

Sell Home Inspections Inc

Not A Better Choice, The Best Choice

3020 N 89th PI Mesa Arizona 85207

Tel: 602-908-7355

sellhomeinspect@gmail.com

SUMMARY REPORT

Client: Sample Report

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date: 9/15/2015 Start: 1:00 pm End: 4:30 pm
Weather: Overcast
Temperature: 90-100 Degrees

Inspected by: Rob Sell AZ Certification 38865

This Summary inspection report is intended to provide a convenient and overview of the conditions and components identified as needing service. It is not comprehensive, nor is it a technical inspection and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. The systems and components at the subject property will be inspected in accordance with the Arizona Standards Of Professional Practice, when a system or component is unable to be inspected it will be designated in the inspection report as not inspected, inaccessible or an inactive system. Furthermore, the service and repair recommendations made in this summary inspection report, and throughout the report should be completed by licensed and qualified personal, who may well identify additional defects or recommend additional upgrades that could affect your evaluation of the property. In addition, when a system or component is not inspected it will be designated in the inspection report as not inspected, this includes any item that is inaccessible or any system(s) or component(s) that is not operational or shut down, inactive system(s). For further information regarding the inspection glossary it is recommended that the inspection glossary be read in its entirety, this is located in the information section of the inspection report.

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

General Property Conditions:

Exterior

Site Comments

Trees and Vegetation

Immediate Attention Item

2.1 - The trees located at the following location is in direct contact with the residence and need to be removed/trimmed.

Recommended Action: It is recommended that measures be taken to retain the services of a qualified tree removal company to trim all trees away from the residence. Furthermore this is a routine maintenance choir that should be monitored and completed as needed or until the tree is removed.

1. The north east exterior.
2. The south side exterior pine tree.
3. The south east exterior.

4. The south west exterior palm tree.

Note: The palm tree located at southwest exterior is planted to close to foundation and needs to be removed to prevent damage to foundation.

Additional Note: The ficus tree at south east exterior is pushing fence and additionally roots are growing under brick pavers. It may be necessary to remove tree to prevent further growth and potential damage to masonry perimeter fence.



Grading and Drainage
Interior-Exterior Elevations

Immediate Attention Item

2.2 - The following area or areas at the subject property are creating a potential water ponding area and it is recommended that gutters or other industry standard approved moisture management systems be installed, by a qualified contractor, in the noted area to facilitate proper drainage and to further reduce the potential for moisture intrusion into the residence.

Locations:

1. The east side exterior as their is no outlet for accumulated surface water as drain tile is obstructed by landscaping.

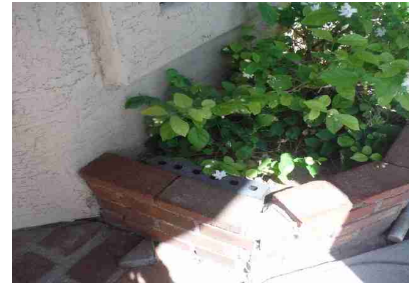


2.3 - The grading inside of the flower beds at the following locations are in direct contact with the stucco siding which increases the potential for moisture intrusion into the residence. In a addition, when grading is in direct contact with the exterior wall cladding it further presents condition conducive to wood destroying organisms. It is recommended that the services of a qualified contractor be retained to examine the noted

adverse condition and make the necessary repairs, modifications or corrective measures needed to ensure the grading is no in direct contact with the exterior wall cladding material. This may include but is not limited to the removal of the grading in its entirety or placing an industry standard approved barrier between the grading and the exterior wall cladding material.

Location:

1. The north east flower bed enclosure.
2. The south side flower bed enclosures.
3. The south east and south west flower bed enclosures.



Exterior Features

Fascia Trim Soffit And Sheathing

Immediate Attention Item

2.4 - There is moisture damaged wood at the following locations that needs to be repaired or replaced by a qualified contractor.

Locations:

1. The south east roof sheathing.
2. The south side roof sheathing.
3. The south side roof sheathing and rafter tail.
4. The upstairs deck entry doors and lower jamb.

There is moisture damaged wood at the following locations that needs to be repaired or replaced by a - *Continued*



Sliding Glass Doors

Immediate Attention Item

2.5 - The sliding glass door is difficult to open and close which is consistent with lower rollers that have exceeded their service life and need to be replaced by a qualified general contractor to operate properly and as intended.

Vacuum Breaker

Immediate Attention Item

2.6 - There is leak at the water distribution pipe fitting where it is attached to the vacuum breaker that needs to be repaired by a qualified contractor.



Roof

Roof Type and Covering

Roof General Evaluation

FYI

3.1 - When roof conditions are designated in the inspection report as needing service or Immediate Attention, this indicates that further examination with modifications or corrective measures as necessary by a QUALIFIED roofing contractor are recommended. This recommendation for further examination is intended for the sole purpose of identifying all adverse conditions affecting the normally intended function

of the roof covering including all related roofing materials and components designed and intended to shed or divert water.

Moisture Intrusion Into Residence

Immediate Attention Item

3.2 - There is moisture staining at the following interior locations which is consistent with an active roof leak and it is recommended that further repair be conducted by a qualified roofing contractor.

Locations:

1. The north east family room ceiling.



View Deck

Immediate Attention Item

3.3 - The view deck covering material is cracked and separated at the seams at multiple locations on the decks surface. This is consistent with a deck coating that has exceeded its service life and it is recommended that the service of a qualified roofing contractor be retained to examine the deck coating and all related deck components in its entirety and further make all necessary repairs, modifications and corrective measures needed.



The view deck covering material is cracked and separated at the seams - *Continued*



Damaged Tiles

Immediate Attention Item

3.4 - There are multiple damaged concrete roofing tiles located at the following locations that needs to be repaired or replaced by a qualified contractor.

Note: It is additionally recommended that the underlayment in the close proximity of the damaged tiles be evaluated and replaced as deemed necessary.

Locations:

1. The east section of the roofs surface by deck.
2. The upper north east slope of the roofs surface.
3. The upper north east slope of the roofs surface.



3.5 - There are multiple displaced concrete roofing tiles located at the following locations on the roofs surface that are further exposing the roofs underlayment.

Recommended Action: It is recommended that further examination and repair be conducted by a qualified roofing contractor.

Note: It is additionally recommended that the underlayment in the close proximity of the displaced tiles be evaluated and replaced as deemed necessary.

Locations:

1. The north east hip ridges.
2. The north side hip ridges.
3. The north west hip ridges.

Note: The ridge tiles are not properly secured as tile adhesive is deteriorated from exposure to the

elements and tiles can be moved using normal hand pressure. In addition, tiles were not nailed at any location that was checked; this includes all hip ridges and main ridge tiles.



FYI
3.6 - Additional Roof Pictures Continued



3.7 - Roof Pictures Continued

Roof Pictures Continued - *Continued*



Gutters and Drainage

FYI

3.8 - It is recommended that gutters be installed at the subject property by a qualified contractor, to properly divert water away from the foundation areas as an added elective upgrade

Valleys

Immediate Attention Item

3.9 - The following valleys are obstructed with de brie and need to be professionally cleaned by a qualified roofing contractor to facilitate proper drainage

1. The upper south west valley.
2. The south east valley at headwall by view deck.

The following - *Continued*



Dead Valleys

Immediate Attention Item

3.10 - The following dead valley is obstructed with de brie and need to be professionally cleaned by a qualified roofing contractor to facilitate proper drainage

Locations:

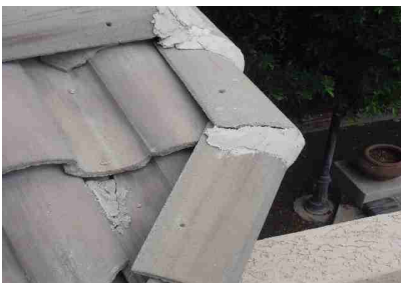
1. The upper north east dead valley at area blocked off with wire.



