4 CONDITION:

In good condition.

TRIM/FLASHINGS:

2.5 MATERIAL:

Stucco.

2.6 CONDITION:

In good condition.

EAVES/FASCIA:

2.7 MATERIAL:

Stucco.

2.8 CONDITION:

Eaves observed in good condition. Fascia observed in good condition.

CHIMNEY:

2.9 MATERIAL:

Metal type, with stucco covering.



Chimney

In good condition. Spark arrester/rain cap noted.

2.10 CONDITION:

SLAB ON GRADE:

2.11 CONDITION:

Slab observed to be in generally good condition with the following noted exception (s):

Typical cracks are noted

Recommend Monitor and Repair as needed.



Typical crack at the slab

BASEMENT:

2.12 ACCESSIBILITY:

No Basement.

2.13 CRAWL SPACE:

No Crawl Space.

GROUNDS

The grounds inspection is visual in nature, not technically exhaustive, and will not identify concealed conditions or latent defects. The vegetation, grading, drainage, driveways, patios, walkways and retaining walls are observed with respect to their effect on the condition of the home.

DRIVEWAY:

- 3.1 TYPE: Concrete.
3.2 CONDITION: In good condition.

SIDEWALKS:

- 3.3 TYPE: Concrete.
3.4 CONDITION: In good condition.

LANDSCAPING:

- 3.5 CONDITION: Generally Maintained
**Photo Eye/Cell comes on at night and cannot properly test during daylight hours.
Review operation with seller prior to close.**



Low voltage controls.

RETAINING WALLS:

- 3.6 TYPE: None.

GRADING:

- 3.7 SITE: Flat site.
3.8 CONDITION: Grading at house is in generally good condition with the following noted exception (s):
**Recommend lowering soil/gravel below siding at the southeast house.
Grade should be 6 inches below any stucco or wood materials to prevent pest intrusion.**



PATIO:

3.9 LOCATION :

Back Yard.



3.10 MATERIAL TYPE:

Kool Deck.

3.11 CONDITION:

In good condition.

PATIO/PORCH COVER :

3.12 TYPE:

Open design, Same as structure.

3.13 CONDITION:

In good condition

Note: Automatic shades installed at the patio, tested operable and in good condition.



Shades at the patio

EXTERIOR FIREPLACE:

3.14 TYPE:

Masonry type, Gas type.



Fire pit.

3.15 CONDITION:

Fire pit observed in good condition.

Note: This is a manually lit fire pit.

BBQ:

3.16 CONDITION:

Gas type BBQ, Gas Line type
BBQ is in generally good condition with the following noted exception (s):
a) Inoperable burners / valves. This is an older BBQ. Recommend replacing the BBQ.
b) Igniter failed when tested. Recommend Repair.



BBQ



Under the BBQ

FENCES & GATES:

3.17 GATES:

One (1) gate, Single type, Iron/Wood type which is/are located at, Side Yard.



Gate.

3.18 *CONDITION:*

Gate(s) in generally good condition with the following noted exception (s):

Self latch at gate is installed but not operable.

Recommend repairing gate latch to self close/latch. Child pool safety concern.

Note: No Pool Fence presently installed.

3.19 *YARD FENCES:*

Block/Iron.

3.20 *CONDITION:*

Fence is in generally good condition with the following noted exception (s):

Broken fence (connector) at the southeast fence at the back yard.

Recommend repair.



Broken connector.

LAWN SPRINKLER SYSTEM

Landscape irrigation systems are not covered under the Arizona inspection standards. However, where possible these systems will be tested and the results reviewed. Underground systems, by their very nature, are difficult to assess. Some leaks may be impossible to determine in the limited scope of this inspection.

DISTRIBUTION VALVES:

4.1 TYPE:

Electric, Automatic operation Front Yard, Rear Yard.



Drip valves

4.2 NUMBER OF ZONES:

Three (3) zones.

4.3 CONDITION:

Automatically tested and found to be operable and in good condition.

VISIBLE SUPPLY LINES:

4.4 TYPE:

PVC.

4.5 LEAKS OBSERVED:

No leaking observed at supply lines at time of inspection.

4.6 ANTI-SIPHON VALVE
DEVICE:

Properly Installed

Note: Suggest covering plumbing to protect from freezing during periods of frost warnings.

ELECTRIC CONTROLS:

4.7 SUB PANELS AND TIMERS:

**One timer, Automatic Irrigation Control Timer unit/s located at south exterior
Timer tested operable and in good condition.
Suggest that the buyer review manual and automatic operation including timer
settings with seller to ensure proper operation of the system.**



Drip timer.

SPRINKLERS and/or DRIP HEADS:

4.8 CONDITION:

Drip heads tested operable and observed to be in good condition.

Note: We are not always able to check all individual drip heads because of, buried, covered with rocks, plants or property obstruction that may prevent full access.

POOL/SPA/WATER FEATURE & EQUIPMENT

Inspections performed to the standards adopted by the State of Arizona are intended to provide a better understanding of swimming pool & spa conditions as observed at the time of the inspection. The inspection is to state any systems and components that were found to be in need of immediate repair and any recommendations to correct, monitor or further evaluate by appropriate tradesmen.

This includes the condition of the pool finish materials, decks, steps, accessories, and coping. It also includes the normal operation of the pumps, motors, blowers, skimmer, filter, drains, heaters, automatic safety controls, and gauges, as well as visible piping & valves.

POOL AND/OR SPA:

5.1 TYPE:

Pool /Spa combination.



Spa



Pool

POOL INTERIOR FINISH MATERIALS:

5.2 TYPE:

Pebble Tec.

5.3 CONDITION:

In good condition. No damage or deterioration observed.

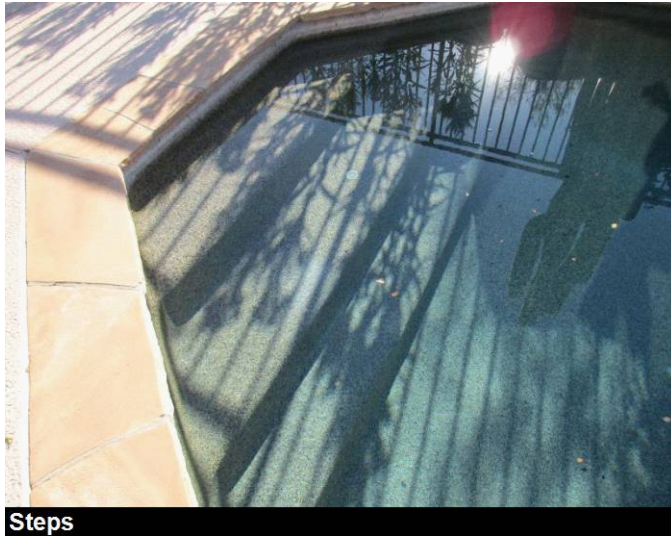
STEPS and COPING:

5.4 CONDITION OF INTERNAL STEPS AND SEATS:

Internal Steps and Seats observed in good condition.