Mortar Caps

Immediate Attention Item

3.11 - The majority of the mortar caps were observed to be cracked and separated and need to be repaired by a qualified roofing contractor



The majority of the mortar caps were observed to be cracked and separated at - *Continued*



Underlayment

Immediate Attention Item

3.12 - The roofs underlayment was inspected and revealed an underlayment that is consistent with original. In addition, further inspection revealed the underlayment is brittle and curling at edges which is consistent with an underlayment that has exceeded approximately 85-95 % of its service life.
Recommended Action: It is recommended that further examination and repair or replacement as deemed necessary be conducted by a qualified roofing contractor.

Note: There is moisture staining on living room ceiling as described in the inspection report and further corroborating the underlayment is not performing its intended function shedding water.



Plumbing

Plumbing Components

Sinks Faucets Valves & Connectors

Immediate Attention Item

4.1 - The following sink stop assembly(s) are damaged or incomplete and need to be repaired or replaced by a qualified plumbing contractor to operate as intended.

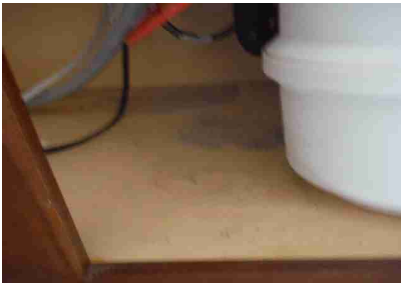
Locations:

1. The master bathrooms left side sink.

Kitchen Under Sink Basin

Immediate Attention Item

4.2 - There is evidence of moisture damage under the kitchen sink indicating which is consistent with a past leak. However, the extent of the damage could not be definitively determined as the concealed areas under the basin, and behind the walls cannot be observed. Therefore, it is recommended that measures be taken to retain a qualified contractor to repair the under sink basin area and all related cabinets and wall components in their entirety and further as deemed necessary. This may include but is not limited to a mold test if deemed necessary.



Dishwasher

Immediate Attention Item

4.3 - The dishwashers racks are rusting which is consistent with dish racks that have exceeded their service life and need to be replaced by a qualified appliance technician.



Stall Shower

Immediate Attention Item

4.4 - The stall shower doors lower door sweep is damaged and needs to be replaced by a qualified contractor to reduce the potential for water to enter under the door.

The stall shower doors lower door sweep is damaged and needs to be repalced by a qualified contractor - *Continued*



Toilet

Immediate Attention Item

4.5 - The following bathroom toilet(s) tank water level is even with the top section of the overflow tube and floats need to be adjusted to prevent water loss when toilet fill as water run into over flow tube before leveling off at top section of overflow.

Recommended Action: It is recommended further repair be conducted by a qualified plumbing contractor

Locations:

1. The powder room.

Gas

Gas Main

FYI

4.6 - The gas is off at the main. The gas company must be contacted to turn it on and safety check ALL of the gas appliances. Therefore, this prevented ALL OF THE GAS FIRED APPLIANCES from being inspected for operation. A visual inspection was made of the all of the gas fired appliances with no adverse conditions observed at the time of the inspection. It is recommended that the gas be turned on and all gas fired appliances be inspected and tested for operation prior to customer taking possession of the subject property.

Systems Not Operated Or Inspected:

1. The natural gas hot water heater.
2. The natural gas furnaces."Both"

Note: The gas service provider typically checks all gas fired appliances for leaks and defects during the activation process, therefore, if an adverse condition is discovered the gas will not be activated until all adverse conditions are repaired. This is to ensure customer safety.



Water Heaters

Age Capacity and Location

FYI

- 4.7 - The natural gas hot water heater is located in the garage.
Make: AO: Smith
Approximate Year/Age: 1997 Consistent with the original.
Capacity: 50 Gallons

Water Shut-Off Valve and Connectors

Immediate Attention Item

- 4.8 - The water shut off valve is seized and needs to be replaced by a qualified plumbing contractor to operate as intended.

Overall condition of the water heater

Immediate Attention Item

- 4.9 - There is **EXCESSIVE** rust at the upper drain plug of the hot water heater which is consistent with a water heater that is leaking intermittently and has exceeded its serviceable life.. This is an Immediate attention Item and it is recommended that the services of licensed plumbing contractor be retained to examine the water heater and to make the necessary repairs, modifications and corrective measures to include a total replacement of the water heater if deemed necessary.

Note: The hot water heater is leaking intermittently as stated above therefore, when gas is activated and hot water heater is ignited the water heater may leak excessively as water heater has exceeded its service life.



Heat A/C

Heat and AC - System 1

HVAC Sytem Location

FYI

- 7.1 - The HVAC system is a split system with an air handler located in the hall closet by powder room with a condenser located outside and services the downstairs.
MFG: Trane XE1000
Approximate Age: 1997
Approximate Unit Size: 5 Ton System
Serial Number: MO52279CF
Model Number. TTRO6OC100A2
Heat Source: Natural Gas

Overall Condition Of The HVAC System

FYI

7.2 - Inspection of the HVAC system at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified HVAC contractor be retained to examine the HVAC system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended function of producing heating and cooling and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Furnace

Immediate Attention Item

7.3 - There is rust is combustion chamber of furnace which is consistent with an evaporator coil that is draining into the furnace and needs to be repaired by a qualified HVAC contractor.



FYI

7.4 - The gas was shut off at the gas main therefore, the gas furnace was unable to be inspected or tested for operation or its ability to produce heat.

Combustion-Air Vents

Immediate Attention Item

7.5 - The gas furnace access door is not equipped with combustion air vent ports which is not consistent with industry standards.
Recommended Action: It is recommended that further installation of vent ports in the natural gas furnace access doors be installed by a qualified contractor.



Return-Air Compartment

Immediate Attention Item

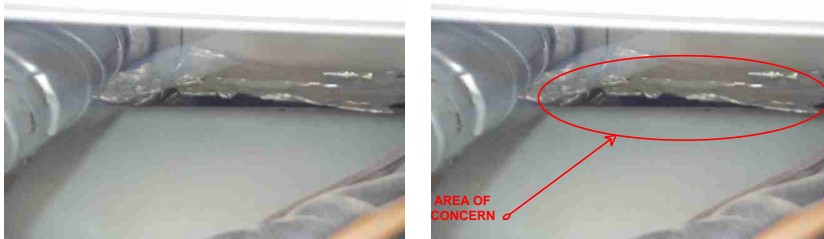
7.6 - The return air compartment, grill and ducts are atypically dirty indicating a lack of normal routine maintenance and it is recommended that the return air compartment and all adjoining ducts be professionally cleaned by a qualified duct cleaning company to reduce the potential for damage to the HVAC and its related components.



Plenum

Immediate Attention Item

7.7 - There is an ACTIVE air leak at the HVAC air handlers plenum that needs to be repaired by a qualified HVAC contractor to prevent further energy loss.



Service Disconnect at the Coil

Immediate Attention Item

7.8 - The HVAC service disconnect assembly is not properly secured to the exterior and disrupts service when the panel door is opened and closed and further presents the potential for a shock hazard.
Recommended Action: It is recommended that further examination and repair be conducted by a qualified HVAC contractor.