Seat



Steps

5.5 TYPE OF COPING POOL AND SPA:

Pebble Tec.

5.6 CONDITION OF COPING:

Pool/Spa Coping Observed in good condition.

POOL AND/OR SPA DECKING:

5.7 TYPE:

Kool Deck, Flagstone Pavers.

5.8 CONDITION:

Pool Deck observed in generally good condition with the following noted exception(s):
Some missing / cracked grout at various areas.
Recommend Repair.



Missing grout (not all shown)

CROSS CONNECTIONS:

5.9 ANTI SIPHON DEVICE
CONDITION

Anti Siphon valve/ device observed in good condition

Note: Suggest covering plumbing to protect from freezing during periods of frost warnings.

PUMPING EQUIPMENT: POOL and SPA

5.10 PUMP/MOTOR CONDITION: Two Pumps and Motors installed. Manual On/OFF disconnect/switch is present and tested operable.
Motor Ground/Bonds observed in good condition
Tested Operable. Good Operation.



Pumps /motors.



Pool equipment

5.11 LEAKAGE:

Leaking observed at 2 of the 3 valves for the water features. Recommend further evaluation by a qualified pool contractor and repair as required.



Leak areas

5.12 LEAF BASKET:

In good condition.

5.13 PRIMARY FILTERING TYPE:

Diatomaceous Earth Filter (crushed sea shells) Filter must be back washed and new DE replenished after each backwash.



Pool filter.

5.14 FILTER CONDITION:

In good condition.

5.15 PRESSURE IN PSI:

28 PSI measured

Within normal range. (Normal range is 5 - 30 PSI)

5.16 CHLORINATOR:

Floater type of chlorinator used.

Observed in good condition.

Note: do not test or determine pool water chemical balance at this inspection.

Ionization (salt) mechanism installed on the wall.



Chlorinator controls on the wall.



Floating chlorinator,

**5.17 CHLORINATOR
CONDITIONS:**

Observed in generally good condition with the following noted exception(s):

Note: do not test or determine water chemical balance at this inspection.

The chlorinator on the wall near the pool equipment is not operational and is likely abandoned.

Recommend reviewing with seller prior to close, repair / replace as needed.

ELECTRIC CONTROLS:

5.18

Pool equipment timer tested operable.

We always recommend buyer review timer operation and settings with seller/property manager to ensure proper operation of equipment.

A sub panel is provided. Observed in good condition.



Pool timer / sub panel

SKIMMER & BASKET:

5.19 CONDITION:

In good condition.

CLEANING SYSTEM:

5.20 TYPE:

Vacuum cleaning system that is powered by the pool pump.



Pool vacuum

5.21 *CONDITION:*

Pool cleaning system tested operable and in generally good condition with the following noted exception(s):

Vacuum Cleaning system equipment tested inoperable at time of this inspection. Recommend further evaluation by a qualified pool contractor and repair as required.

VISIBLE PLUMBING LINE:

5.22 *Auto Fill Valve Condition:*

The auto filler does not completely shut off. Recommend Repair.



Auto filler.

5.23 *PLUMBING LINE
CONDITION:*

In good condition.

ENTRAPMENT PREVENTION:

5.24 *CHILD RESISTANT
STRAINERS AT POOL BOTTOM
DRAINS:*

Anti Vortex drain cover installed at main drain cover.

POOL WATER FEATURE:

5.25 *CONDITION:*

Tested Operable.



Water features.

POOL/SPA LIGHT/S
5.26 LIGHT

Spa light tested inoperable.
Pool light tested inoperable.
Recommend further evaluation by a qualified pool contractor/and/ or licensed electrician and repair as required.

Fiber Optic type light.



Fiber optic tower.

5.27 GFCI CONDITION

Ground Fault Interrupter (GFCI) tested inoperable at time of inspection. Electrical safety feature.
Recommend replacing GFCI outlet. Safety concern.

HEATERS: POOL/SPA
5.28 TYPE:

Natural gas, System is activated by an automatic controller.



Pool / spa heater.

5.29 *CONDITION:*

Indicator light on the flow through heater operated, signaling proper operation.

Note: Do not heat entire pool at time inspection. Limit Switch, Thermocouples, and Disconnects at heater observed present and in good condition.

SPA:

5.30

In ground type spa. Pebble Tec surface is in good overall condition. Pump and motor operated properly and hydro jet action is good at all jets.

Air Pump tested operational. All controls tested operable.



Spa in operation.

CHILD SAFE BARRIERS:

5.31 *TYPE AND CONDITION:*

Note: No enclosure is provided. This is a child pool safety hazard if a child wanders into the area and has an accident.

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

We recommend you access local and state pool barrier regulations.

Individual City Pool Barrier Requirements Website:

<http://www.childrensafetyzone.com>.

ROOF SYSTEM

An inspection is generally the opinion of the inspector in regards to the condition of the property. It is a snapshot of the condition at the time of the inspection. It is not a warranty or guarantee of any kind.

Roof conditions are evaluated as to the drainage systems, the flashings and any roof penetrations. Any hidden components such as underlayment below tile roofs are difficult to evaluate. However, indirect conditions such as age or water stains at the eaves, fascia or in the attic give insight as to the effectiveness of the roofing material.

Arizona guidelines do not require an inspector to walk on the roof. However, unless the roof will be damaged or an unsafe condition exists all roofs will be evaluated by walking on the roof so that direct observations can be made.

ATTIC AND INSULATION:

6.1 ACCESSIBILITY AND CONDITION:

Two (2) attic accesses, Inspector entered at: Garage and laundry room.

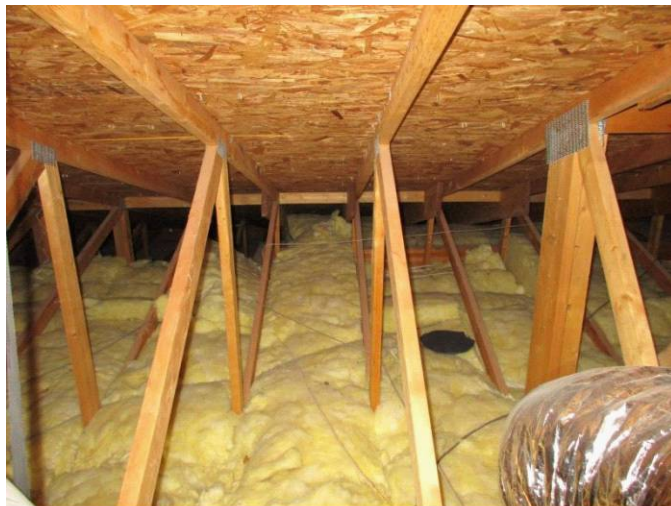
Truss framing, Attic area accessible at time of inspection.

Some viewing was restricted by low headroom.

What could be seen observed to be in good condition. No signs of damage or leaks observed.

Dead mouse noted in the attic. Unable to determine if there are more, or active mice in the attic.

Recommend contacting a licensed pest control specialist for remediation.



General attic.



General attic.



Dead mouse

6.2 VENT TYPE AND
CONDITION:

6.3 INSULATION TYPE AND
CONDITION:

Soffit type vents provided. Ridge type vents provided.
Ventilation observed in good condition. Screens observed in good condition.
Fiberglass Batts, Observed in good condition.



Insulation type.

6.4 VAPOR RETARDER:

No vapor barrier is installed.

6.5 INSULATION DEPTH AND
R-FACTOR:

8-9 inches, equivalent to R-30.

ROOF:

6.6 STYLE:

Gable type, at Main House, Flat/Low pitched type at various areas.



Flat roof (not all areas shown)



Main house roof.



Main house roof.



Flat roof.

6.7 TYPE:

6.8 ROOF ACCESS:

6.9 ROOF COVERING STATUS:

Concrete Tile, at Main House, Foam Roofing at various areas.

Inspector does not walk on tile roofing materials.

Foam roofing observed in good condition/within useful life.

Note: Industry average life of foam roofing material in Arizona is 30 years with annual review and normal maintenance repairs.
And it is typical that as part of maintenance this type of roof should be cleaned and re-coated every five to ten years to insure long, functional life.

Tile roofing material observed in good condition with the following noted exception(s):
The roof has had many repairs. The area at the east roof (near the ridge area) has many replaced tiles. The seller stated the roof was repaired and has a warranty. Unable to fully determine if all the repairs under the tile have been done properly and / or do not leak when raining (due to dry conditions at the time of the inspection).
Recommend reviewing history of past repairs including cause and any repair warranties with seller. If the whole roof is not covered by the warranty or the repair work order is dubious, the Inspector recommends a complete roof evaluation by a licensed roofing contractor and repair as required.

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



Example of repaired area (not all shown)

SKYLIGHTS/SOLAR TUBES

6.10 NUMBER AND LOCATION OF SKYLIGHTS: None.

EXPOSED FLASHINGS AND VENTS:

6.11 TYPE: Metal type.



Typical vent / flashing,



Typical flashing.



Typical vent.

6.12 CONDITION:

Flashings at roof observed in good condition
Utility vents observed in good condition.

GUTTERS AND DOWNSPOUTS:

6.13 *TYPE* : None - typical in Arizona.

SCUPPER DRAIN:

6.14 *TYPE* : Partial.

6.15 *CONDITION*: Scupper drain observed in good condition.

PLUMBING

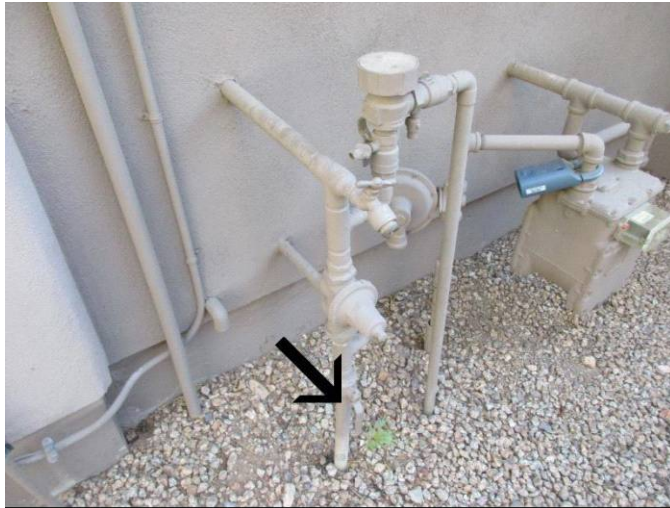
The inspector is not required to operate any valve except water closet flush valves, fixture faucets and hose faucets. Many valves such as gate type valves or water supply valves under sinks are subject to failure if tested. Soft water or other conditioning/filtering systems are not tested for effectiveness.

Interior water supply lines will be evaluated for functional flow and interior drain, waste & venting systems will be evaluated for functional drainage. Fuel storage and distribution systems will be observed and evaluated.

MAIN LINE:

7.1 MATERIAL:

Copper.



Main water shut off

7.2 CONDITION:

Water shut-off valve is located at the south exterior side of the house. Water shut-off valve tested operational

Pressure regulator installed, not tested.

Water pressure appears adequate; measured at 62 PSI which is within normal range. (normal range is 40 - 80 PSI)

Water softener installed but not within the scope of this inspection

We suggest that buyer reviews operation and maintenance schedule with seller to insure proper operation of unit.



Water softener

DISTRIBUTION LINES:

7.3 MATERIAL:

What could be seen is Copper.

7.4 CONDITION:

In good condition with no cross contamination observed. Functional water flow noted when plumbing fixtures tested.

See details at kitchen and bathroom fixtures in report.

7.5 PLUMBING SUPPORTS:

In good condition

WASTE LINES:

7.6 MATERIAL:

ABS type plastic.

7.7 CONDITION:

What can be seen, observed in good condition. Functional water flow observed when drain piping tested.

See details at kitchen, laundry and bathroom areas of report. Plumbing vents observed in good condition.

HOSE FAUCETS:

7.8 FAUCET LOCATION:

Front yard, Back yard. Side yard.

7.9 OPERATION:

Tested operable. In good condition.

WATER HEATER:

7.10 TYPE:

Gas type

Re-Circulation pump installed with timer. Timer was not evaluated at this inspection.

Suggest that the buyer review operation of timer unit with the seller to insure proper operation.



Water heater.



Recirculating pump / timer.

7.11 AGE:

2013 dated Unit. 2 years old.
Industry average life for a gas water heater is 7- 10 years.



2013 model year

7.12 SIZE:

50 Gallons.

7.13 LOCATION:

Garage.

7.14 CONDITION:

Pressure relief valve noted properly installed. Not tested. Flue vent intact
Gas Shut-off valves noted but not tested. A water shutoff valve is installed, tested operable.
Water heater unit observed in good condition. No damaged or deterioration observed. Hot water provided to house.

FUEL SYSTEM:

7.15 METER/TANK

LOCATION-CONDITION:

Gas meter noted in good condition.
Gas appliances at this location are;
1) Gas fired furnace(s) in the attic
2) Gas water heater
3) Gas dryer
4) Gas range/cooktop
5) Gas fireplace
6) Gas BBQ
7) Gas pool heater.



Gas meter.

HEATING - AIR CONDITIONING

The inspector is not required to operate HVAC systems when weather conditions or other circumstances may cause equipment damage. For example, it may damage a heat pump system if operated in the heat mode when the ambient temperatures are too high. Cool mode operation provides a good indication of how the system should work in the heat mode but does not confirm proper operation of the reversing valve. Though temperatures are noted at each register, no observation is made as to the adequacy of cool-air supply to each of the various rooms throughout the structure. Many variables contribute to the temperature differences that may exist between rooms.

Current operation does not guarantee future performance.