The HVAC service disconnect assembly is not properly secured to the inner panel and disrupts service - *Continued*



Refrigerant Lines

Immediate Attention Item

7.9 - Insulation is missing or deteriorated at the refrigerant lines at the condenser and needs to be replaced to operate and insulate the lines as intended.



Heat and AC - System 2

HVAC Sytem Location

FYI

7.10 - The HVAC system is a split system with an air handler located in the attic with a condenser located outside and services the upstairs.

MFG: Trane XE 1000

Approximate Age: 1997

Approximate Unit Size: 2 1/2 Ton System

Serial Number: M453J3UAF

Model Number. TTRO30C100A3

Heat Source: Natural Gas

Overall Condition Of The HVAC System

FYI

7.11 - Inspection of the HVAC system at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified HVAC contractor be retained to examine the HVAC system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended function of producing heating and cooling and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Furnace

FYI

7.12 - The gas was shut off at the gas main therefore, the gas furnace was unable to be inspected or tested for operation or its ability to produce heat.

Return-Air Compartment

Routine Maintenance

7.13 - The filter is dirty and should be changed. In addition the air filter needs to be changed monthly or as needed to reduce the potential for damage to the HVAC system.

Condenser Compressor And Fan Assymby Unit

Immediate Attention Item

7.14 - The condenser fan is making an atypical noise/vibration during operation which is consistent with a fan and fan motor assembly that are not operating properly and need to be further examined and repaired as deemed necessary by a qualified HVAC contractor.

Refrigerant Lines

Immediate Attention Item

7.15 - Insulation is missing or deteriorated at the refrigerant lines at the condenser and needs to be replaced to operate and insulate the lines as intended.



Chimney

Chimney 1

Fireplace

Immediate Attention Item

8.1 - The natural gas fireplace burner assembly has not been installed therefore, the fireplace is incomplete and needs to be repaired by a qualified general fireplace contractor.

The natural gas fireplace burner has not been installed therefore the fireplace is incomplete - *Continued*



Damper

Immediate Attention Item

8.2 - There is no damper in the chimney flue to prevent energy from being lost up the chimney, and you should consider having one installed.

Note: If gas burners are installed damper must be installed in a fixed open position so it cannot be closed. This is to prevent back draft of combustion by products back into residence.



Interior

Interior Components

Interior Moisture Damage

FYI

9.1 - When an area or areas are designated as having moisture damage or moisture staining, with regards to the structure, both interior and exterior. It is recommended that the services of a licensed contractor be retained to fully examine the noted areas and to make any necessary repairs, modifications or corrective measures needed to ensure all moisture damaged material is removed or repaired in accordance with industry standards. Furthermore, this may include, but is not limited to a mold test by the appropriate licensed personal if determined as a result of the above referenced examination or repair session.

Note: This statement refers to moisture damage under kitchen sink area.

Kitchen Components And Appliances

Electrical Range

Immediate Attention Item

9.2 - The electric range is missing the anti tip device which prevents the range from tipping forward when the oven door is opened. This is an important safety feature and it is recommended that this be installed by a qualified contractor.

Pool/Spa

Pool

Enclosures

Immediate Attention Item

13.1 - There is no pool fence or barrier and its is recommended that one be installed to reduce the potential for children or unauthorized personal to enter the pool or spa area. In addition, this may be required by the local jurisdiction, and this can be confirmed by contacting the building and planning commission of the jurisdiction that applies.

Self Closing Door(Slide Lock)

Immediate Attention Item

13.2 - The exterior sliding glass doors self closing mechanism is not operational and needs to be repaired by a qualified pool door contractor to ensure the door is repaired and self closing/self latching as intended.



Pool Access Entry Gates

Immediate Attention Item

13.3 - The pedestrian gate does not self close and self latch consistently as vertical side rail is loose and needs to be repaired by a qualified general contractor.

Overall Pool Condition

FYI

13.4 - Inspection of the pool system and its related components at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified pool contractor be retained to examine the pool system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended functions and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Interior Finish of Pool

Immediate Attention Item

13.5 - The pebble tech at the pools negative edge areas are severally damaged at multiple locations as there are cracks in the pebble tech material. In addition, further inspection revealed extensive damage at south west section as water has entered behind pebble tech causing wall to deflect.

Recommended Action: It is recommended that further examination of the pools pebble tech materiel be examined and repaired by a qualified pool contractor.



FYI
13.6 - Additional Pool Pictures



Skimmer Wier

Immediate Attention Item

13.7 - The skimmer weir flap which designed to prevent debris back flow in to skimmer is missing and needs to be replaced by a qualified pool contractor.

Pool Light

Immediate Attention Item

13.8 - The pool light did not respond when activated by the switch and needs to be professionally repaired or replaced by a qualified pool contractor.

Pool Motor And Pump Assembly

Immediate Attention Item

13.9 - The pool motors electrical conduit is damaged/separated at motor and needs to be repaired by a qualified pool contractor.



Water Feature Or Auxiliary Pump And Motor Assembly

Immediate Attention Item

13.10 -The pool water features pump/motor was inspected and revealed the following adverse conditions as stated below and its is recommended that further repair be conducted by qualified pool contractor.

1. The motor is making an atypical sound which consistent with motor/pump that is nearing end of its service life.
2. The motor is not bonded as there is no visible conductor present.
3. There is an active at pump seal.
4. There is an active leak at Jandy valve.



Filter

Immediate Attention Item

13.11 -The pool filter displayed a high pressure at 33 +psi which is atypically high for pool pressure and it is recommended that further examination and repair be conducted by a qualified pool contractor,

Note: Normal pool pressure is typically between 12-15 psi.

The pool filter displayed a high pressure indicating a need for service - *Continued*



13.12 -There is DE residue in pool which is consistent with pool filter grids that have exceeded their service life and need to be replaced by a qualified pool contractor.



Supply Lines Return Lines and Valves

Immediate Attention Item

13.13 -There is a leak at the pool supply/return line coupler above pump/motor that needs to be repaired by a licensed pool contractor.



Pool Cleaning System

Immediate Attention Item

13.14 -The pool cleaning systems creepy crawler did not fully navigate the pool during a two hour period which is consistent with a pool cleaning system that is not operating properly. It is recommended that the services of a qualified pool contractor be retained to examine the pool cleaning system and its related components in its entirety and make the necessary repairs,needed to ensure the cleaning system is operating properly.

Water Feature Heads

Immediate Attention Item

13.15 -The water feature heads were inspected an revealed the following adverse conditions as stated below and it is recommended that further examination repair be conducted by qualified pool contractor.

1. The south west Lion head is restricted and discharge a small stream of water in comparison to other heads.
2. The water fall additionally demonstrated a restricted flow when operated.



Sell Home Inspections Inc

Not A Better Choice, The Best Choice

3020 N 89th Pl Mesa Arizona 85207

Tel: 602-908-7355

sellhomeinspect@gmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

1234 Any Street, , Arizona 12345

INSPECTION DATE

9/15/2015 1:00 pm to 4:30 pm



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

GENERAL INFORMATION

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date: 9/15/2015 Time: 1:00 pm to 4:30 pm
Weather: Overcast - Temperature at time of inspection: 90-100 Degrees

Inspected by: Rob Sell AZ Certification 38865

Client Information: Sample Report
Inspection Fee: \$ 475.00

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

Structure Orientation: North

Estimated Year Built: 1990
Unofficial Sq.Ft.: 3000+

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

General Property Conditions

PLEASE NOTE:

The service recommendations that we make in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. Furthermore, if any of the components present at the subject property and designated for inspection in the "Standards of Professional Practice for Arizona Home Inspectors" (the Standards) cannot be inspected for reasons of safety or inaccessibility or for any other reason, the written inspection report will identify such components and state the reason that such components could not be inspected.

If any of the components designated for inspection in the Standards are not present at the subject property, such components will be indicated as "Not Present" or "Not Applicable"¹ in the written inspection report.

Report File: SAMPLE REPORT 9-15-2015 - Amended

SCOPE OF WORK

DESCRIPTION OF HOME INSPECTION SERVICES AND GENERAL HOME INSPECTION INFORMATION©

A HOME INSPECTION* is more than a report on the condition of the PERMANENT SYSTEMS and PERMANENT COMPONENTS specified in the "Home Inspection Authorization and Contract and Scope of Inspection." It's an investment and an education. In addition to documenting ADVERSE CONDITIONS in specified SYSTEMS and COMPONENTS, the information developed in the course of a HOME INSPECTION can help in managing home maintenance costs and preserving their home.

A HOME INSPECTION is a limited and primarily visual, non-destructive, and non-technical examination (using NORMAL OPERATING CONTROLS where appropriate) of the applicable, safely accessible and readily accessible SYSTEMS and COMPONENTS specified in the "Home Inspection Authorization and Contract and Scope of Inspection" and in the Inspection Report for ADVERSE CONDITIONS. Only the visible, SAFELY ACCESSIBLE and READILY ACCESSIBLE portions of the specified SYSTEMS and COMPONENTS will be inspected. A HOME INSPECTION is not a technical inspection or an engineering evaluation. Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view.

Examination of certain SYSTEMS and COMPONENTS and specific testing, evaluation, and remedial design work require substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by the Company as separate services but are not a part of the HOME INSPECTION. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar SYSTEMS, irrigation, well and septic SYSTEMS, or inspections for insects, pests, toxic substances and environmental hazards. If inspection or other services not included in the HOME INSPECTION are desired, the Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently.

A HOME INSPECTION is not a home warranty, guarantee, or insurance of any kind. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of SYSTEMS or COMPONENTS. Contact your real estate professional, insurance agent, or lender for information about this type of insurance.

In order to provide our Customers with a competitively priced HOME INSPECTION the Company offers a choice of inspection options. Customers have the option of choosing a HOME INSPECTION for which the liability of the Company is limited to liquidated damages in the amount equal to all amounts paid for the HOME INSPECTION by the Customer or a HOME INSPECTION for which the specific limitation on liability is removed for an additional fee of \$750.00 over and above the fee for a HOME INSPECTION with the specific limitations on liability.

The Company is not a party to any contracts or other agreements pertaining to the subject property between the Customer and any third parties. Therefore, the Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely the responsibility of the Customer.

*The terms that appear in all capitalized bold letters in this "Description of Home Inspection Services and

General Home Inspection Information" document are defined in the "Home Inspection Report Glossary" which accompanies the written Inspection Report.

DESCRIPTION OF HOME INSPECTION SERVICES AND GENERAL HOME INSPECTION INFORMATION©

The following are answers to Frequently Asked Questions regarding HOME INSPECTIONS.

What about....

moisture staining? When moisture staining or efflorescence on walls, ceilings, floors, or other surfaces is noted, it shall be understood that it cannot always be determined whether the conditions contributing to the staining have been corrected or are still present. Therefore, it is recommended that additional measures be taken immediately to determine whether the cause of the staining has been corrected.

destructive examination? If additional examinations requiring destructive measures are desired, permission from the property owner must be obtained prior to retaining the services of a QUALIFIED party to perform any such additional examinations.

COMPONENTS which are NOT EXAMINED due to inaccessibility? When inspection of any SYSTEM or COMPONENT is limited or is designated as NOT EXAMINED due to inaccessibility or for any other reason, it shall be understood that the presence of ADVERSE CONDITIONS affecting the SYSTEM or COMPONENT cannot be determined. Therefore, it is recommended that additional measures be taken to evaluate and to assess the condition of such SYSTEMS or COMPONENTS as soon as possible.

SYSTEMS and COMPONENTS which are excluded in the scope of the inspection? Information regarding such SYSTEMS or COMPONENTS may be available through various governmental departments or agencies or through appropriate QUALIFIED companies, contractors, or service technicians.

de-energized SYSTEMS? Inspectors will not light standing pilots, activate the main water, gas, or electrical controls, energize electrical circuits which are shut off or out of service, or operate any controls other than NORMAL OPERATING CONTROLS which are typically operated by building occupants in the daily use of the building.

geological stability or condition of the site? For information regarding geological stability or site conditions, a geo-technical/soils engineer should be consulted.

structural stability or engineering analysis? Analysis of the structure, foundation and retaining walls for sustaining capacity, soundness, and adequacy of seismic, shear, and design calculations may be obtained from a registered structural engineer. All Professional Engineering work should be stamped by the Professional Engineer performing the work and should bear the registration number and signature of that Professional Engineer.

building value or appraisal? Consult your real estate professional or appraisal professional for this information.

cost estimates? It is recommended that multiple separate estimates be obtained from QUALIFIED parties for all repairs, modifications, or corrective measures.

condition of detached buildings? Pool houses, cottages or other structures are not included but may be inspected upon request for an additional fee.

duplex and other multi-family units? These types of residential buildings typically have multiple kitchens and often have multiple, separate heating, electrical, plumbing, and other SYSTEMS which require additional time to inspect. Therefore, a different fee structure applies to the inspection of such buildings.

public records? Legality of property and its present use; conditions of title, boundaries and easements;

compliance with local codes, ordinances or regulations and location in earthquake or hazard zones are not addressed and can be obtained from the appropriate public records and documents.

permits and zoning? Inspectors are not responsible for determining if any permits were required or obtained for any work performed on the subject property. Consult the appropriate jurisdictional building and/or land use department for information pertaining to permits and zoning

DESCRIPTION OF HOME INSPECTION SERVICES AND GENERAL HOME INSPECTION INFORMATION©

Specifically excluded is the performance of any work and the performance of any inspection of any systems, components, or items not specifically included in this Contract, in the Inspection Report, and in the scope of inspection including, but not limited to, the following: the introduction or placing of water into any surface or subsurface water drainage management or sump system; placing any solid, liquid, or gaseous substances into the interior or exterior environment or into any system for the purpose of testing or evaluation other than running water into plumbing fixtures by the operation of their related normal operating controls; the performance of thermal imaging, thermal efficiency or energy audits; any information pertaining to consumer protection bulletins, or notifications, manufacturers' recalls of any component or equipment or "class action" litigation or settlements against contractors or manufacturers; low-voltage systems, swimming pools, saunas, spa (hot tub), or hydro massage systems; recreational equipment; electrostatic precipitators or electronic air filters or cleaners; septic systems, gray water systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, surface or subsurface water collection systems, ponds, fountains, water quality or volume, water conditioning systems; household appliances; elevators, lifts, dumbwaiters; pneumatic equipment and systems; audio and video systems; central vacuum systems; fencing or yard walls or gates, humidification, dehumidification, or air-to-air heat exchange/heat recovery ventilation equipment or systems; landscaping, landscape or other irrigation systems; active and passive solar space or water heating systems, photovoltaic systems; the presence, absence, function, or accuracy of electrical, fuel gas, or water metering devices; electrical system demand control devices; soils, security systems, fire, smoke, carbon monoxide, fuel, moisture, radon, or any other detection, warning, alarm, or suppression systems; window and door screening, awnings; retaining walls (except with respect to their effect on buildings included in the inspection). Also excluded is any sampling of, examination, testing, analysis, or inspection for the presence or absence of or any suspected harmful, dangerous, or toxic substances or materials or environmental hazards including, but not limited to, any bio-aerosols, mold, fungus, bacteria, asbestos or other non-biological airborne particulates or in situ materials; lead, lead-based paint; radon, carbon monoxide, or other chemicals, compounds, substances, gases, or vapors; treated lumber, waterborne, airborne, or soil borne materials or contaminants; volatile organic materials, petroleum products or petrochemicals; radioactive materials, non-ionizing electromagnetic radiation; or plant, animal, or insect secretions or excretions; and any inspection for the presence or absence of any fauna including, but not limited to, rodents, reptiles, vermin, insects and/or any other pests.