HEATING /AIR HANDLER SYSTEM DESCRIPTION:

8.1 NUMBER OF UNITS: Two (2) units.



Air handler /heater.



Air handler /heater.



Air handler /heater.

8.2 LOCATION OF UNIT(S):

Attic with drip pan observed in good condition (the northernmost unit).

Rust noted at the south units drip pan indicating past leakage.

Recommend reviewing history of area with seller including any past service/repair.

Recommend further evaluation. Repair may be required by licensed HVAC contractor.



Rust at the drip pan

8.3 SYSTEM TYPE:

Forced Air gas/Split System types.

8.4 FUEL TYPE AND NOTES:



Electrical disconnect (both same)



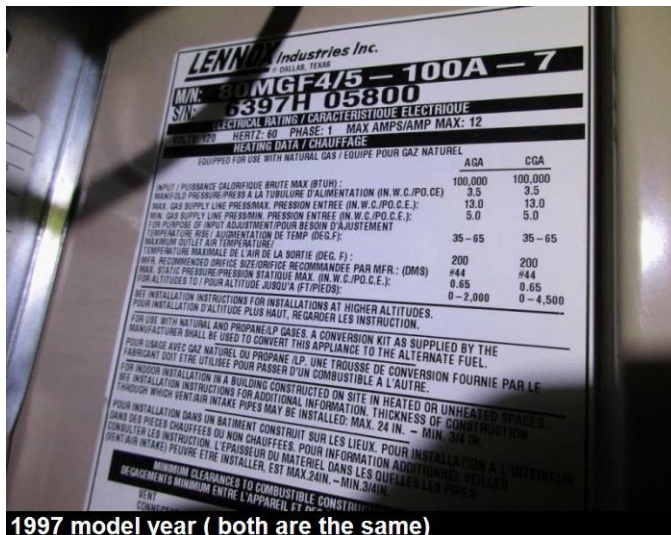
Gas valve (both same)

8.5 CAPACITY OF UNIT:

100,000 Btu's each.

8.6 APPROXIMATE AGE IN YEARS:

1997 Dated unit/s. 18 years old each.



1997 model year (both are the same)

HEATING SYSTEM CONDITION:

8.7 *CONDITION :*

Tested operable. What could be seen observed in good condition.

8.8 *BURNERS/HEAT EXCHANGERS:*

Closed System - Unable to inspect, Burner flames appear typical.

8.9 *PUMP/BLOWER FAN:*

In good condition.

8.10 *COMBUSTION AIR:*

In good condition.

8.11 *VENTING:*

In good condition.

8.12 *AIR PLENUM:*

In good condition with the following noted exception(s):

Air leaks noted at both air handler units- Sealing is recommended.



Air leaks

8.13 *AIR FILTERS:*

Observed in place and clean.

Filters should be checked monthly and cleaned or replaced when dirty as part of normal system maintenance.

8.14 *NORMAL CONTROLS:*

Tested operable.

AIR CONDITIONING DESCRIPTION:

8.15 *NUMBER OF UNITS:*

Two (2) units.



Condenser units.

8.16 *LOCATION AND TYPE:*

Central type, Located at Exterior.

8.17 *POWER SOURCE:*

220 Volt, Electrical disconnect present and appears to be in good condition.



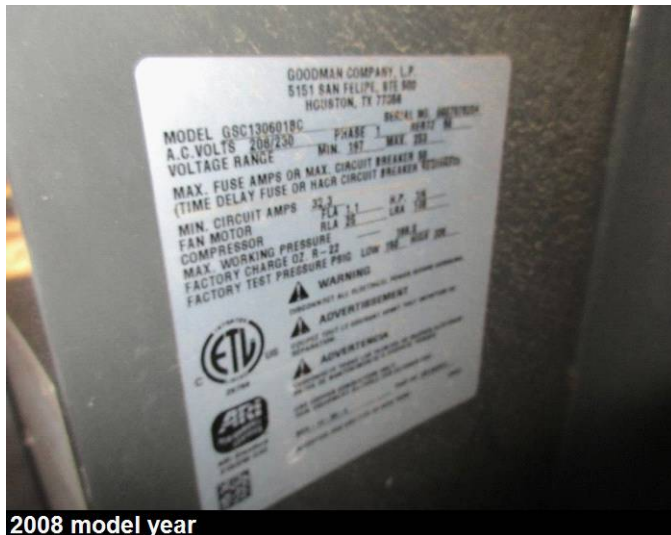
Electrical disconnect (both same)

8.18 CAPACITY OF UNIT:

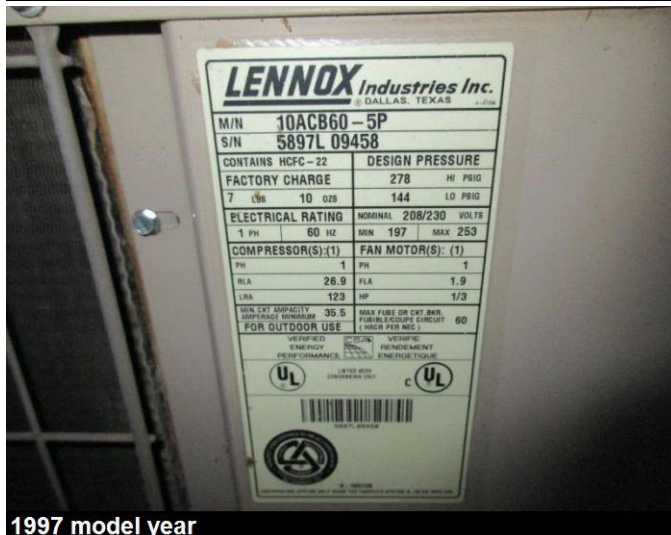
5 tons each.

8.19 COMPRESSOR AGE IN YEARS:

2008 and 1997 Dated unit/s. 7 and 18 years old.
Industry average service life is 15 years.



2008 model year



1997 model year

8.20 COOLING RETURN AIR
TEMPERATURE:

75 DegF North house.
74 DegF South house.

8.21 COOLING SUPPLY AIR
TEMPERATURE:

55 DegF North house.
54 DegF South house.

8.22 COOLING AIR
TEMPERATURE DROP:

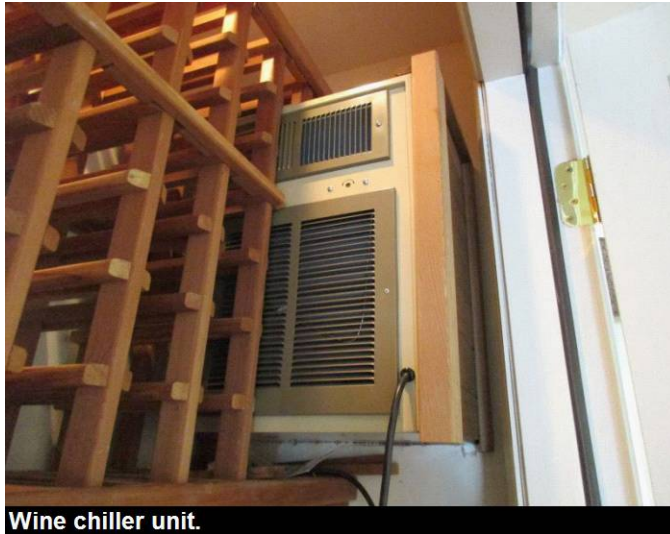
20 Degrees - cooling within normal range for both units.
(Normal cooling range is 15 - 22 Degrees)

AIR CONDITIONING CONDITION:

8.23 COOLING SYSTEM
CONDITION:

Tested operable. What could be seen observed in good condition.