A HOME INSPECTION is a "snapshot in time." Because a SYSTEM or COMPONENT is performing its NORMALLY INTENDED FUNCTION OR OPERATION at the time of the inspection does not assure that it will continue to do so. Any SYSTEM or COMPONENT, regardless of age, can fail catastrophically at any time and without indication of impending failure.

The inspector cannot predict any future ADVERSE CONDITIONS including but not limited to roof leaks, component failures, or the remaining service life of any applicable SYSTEM or COMPONENT.

The Company is not responsible for and will not repair any COMPONENT which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any SYSTEM or COMPONENT should be performed only by QUALIFIED parties. Only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of

all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers. The Company will not re-inspect any property which it has previously inspected to verify that any ADVERSE CONDITION documented during the inspection has been properly corrected. All SYSTEMS and COMPONENTS require ongoing and prudent periodic maintenance to obtain their maximum serviceable lives.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all QUALIFIED individuals technicians, specialists, or contractors who further evaluate and/or perform modifications or corrective measures to address ADVERSE CONDITIONS documented in the inspection report.

When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the salability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and SYSTEM warranty services personnel, or other parties whose interests are different from the Company's interests. If you receive information which differs from that contained in the written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information.

When other parties state that a COMPONENT or an ADVERSE CONDITION designated IMMEDIATE ACTION is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter bearing any applicable license numbers which states that no attention is necessary and that the COMPONENT or ADVERSE CONDITION identified in the Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not SAFELY ACCESSIBLE and READILY ACCESSIBLE with a ladder twelve (12) feet or shorter in length and when attic access openings are not SAFELY ACCESSIBLE and READILY ACCESSIBLE with a ladder six (6) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for your exclusive use and no third parties have any right to this inspection and Inspection Report.

Its sole purpose is to provide Customers with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist Customers in planning for both immediate and ongoing, regular maintenance of the specified SYSTEMS and COMPONENTS.

Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, whose interests are different from those of the Company and its Customers.

The company will not return to any property which the Company has previously inspected for the purpose of re-inspection to verify that any ADVERSE CONDITIONS documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed.

For this reason, it is recommended that all repairs, corrective measures, or new work undertaken on any SYSTEM or COMPONENT be performed only by QUALIFIED parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations.

Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

Your inspector may bring to your attention and discuss certain ELECTIVE MODIFICATIONS of original and functioning installations and assemblies of SYSTEMS and COMPONENTS that you may wish to consider implementing as part of upgrading your home. These ELECTIVE MODIFICATIONS may exceed some of the building and construction standards that applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. ELECTIVE MODIFICATIONS should be performed only by QUALIFIED parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

Any oral statements made by the inspector pertaining to ELECTIVE MODIFICATIONS or any inclusion in the Inspection Report of information regarding ELECTIVE MODIFICATIONS shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Authorization and Contract and Scope of Inspection."

A HOME INSPECTION is a limited visual, non-technical examination of the multiple SYSTEMS and COMPONENTS of a home. Therefore, occasionally, in the course of performing examinations, modifications, or corrective measures as a result of the information contained in the Inspection Report, the appropriate and QUALIFIED parties performing such work may determine that there are other conditions which could not be determined in the course of the original inspection and for which modifications or corrective measures are also recommended.

Inspection Glossary

INSPECTION REPORT GLOSSARY

For the purposes of this inspection and report, the terms listed below in this section are defined as follows. When any of these terms appear in the inspection report, they will be in bold text, color, italics, or otherwise highlighted.

ATYPICAL(LY): In reference to any condition noted in this inspection report, the terms "ATYPICAL" or "ATYPICALLY" shall mean solely in the knowledge, experience, and opinion of the inspector, unusual, uncommon, not typical, does not conform to the type, is irregular, or is abnormal as pertains to assemblage, manufacture, location, normally intended function, or use. It is recommended that conditions so designated be further evaluated by a QUALIFIED individual or company and that any necessary modifications or corrective measures deemed appropriate to address such conditions be implemented. It is further recommended that if other conditions requiring modifications or corrective measures become apparent in the course of performing the above referenced work, such conditions also be addressed at that time.

DELETED: When any system or component is so designated, it shall mean that it was specifically excluded from the inspection at the request of the Customer and was not inspected or evaluated for any conditions whatsoever. When any system or component is deleted at the request of the Customer, the system or component designated for deletion shall be identified in writing and approval for such deletion shall be initialed by the Customer.

ELECTIVE UPGRADE*: This designates information in the inspection report that is provided solely as a courtesy to Customers for their consideration as part of any overall upgrading and maintenance program they may choose to implement for the subject property. ELECTIVE UPGRADE conditions do not constitute "deficiencies" in the property. All modifications to address any ELECTIVE UPGRADE condition should be performed only by qualified individuals or companies and in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.** (When a swimming pool is present)

*See "Supplemental ELECTIVE UPGRADE Information" in this report for additional information regarding ELECTIVE UPGRADE conditions.

**Requirements regarding GFCI protection for receptacle outlets in pool and hot tub areas and for the presence of child protective features and devices designed and intended to reduce the potential for unsupervised access to pool areas by young children may vary depending upon when a pool was installed and applicable jurisdictional requirements. However, because of the importance of such protective features and devices in reducing the potential for both pool electrical system related and for child access related injuries or fatalities, when ELECTIVE UPGRADE appears in the report in reference to any information regarding GFCI protection for receptacle outlets in pool and hot tub areas or child protective safety features and devices pertaining to swimming pools and/or pool access, it is very strongly recommended that all such safety features and devices be installed in all appropriate locations as soon as possible after taking possession of the home and before young children occupy or visit the home. All modifications implemented to address any ELECTIVE UPGRADE conditions should be performed only by qualified individuals or companies and in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

HOME INSPECTION: A primarily visual, non-technical evaluation, using normal user controls where applicable, of the visible, safely accessible, and readily accessible systems and components specified in the (here insert the applicable standard of practice) for conditions specified in the Standards which, in the knowledge, experience, and opinion of the inspector, are adversely affecting the normally intended function or operation of those specified systems and components at the time of the inspection. Such

conditions are those which pertain to damage, deterioration, assembly, non-functionality, in operability, installation, attachment, securing, support, clearances, dimensions, materials, missing parts, and missing components.

A home inspection shall be conducted in accordance with all of the applicable provisions of the (here insert the applicable standard of practice).

The findings developed in the course of a home inspection conducted in accordance with the Standards are to be documented in a written report which is to be provided to the customer. The report is to be written in accordance with the requirements of the Standards and must include the following:

- Identification of the specified systems and components inspected including information which differentiates systems and components from other or similar systems and components by type, materials, energy source, etc.
- A description of any specified conditions which are adversely affecting* the normally intended function or operation** of the specified systems and components
- Recommendations for appropriate action (not specific repair or remediation techniques) to address the documented conditions, i.e., to correct, monitor, or to have the condition(s) evaluated by appropriate QUALIFIED individuals or companies
- Identification of any systems and components which were present and not inspected, and the reason such systems and components were not or could not be inspected

*For the purposes of this definition "adversely affecting" shall be defined as follows: With regard to specified a system or component, producing a detrimental effect.

**For the purposes of this definition "normally intended function or operation" shall be defined as follows: The historically and conventionally accepted purpose or use of a system or component and/or the purpose or use for which a system or component is designed by the manufacturer.

IMMEDIATE ATTENTION: When any condition is so designated, it shall mean that it is recommended that it be evaluated by a QUALIFIED individual or company and that any necessary modifications or corrective measures be performed in order to address the condition as soon as possible. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

INSPECTED: With regard to the inspection of an active system or component, when any such system or component is so designated, it shall mean that, at the time of the inspection, it was performing its normally intended function or operation and no visible conditions adversely affecting the normally intended function or operation of the visible, safely accessible, and readily accessible portions of that system or component were observed.

With regard to the inspection of a passive system or component, when any such system or component is so designated, it shall mean that, at the time of the inspection, it was performing its normally intended function or operation and no visible conditions adversely affecting the normally intended function or operation of the visible, safely accessible, and readily accessible portions of that system or component were observed.

ACTIVE: With regard to a system or component and its inspection, one that, in order to be inspected in

accordance with the Standards, typically requires that it and/or other attached or related systems or components be in operation. Examples of active systems and components are central air conditioning systems, water heaters, and plumbing fixtures.

PASSIVE: With regard to a system or component and its inspection, one that, in order to be inspected in accordance with the Standards, does not typically require that it and/or other attached or related systems or components be in operation. Examples of passive systems and components are exterior wall claddings, support columns, and roof coverings.

MONITOR: When any condition is so designated, it indicates that no current action is specified. However, factors which contributed to the condition may be ongoing or may recur. Therefore, such conditions should be periodically observed for any change. If a change is observed, it is recommended that it be evaluated by a QUALIFIED individual or company and that any necessary modifications or corrective measures be performed to address this condition as soon as possible. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

ROUTINE MAINTENANCE: This designates ADVERSE CONDITIONS which require minor and typical maintenance attention. The implications associated with such conditions are not as immediately serious as those associated with ADVERSE CONDITIONS for which IMMEDIATE ACTION is recommended. However, in order to reduce the potential for such conditions becoming ADVERSE CONDITIONS requiring IMMEDIATE ACTION, it is recommended that all ROUTINE MAINTENANCE conditions be addressed before additional wear and tear or deterioration occur and as part of an ongoing, prudent overall property and building SYSTEMS maintenance program. Subsequent to addressing any condition designated for ROUTINE MAINTENANCE is recommended, it is recommended that such condition be periodically reexamined as part of an ongoing, prudent overall property and building SYSTEMS maintenance program. If desired, optional modification or upgrading of existing SYSTEMS or COMPONENTS may also be considered when such work is performed.

NOT APPLICABLE: When any system, component, or condition is so designated, it shall mean that such system, component, or condition was not present at the subject property or that the presence of such system, component, or condition could not be determined in the course of conducted in accordance with the Professional Standards under which the inspection is performed and the scope of the inspection as outlined in the Inspection Contract and Report.

GOOD AND ESTABLISHED PRACTICE: With regard to a specified system or component and solely in the knowledge, experience, and opinion of the inspector, having demonstrated over time to be consistent with the historically and conventionally accepted performance, installation, assembly, operability, maintenance, or suitability of use of such a system or component.

NOT INSPECTED: When any component is so designated, it shall mean that it was not be inspected due to inaccessibility, unsafe conditions, weather, the presence of landscaping, personal property, pets, factors beyond the inspector's control or factors beyond the scope of the inspection as outlined in the Inspection Contract and Report.

NOTE: When inspection of any system or component is limited or is designated as NOT INSPECTED due to inaccessibility or for any other reason, it shall be understood by the Customer that it was not possible to determine if conditions which are affecting or which have the potential to affect the normally intended function or operation of such system or component are present. Therefore, it is recommended that Customers take immediate measures to have any such systems or components evaluated by a QUALIFIED individual or company if information regarding their condition and their ability to perform their normally intended functions or operations is desired.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

QUALIFIED: When referring to any individual or company performing additional evaluation or work on any systems or components at the subject property, QUALIFIED shall mean having the training, skills, expertise, and experience necessary to competently perform the work and, where required, holding all applicable licenses, and meeting all applicable governmental requirements.

NOTE: All repairs, corrective measures, or new work undertaken on any component or system should be performed only by QUALIFIED individuals or companies. Only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations. Subsequent to completion, all such work should be documented by work orders, invoices, or receipts from the individuals or companies that have performed the work. (Company name) will not re-inspect any property which it has previously inspected to verify that the conditions documented during the inspection have been properly corrected. All systems and components require ongoing and prudent periodic maintenance to obtain their maximum serviceable lives.

When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the salability of the property and may result in added costs in the form of additional fees and/or property tax penalties.

Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

Additional Info

The information contained in this section is provided solely as a guide and as a courtesy to the customers of "SELL HOME INSPECTION INC" to provide information about certain topics of possible interest and to assist them in better understanding and maintaining their home."When any of the following conditions are noted in this report, it is to be understood that these are conditions which may contribute to environments which have the potential to support bio-organic growth such as mold and mildew. However, the presence of any of the conditions outlined below DOES NOT necessarily indicate that bio-organic growth IS OR IS NOT present in the subject property.

This information is intended only as a guide. The scope of this inspection and report and the Standards in accordance with which this inspection is conducted specifically exclude any inspections for, testing for, and/or reporting on any exposed or contained airborne, waterborne, surface borne environmental hazards or toxic, harmful, irritating, or dangerous chemicals or substances. This includes but is not limited to mold, mildew or other bio-organic growth or bio-hazards, allergens, irritants, bacteria, viruses, fungi, mycotoxins, or other pathogens, animal excretions, dangerous or poisonous animals or insects, toxic flora, gases including radon gas and formaldehyde gas, asbestos, lead in paint or any other products, urea formaldehyde foam insulation, petrochemicals, volatile organic substances, pesticides, or any toxic, harmful, or irritating chemicals.

Therefore, if you have any concerns regarding any environmental issues and/or desire to obtain information regarding the presence of any environmental hazards or toxic or dangerous substances at the subject property, it is recommended that you retain the services of qualified industrial hygienist or other qualified individuals or companies specializing in the area or areas of your specific concern.