There is a wine chilling room off of the formal dining room. The air conditioning unit does not cool the room and needs repair. Recommend further evaluation by a qualified and/or licensed HVAC contractor and repair/replace as required.



Wine chiller unit.

8.24 CONDENSATE DRAIN
LINE/S:

Condensate drain line (CDL) installed. In good condition. No damage or deterioration observed.

Note: The system is designed to drip condensate from the lower line. If water drains from the upper line call for service.



Condensate lines.

8.25 NORMAL CONTROLS:

Tested operable. In good condition.

DUCTWORK:

8.26 TYPE:

Flexible Round.

8.27 DUCTS/AIR SUPPLY:

Appropriate number of registers and returns in all living areas. Cooling and heating sources are present in each room. All registers and returns tested operable. In good condition. No damage or deterioration observed.

HEATING AND COOLING SYSTEM - REVIEW SERVICE HISTORY:

8.28 GENERAL SUGGESTIONS:

Service & Clean - Any HVAC unit over 2 years old is recommended to be serviced and cleaned once per year. Recommend reviewing maintenance record with Seller and if these __18 and 7__ year old units have not been inspected, cleaned and serviced within the last 12 months, it is suggested that they be serviced by a qualified and/or licensed HVAC contractor. See Note/s below.

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

SEER

8.29 Heating/Cooling

13 SEER (goodman condenser unit only).
Possibly 10 SEER units (all others)

AUXILIARY EQUIPMENT:

8.30 WHOLE HOUSE ATTIC FAN: None.

ELECTRICAL SYSTEM

The inspector is not required to insert any tool, probe, or testing device inside the panels. No testing or operation of any overcurrent device except ground fault circuit interrupters is performed. NO dismantling of equipment is performed other than to remove covers of the main or auxiliary panels.

Arizona requires observation of the service entrance conductors, service equipment, grounding equipment, main & distribution panels. Locations of equipment, voltage & amperage are noted.

Safety devices such as Ground Fault Circuit Interrupters (GFCI) and ARC Fault breakers should be tested on a regular basis to ensure proper operation.

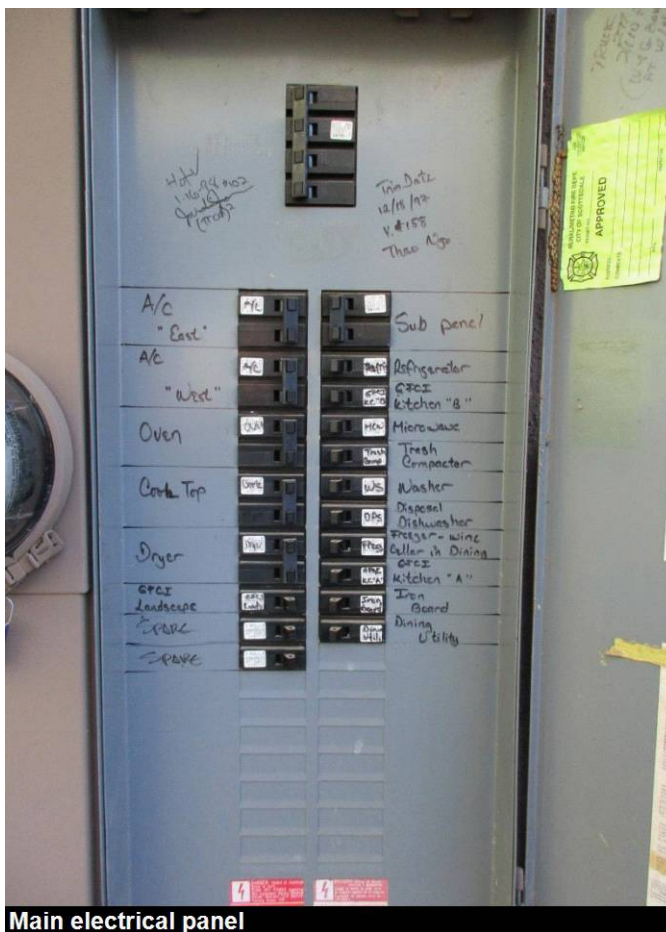
Low voltage wiring systems, such as telephone wires, TV cables, security sensors, intercoms, speakers, computer networks, or other ancillary wiring is not evaluated.

SERVICE

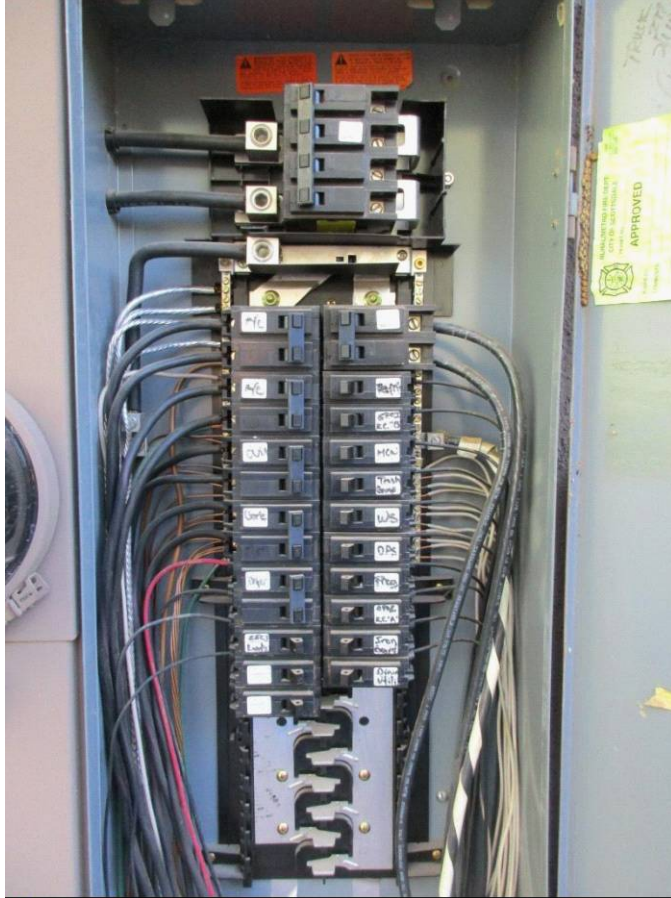
9.1 TYPE AND CONDITION: Underground service, 110/220 Volt, Circuit breakers, In good condition.

ELECTRICAL PANELS:

9.2 MAIN PANEL LOCATION AND AMPERAGE, 200 AMP Service, Main Panel is located at: South Exterior wall of house. in good condition.
NOTES:



Main electrical panel



Main electrical panel (interior)

9.3 Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

9.4 SUB PANEL #1 LOCATION:

Next to the main panel.



Sub panel



Sub panel (interior)

9.5 SUB PANEL NOTES: #1

Circuit and wire sizing correct so far as visible, Grounding system is present. Observed in good condition

Panels are without the benefit of complete labeling. Safety concern. Recommend complete labeling.

CONDUCTORS:

9.6 ENTRANCE CABLES:

Copper.

9.7 BRANCH WIRING:

Copper, Aluminum (220 volt OK), Observed in good condition.

SWITCHES & OUTLETS:

9.8 CONDITION:

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

a) Light(s) not operational at, (one) at the garage, pantry, (one) at the back patio one at the master bedroom closet, possibly due to bad bulbs.

Recommend installing new bulbs and retesting. Further repair by a licensed electrician as required.

b) Reverse polarity is noted at the outlet at the informal dining room (south wall).

c) There is an electrical cord in the wall at the master bedroom, this is an improper installation. Unable to see the cord inside of the wall (and its condition).

Recommend repairs.

d) Missing beauty rings at the exterior lights at the main entry.

Recommend installation.

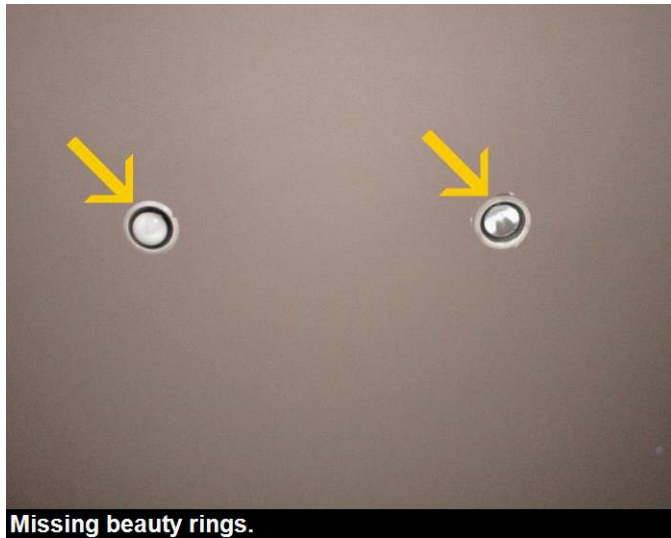
e) GFCI RESETS

- Exterior GFCIs reset at: Garage.

-Interior bath GFCIs reset at: Master bathroom.



Cord in the wall.



Missing beauty rings.

GARAGE - CARPORT

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

Garage doors are tested to ensure that the door will automatically reverse when met with reasonable resistance (usually defined as 25 lbs.) or when the optical sensors are obscured.

TYPE:

10.1 LOCATION: Attached garage, Three (3) car.



Garage.

ROOF:

10.2 TYPE/CONDITION: Same as house, See house roof comments.

FLOOR/WALL AREAS:

10.3 TYPE Concrete floors, with treated finish.

10.4 CONDITION: Floor areas observed on good condition, Walls areas observed in good condition.

FIRE WALL/FIRE DOOR:

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

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

GARAGE DOOR(S):

10.7 NUMBER OF DOORS Three (3) garage doors.

10.8 CONDITION: Automatic door openers tested operational (north and center door openers).
a) The southern most opener would make a slipping / grinding sound when in operation. The belt may be too loose, unable to fully determine this. We recommended further review and evaluation by a qualified and/or licensed garage door contractor . Repair as required.
b) Automatic object reverse feature is not operational at the south and north door openers. (should reverse with 25 lbs of resistance)
Note: All overhead doors should have a fully operational auto-reverse function. Recommend repair/adjustment of this automatic door opener safety feature.
 -Walk through sensors tested operable.
 Door(s) are in generally good condition with the following noted exception(s):
c) Rubber weather guard is missing/deteriorated at the bottom of garage door at the north door.
Recommend repair to prevent water and/or pest intrusion.



GARAGE SERVICE DOOR:

10.9 NUMBER OF DOORS

10.10 CONDITION:

One (1) service door.

Service Door is in good condition. No damage observed.
Self closer / latch operated normally.

INSTALLED CABINETS:

10.11 TYPE:

10.12 CONDITION:

Wood.

Cabinets observed in good condition. Doors tested operable.

INTERIOR

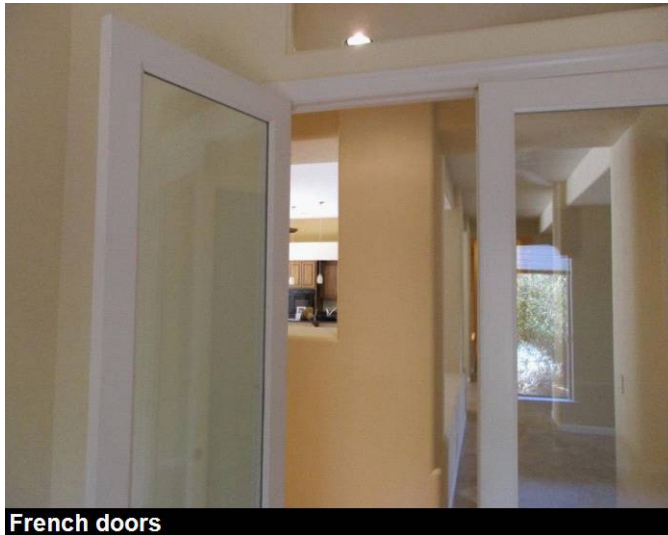
The inspector is not required to observe paint, wallpaper or other finish treatments on the interior walls, ceilings, and floors. This includes carpet, draperies & blinds. Typical wear & tear will not be noted.

Fireplaces are observed visually and not during operation. The interior of flues and liner connections are not visible or within the scope of this inspection

Smoke detectors are tested as to the appropriate response in 'test' mode but this is no way a guarantee of proper operation in the event of an emergency. Detectors should be tested on a regular basis and updated as new more effective technology is available.

DOORS:

- 11.1 MAIN ENTRY DOOR: In good condition. Tested operable.
- 11.2 OTHER EXTERIOR DOORS: Sliding glass door/s at the back patio, Standard back door/s
All exterior doors were tested and found to be in generally good condition with the following noted exception(s):
No self closing devices installed at the sliding glass doors leading to pool areas. Child Pool Safety concern. Recommend installing these safety devices. Note: No pool fence is installed.
- 11.3 INTERIOR DOORS: All interior doors were tested and found to be in generally good condition with the following noted exceptions:
The french doors at the north spare bedroom stick when opening them. Recommend Repair.