- Visible rot, damage, or staining consistent with the presence of moisture on or in any interior or exterior building component;
- The presence of moisture (whether in the form of dampness, condensation, or standing water) on interior or exterior building surfaces or components, in soil adjacent to the building, or in under-building crawlspaces;
- Damaged, loose, or missing exterior surface moisture collection and discharge system components;
- Improper exterior site grading adjacent to the foundation perimeter;
- Potable water supply or distribution piping, fitting, or component damage or leaks;
- Damage to or mineral encrustation, rust, or moisture staining on water heaters, boilers or their components;
- Plumbing drain, waste, and venting system piping, fitting, or component damage or leaks;
- Damaged, loose, or improperly installed plumbing fixtures;
- The presence of encrustation or mineral deposits on plumbing system components;
- Damaged, improper, or missing seals at plumbing fixtures, fixture trim, or fixture enclosures;
- Damaged, loose, or missing bathtub or shower enclosure components;
- The presence of staining consistent with past or present moisture on interior or exterior building surfaces;
- Improper or missing roof or exterior wall flashing's;

- Rust or staining on air handling system components, air-conditioner condensate collection and discharge system components, or on evaporative cooling system components;
- Damaged, missing, or improperly installed or assembled air-conditioning system condensate collection or discharge components or evaporative cooling system cabinet, reservoir, water supply or overflow components;
- The presence of central humidification systems which are attached to the conditioned air distribution ductwork, to air handlers, or to central heating plants/furnaces; rust, mineral encrustation's, or moisture staining on such systems; or damaged or loose permanently attached central humidifiers
- Damaged, missing or improperly installed or assembled combustion by product venting system components serving natural gas-fired or liquefied petroleum gas-fired components;
- Damaged, obstructed, loose, missing, or improperly assembled or installed clothes dryer venting components;
- Damaged, loose, missing, or improperly assembled or installed bathroom, laundry area, or kitchen ventilation fan duct system components;
- Damaged, missing, or improperly installed roof covering materials;
- Improper or missing ventilation or vapor retarders in walls, floors, attic areas or under building crawlspaces.

Ground Fault Circuit Interruptors Information: A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Most building codes now require that a GFCI outlet be used in wet locations such as bathrooms, kitchens, laundry rooms and outdoors.

A GFCI outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is more sensitive and acts faster than a circuit breaker or fuse and is thus an important safety feature.

A GFCI outlet may be wired in a branch circuit, which means other outlets and electrical devices may share the same circuit and breaker (or fuse). When a properly wired GFCI trips, the other devices down the line from it will also lose power. Note that devices on the circuit that come before the GFCI are not protected and are not affected when the GFCI is tripped. If the GFCI outlet is improperly wired, none the other loads, upstream nor downstream are be protected.

If you have an outlet that doesn't work, and the breaker is not tripped, look for a GFCI outlet which may have tripped. The non-working outlet may be down line from a GFCI outlet. Note that the affected outlets may not be located near the GFCI outlet, they may be several rooms away or even on a different floor.

A GFCI outlet has a "Test" and a "Reset" button. Pressing the "Test" button will trip the outlet and break the circuit. Pressing the "Reset" will restore the circuit. If pressing the test button does not work, then replace the GFCI outlet. If the outlet does pop when you press the "Test" button, but the outlet still has power, the outlet is misfired. A misfired outlet is dangerous and it should be fixed immediately.

Section 1.0 - Structural

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Structural Components System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Structural Components System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Structural Components System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Structural Components System will include but may not be limited to inspection of the following components: foundation, floors, walls, columns, ceilings, and roofs. Under-floor crawl spaces and above ceiling attic spaces will be entered except when access is obstructed, when entry could damage the property or when dangerous or adverse situations are suspected. Structural Components will be probed where deterioration is suspected unless probing would damage any finished surface. The Structural Components will be inspected for signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

With regard to the Structural Components System, the written inspection report will also describe the following: the foundation, floor structure, wall structure, columns, ceiling structure, and roof structure by their type(s); the methods by which any under-floor crawl spaces and attics are inspected; and will note any signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Structural Elements

Roof Structure

Informational

The roof structure consists of a prefabricated truss system.

Roof Sheathing

Informational

The roof sheathing consist of Orientated Strand Board OSB

Ceiling Structure

Informational

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

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Wall Structure

Informational

The walls are framed with wooden studs.

Exterior Wall Cladding

Informational

The exterior wall covering consist of stucco

Interior Wall Cladding

Informational

interior walls were covered with gypsum wallboard

Columns

Inspected

The frame built columns were inspected with no adverse conditions observed

Floor Structure

Informational

The floor structure consists of a poured slab on grade.

Sub Floor Structure And Sheathing

Inspected

The sub floor sheathing and floor structure is not visible as it is obstructed by floor covering

Foundation Type

Concrete Footer

Inspected

The foundation was observed to be a poured concrete footer on the outer perimeter of the structure.

Foundation Observations

Foundation Method Of Observation

Inspected

The foundation and its related, visible and readily accessible components were inspected by walking the perimeter of the structure.

Condition Of Foundations

Inspected

The foundation and its related components were inspected with no adverse or atypical conditions observed

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Retaining Walls

Comments Regarding The retaining Wall (s)

Informational

Not present to inspect

Crawl Space

Method Of Evaluation

Informational

Not present to inspect

Section 2.0 - Exterior

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Exterior System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Exterior System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Exterior System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Exterior System will include but may not be limited to the following components: the exterior wall cladding (including description of the materials), flashings, trim. Entryway doors, garage vehicle doors, and a representative number of windows will be operated. Garage doors will be operated manually. When present, automatic garage door operator devices will be operated by using the permanently installed controls for such operators (excluding any alphanumeric keypad controls) and will be inspected for automatic reverse or stop functions when meeting reasonable resistance when closing. Decks, balconies, stoops, steps, areaways, porches (including railings), eaves, soffits, and fascias will be inspected. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the building(s) included for inspection in the Standards.

With regard to the Exterior System, the written inspection report will also describe wall cladding materials by their type(s) and will state whether or not any garage door operator reverses or stops when meeting reasonable resistance when closing.

Site Comments

Exterior Comments

Informational

If any of the components present at the subject property and designated for inspection in the "Standards of Professional Practice for Arizona Home Inspectors" (the Standards) cannot be inspected for reasons of safety or inaccessibility or for any other reason, the written inspection report will identify such components and state the reason that such components could not be inspected.

If any of the components designated for inspection in the Standards are not present at the subject property, such components will be indicated as "Not Present" or "Not Applicable" in the written inspection report.

Trees and Vegetation

Immediate Attention Item

The trees located at the following location is in direct contact with the residence and need to be removed/trimmed.

Recommended Action: It is recommended that measures be taken to retain the services of a qualified tree removal company to trim all trees away from the residence. Furthermore this is a routine maintenance choir that should be monitored and completed as needed or until the tree is removed.

1. The north east exterior.
2. The south side exterior pine tree.
3. The south east exterior.
4. The south west exterior palm tree.

Note: The palm tree located at southwest exterior is planted to close to foundation and needs to be removed to prevent damage to foundation.

Additional Note: The ficus tree at south east exterior is pushing fence and additionally roots are growing under brick pavers. It may be necessary to remove tree to prevent further growth and potential damage to masonry perimeter fence.



Wall Covering

Type of Material

Informational

The exterior walls are clad with stucco.

Wall Covering Observations

Informational

The exterior wall cladding was inspected with no atypical conditions observed at the time of the inspection.

Grading and Drainage

Interior-Exterior Elevations

Informational

The grading and drainage at the subject property was inspected

Immediate Attention Item

The following area or areas at the subject property are creating a potential water ponding area and it is recommended that gutters or other industry standard approved moisture management systems be installed, by a qualified contractor, in the noted area to facilitate proper drainage and to further reduce the potential for moisture intrusion into the residence.