WINDOWS:

- 11.4 TYPE & CONDITION: Steel frames Single hung glass (slides up & down) and fixed type windows.
All insulated windows observed to be in good condition with no damage noted to vacuum seal. Insulated glass panes
All accessible windows were tested and found to be in generally good condition with the following noted exceptions:
The northeast window at the master bedroom may have leaked onto the wall during rains. Unable to determine if this has been repaired (appears to have newer caulking on the interior side of the window). Recommend reviewing history of past repairs including cause with the seller. Further repair as needed.



INTERIOR WALLS:

11.5 MATERIAL & CONDITION:

Drywall,

All interior walls were observed to be in generally good condition with the following noted exception(s):

**Termite damage at the master bedroom closet (see the termite report).
Recommend replacing the base board as needed.**

Note :See the windows comments regarding the wall at the master bedroom.

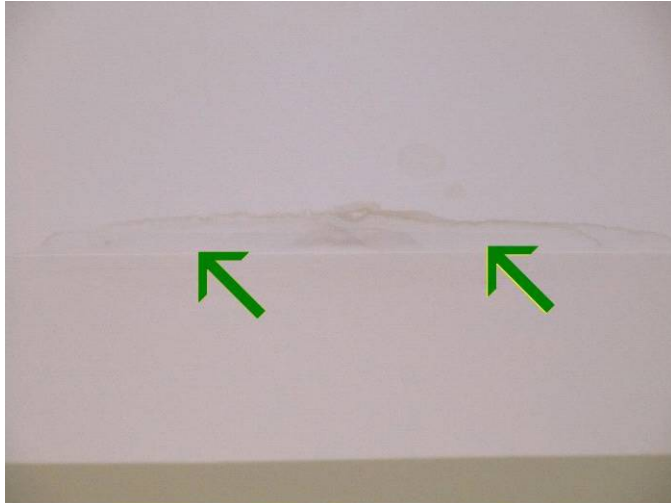


CEILINGS:

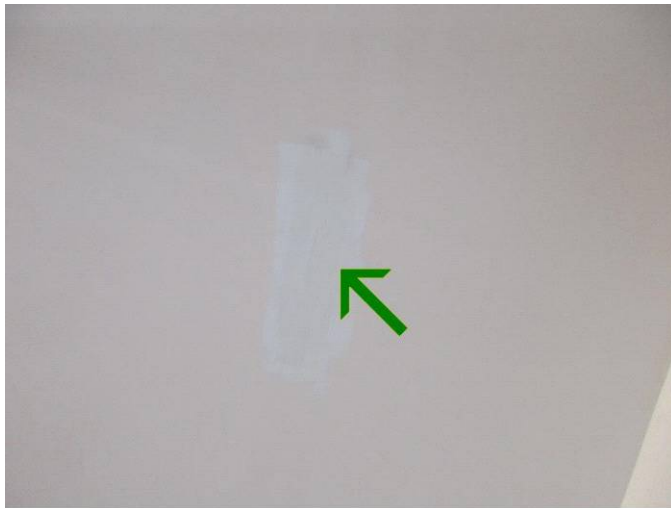
11.6 TYPE & CONDITION:

Drywall, All ceiling areas observed in good condition with some typical cracks observed with the following noted exception (s):

Recommend reviewing history of past ceiling repairs / stains at the kitchen area, the north spare bedroom close (near the supply register) and the stains at the master bathroom areas including cause with the seller. Further repair as needed (see also the roof report).



Stain at the master bathroom (not all)



Repair at the kitchen area.



Stains at the ceiling

FLOORS:

11.7 TYPE & CONDITION:

Carpet, Tile

Flooring observed to be in generally good condition with the following noted exception(s):
Flooring observed to be cracked/broken at various areas (does not appear to be a structural issue).

Recommend replacing all cracked tiles.



Example of cracked tiles.

FIREPLACE/S:

11.8 LOCATION - TYPE -
CONDITION:

Den

Prefabricated metal, GAS only. Gas tested operable. No damper is installed
Tested operable and in good condition.



Fireplace

SMOKE & FIRE /CARBON MONOXIDE DETECTORS:

11.9 COMMENTS:

Smoke /fire detectors responded to test button operation.

-We suggest testing these smoke/fire detectors monthly as part of a routine home safety program.

No carbon monoxide detectors are present

Note: not required at time of original home construction.

Recommend addition as a gas safety upgrade outside of bedrooms and other locations as recommended by device manufacturers.

11.10 Fire Sprinkler Systems

Approved type sprinkler heads observed to be installed.

Note: Testing of fire sprinkler systems is not within the scope of this inspection service.

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

Historically there has been no charge for this service.

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



Fire sprinkler controls



Fire sprinkler head.

KITCHEN - APPLIANCES - LAUNDRY

Appliances in the kitchen and laundry areas will be operated so that any leaks or poor conditions can be observed. This does not forecast the life expectancy of any component or system. Any appliance that is not permanently installed, such as a portable dishwasher or countertop microwave, may not be tested or evaluated for proper operation

KITCHEN SINK:

12.1 NUMBER OF SINKS:

One sink.



Kitchen



Sink



Under the sink (RO system also)

12.2 TYPE AND CONDITION:

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

12.3 WATER PURIFICATION SYSTEMS:

Reverse Osmosis (RO) type water purification unit installed. Unit tested inoperable.

NOTE: Did not test for water quality.

Suggest that the buyer review filter replacement schedule with the seller to ensure proper operation of R/O unit. (a dirty filter is worse than no filter)

RANGE/COOK TOP AND OVEN:

12.4 TYPE/CONDITION:

Gas type, Cook top
Electric type, Double electric ovens
Tested operable and in good condition.
Note: Do not test or determine heating efficiency of units. Operation only.

VENTILATION:

12.5 TYPE AND CONDITION:

External type, Fan /Hood tested operational.

REFRIGERATOR:

12.6 TYPE AND CONDITION:

Refrigerator unit operating at the time of the inspection.
Note: 1- Do not test or determine cooling efficiency of unit.
Note: 2- Do not pull out refrigerator to view behind because of possible damage to flooring.
Dispenses water & ice.
The wine chiller in the kitchen is operable and in good condition.
The ice maker / dispenser did not operate and may be broken. Recommend Repair.



Wine chiller.

DISHWASHER:

12.7 CONDITION:

In good condition. Tested operable. Air gap device or high-loop is present.

GARBAGE DISPOSAL:

12.8 CONDITION:

In good condition. Tested operable. Wiring in good condition. No damage or deterioration observed.

OTHER BUILT-INS:

12.9 MICROWAVE:

Tested operable.

INTERIOR COMPONENTS:

12.10 COUNTERTOPS AND
CABINETS:

Countertops are Granite, Countertops observed in good condition. No damage or deterioration noted.

Cabinets in generally good condition. Doors tested operable.

12.11
WALLS/CEILINGS/FLOORS:

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

Kitchen flooring observed in good condition. No damage observed.

12.12
SWITCHES/FIXTURES/OUTLETS
:

Accessible switches and outlets tested operable. Fixtures in good condition. No damaged observed. Tested operable.

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

LAUNDRY:

12.13 LOCATION:

Service area main floor.



Laundry room

12.14 CONDITION:

a) Plumbing was not tested in Laundry room because no washer was installed. Unable to test for proper operation of water fill valves and/or leaking. Recommend reviewing when washer is installed. Repair as needed.

Electrical outlet is grounded, 220 Service-operational, Exhaust Fan Tested Operable. Dryer venting is provided - not fully viewable. What could be seen observed in good condition.

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

b) Gas service pipe is provided, not capped. Recommend capping until in use.

Laundry sink is provided. Faucet and Drainage tested operable. No damage or deterioration noted.



Uncapped gas line

WASHER AND DRYER:

12.15 CLOTHES WASHER:

None.

12.16 CLOTHES DRYER:

None.

BATHROOMS

This inspection will observe water supply and distribution systems as well as interior drain, waste, & vent piping. Any active leaks will be noted. Though stringent testing procedures are used at the time of the inspection it does not replicate the demands of a family living in the house and using multiple plumbing conditions at the same time such as bathing, laundering & washing the dishes.

BATHROOM 1: Master bathroom

13.1 BATH LOCATION:

Master bathroom.



Master shower.



Master bathroom



Toilet area.



Sink (one)

13.2 CONDITION OF SINK

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

13.3 CONDITION OF TOILET:

In good condition. Tested operable.

**13.4 TUB/SHOWER PLUMBING
FIXTURES**

Fixtures tested operable. In good condition. Good water flow observed. Drain tested operable, in good condition. Good drainage observed. Shower head tested operable. In good condition. Good water flow observed.

13.5 TUB/SHOWER & WALLS

Tub in good condition. Interior walls observed in good condition. No damage or deterioration observed. Exterior walls around tub/shower observed in good condition. No damage or deterioration observed. Enclosure observed to be in good condition. Door tested operable.

13.6 FLOOR

Type of floor: Tile. Flooring material observed to be in good condition.

13.7 BATH VENT

Bath vent observed to be in good condition. Tested operable.

BATHROOM 2: Hall bath

13.8 BATH LOCATION:

Powder room.



Powder room

13.9 CONDITION OF SINK

Number of sinks: One sink, Sink(s) observed in good condition. Faucets tested operable. Good water flow and no signs of leaks or damages observed. Drainage tested operable. Good flow observed. No damage or leaks observed.

13.10 CONDITION OF TOILET:

Toilet observed in generally good condition with the following noted exception(s): **Note on the toilet read " do not use". The Inspector did not test the toilet. Recommend review area(s) noted above with seller prior to close and repair if necessary.**

13.11 FLOOR

Type of floor: Tile. Flooring material observed to be in good condition.

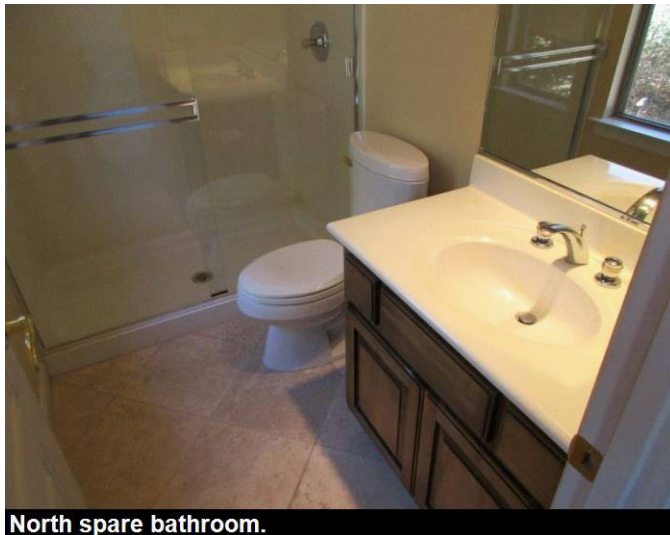
13.12 BATH VENT

Bath vent observed to be in good condition. Tested operable.

BATHROOM 3:

13.13 BATH LOCATION:

North spare bedroom.



North spare bathroom.



Under the sink

13.14 CONDITION OF SINK

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

13.15 CONDITION OF TOILET:

In good condition. Tested operable.

13.16 TUB/SHOWER PLUMBING FIXTURES

Fixtures tested operable. In good condition. Good water flow observed. Drain tested operable, in good condition. Good drainage observed. Shower Head tested operable. In good condition. Good water flow observed.

13.17 TUB/SHOWER & WALLS

Tub in good condition. Interior Walls observed in good condition. No damage or deterioration observed. Exterior walls around tub/shower observed in good condition. No damage or deterioration observed. Enclosure observed to be in good condition. Door tested operable.

13.18 FLOOR

Type of floor: Tile. Flooring material observed to be in good condition.

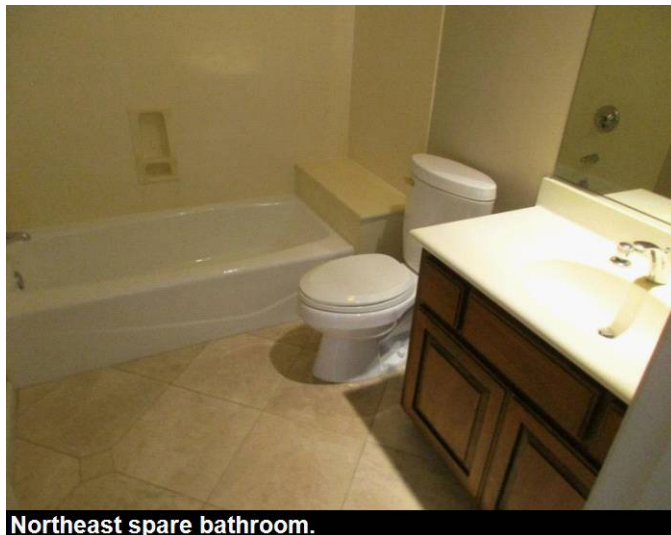
13.19 BATH VENT

Bath vent observed to be in good condition. Tested operable.

BATHROOM 4:

13.20 BATH LOCATION:

Northeast spare bathroom.



Northeast spare bathroom.

13.21 CONDITION OF SINK

Number of sinks: One sink, Sink(s) observed in good condition.

Faucets tested operable. Good water flow and no signs of leaks or damages observed.
Drainage tested operable. Good flow observed.
No damage or leaks observed.
Counters observed in good condition.
Bathroom cabinets observed in good condition. Tested operable.

13.22 CONDITION OF TOILET: In good condition. Tested operable.

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

13.24 TUB/SHOWER & WALLS Tub in good condition.
Interior Walls observed in good condition. No damage or deterioration observed.
Exterior walls around tub/shower observed in good condition. No damage or deterioration observed

13.25 FLOOR Type of floor: Tile. Flooring material observed to be in good condition.

13.26 BATH VENT Bath vent observed to be in good condition. Tested operable.