Locations:

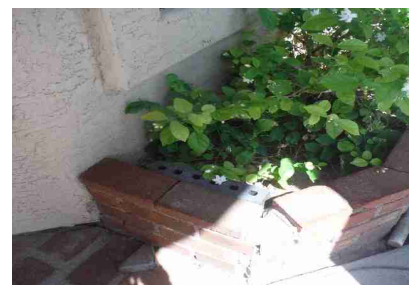
1. The east side exterior as there is no outlet for accumulated surface water as drain tile is obstructed by landscaping.



The grading inside of the flower beds at the following locations are in direct contact with the stucco siding which increases the potential for moisture intrusion into the residence. In addition, when grading is in direct contact with the exterior wall cladding it further presents a condition conducive to wood destroying organisms. It is recommended that the services of a qualified contractor be retained to examine the noted adverse condition and make the necessary repairs, modifications or corrective measures needed to ensure the grading is not in direct contact with the exterior wall cladding material. This may include but is not limited to the removal of the grading in its entirety or placing an industry standard approved barrier between the grading and the exterior wall cladding material.

Location:

1. The north east flower bed enclosure.
2. The south side flower bed enclosures.
3. The south east and south west flower bed enclosures.





Exterior Features

Landscape Watering Systems

Not Inspected

The landscape and watering system and exterior lighting was not inspected and is specifically excluded in the inspection report, scope and the Arizona Standards Of Professional Practice.

Driveways

Inspected

The driveway was inspected

Walkways

Inspected

The walkways were inspected

Windows

Informational

A representative number of windows of the subject property were inspected. In accordance with the Arizona Standards Of Professional Practice. We do not inspect every window in the house, however we will attempt to operate each window if the windows are readily accessible and do not require the moving of personal property. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit egress.

Exterior Doors And Jambs

Inspected

The exterior doors were inspected

Fences and Gates

Inspected

The fences and gates were inspected

Fascia Trim Soffit And Sheathing

Immediate Attention Item

There is moisture damaged wood at the following locations that needs to be repaired or replaced by a qualified contractor.

Locations:

1. The south east roof sheathing.
2. The south side roof sheathing.

- 3. The south side roof sheathing and rafter tail.
- 4. The upstairs deck entry doors and lower jamb.



Guardrails

Inspected

The guardrails were inspected.

Steps and Handrails

Not Inspected

None Present To Inspect.

Sliding Glass Doors

Immediate Attention Item

The sliding glass door is difficult to open and close which is consistent with lower rollers that have exceeded their service life and need to be replaced by a qualified general contractor to operate properly and as intended.

Exterior Lights

Inspected

The exterior residence lights were inspected

Vacuum Breaker

Inspected

There was a vacuum breaker observed on the sprinkler or drip system .However we do not test sprinkler systems and is unknown if it is functional.

Immediate Attention Item

There is leak at the water distribution pipe fitting where it is attached to the vacuum breaker that needs to be repaired by a qualified contractor.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

There is leak at the water distribution pipe where it is attached to the vacuum breaker that needs to - *Continued*



Section 3.0 - Roof

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Roofing System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Roofing System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Roofing System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Roofing System will include but may not be limited to the following components: the roof covering, roof flashing's, roof drainage systems, skylights, chimneys, (where applicable) and all roof penetrations. The Roofing System will be inspected for signs of leaks or abnormal condensation on building components.

With regard to the Roofing System, the written inspection report will also describe the Roofing System type (sloped or flat) and by the type(s) of roof covering materials. Both the method employed to inspect the roof and any such signs of leaks or abnormal condensation will be noted in the written inspection report.

Insulation And Ventilation

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Insulation and Ventilation Systems specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Insulation and Ventilation System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Insulation and Ventilation System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

The inspection of the Insulation and Ventilation Systems will include but may not be limited to the following components: insulation and vapor retarders in unfinished spaces; attic and foundation area ventilation; and kitchen and bathroom ventilation; and laundry area ventilation and clothes dryer clothes dryer venting systems.

With regard to the Insulation and Ventilation Systems, the written inspection report will also describe insulation and vapor retarders in unfinished spaces and will note any absence of insulation and vapor retarders at conditioned surfaces in unfinished spaces.

Roof Type and Covering

General Comments And Description

Informational

If any of the components present at the subject property and designated for inspection in the "Standards of Professional Practice for Arizona Home Inspectors" (the Standards) cannot be inspected for reasons of safety or inaccessibility or for any other reason, the written inspection report will identify such components and state the reason that such components could not be inspected.

If any of the components designated for inspection in the Standards are not present at the subject property, such components will be indicated as "Not Present" or "Not Applicable" in the written inspection report.

Roof Type

Informational

The roof was observed to be sloped or pitched

Roof Covering

Informational

The roof covering was observed to be concrete tile

Method of Evaluation

Informational

The roof and its related components were inspected by direct access.

Roof General Evaluation

FYI

When roof conditions are designated in the inspection report as needing service or Immediate Attention, this indicates that further examination with modifications or corrective measures as necessary by a QUALIFIED roofing contractor are recommended. This recommendation for further examination is intended for the sole purpose of identifying all adverse conditions affecting the normally intended function of the roof covering including all related roofing materials and components designed and intended to shed or divert water.

Moisture Intrusion Into Residence

Immediate Attention Item

There is moisture staining at the following interior locations which is consistent with an active roof leak and it is recommended that further repair be conducted by a qualified roofing contractor.

Locations:

- 1. The north east family room ceiling.

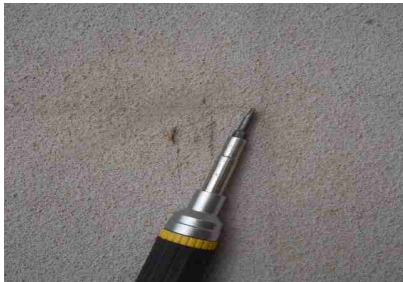


View Deck

Immediate Attention Item

The view deck covering material is cracked and separated at the seams at multiple locations on the decks surface. This is consistent with a deck coating that has exceeded its service life and it is recommended that the service of a qualified roofing contractor be retained to examine the deck coating and all related deck components in its entirety and further make all necessary repairs, modifications and corrective measures needed.





Damaged Tiles

Immediate Attention Item

There are multiple damaged concrete roofing tiles located at the following locations that needs to be repaired or replaced by a qualified contractor.

Note: It is additionally recommended that the underlayment in the close proximity of the damaged tiles be evaluated and replaced as deemed necessary.

Locations:

1. The east section of the roofs surface by deck.
2. The upper north east slope of the roofs surface.
3. The upper north east slope of the roofs surface.



There are multiple displaced concrete roofing tiles located at the following locations on the roofs surface that are further exposing the roofs underlayment.

Recommended Action: It is recommended that further examination and repair be conducted by a qualified roofing contractor.

Note: It is additionally recommended that the underlayment in the close proximity of the displaced tiles be evaluated and replaced as deemed necessary.

Locations:

1. The north east hip ridges.
2. The north side hip ridges.
3. The north west hip ridges.

Note: The ridge tiles are not properly secured as tile adhesive is deteriorated from exposure to the elements and tiles can be moved using normal hand pressure. In addition, tiles were not nailed at any location that was checked; this includes all hip ridges and main ridge tiles.



FYI

Additional Roof Pictures Continued



Roof Pictures Continued



Gutters and Drainage

FYI

It is recommended that gutters be installed at the subject property by a qualified contractor, to properly divert water away from the foundation areas as an added elective upgrade

Not Inspected

There were no gutters present to inspect

Valleys

Immediate Attention Item

The following valleys are obstructed with de brie and need to be professionally cleaned by a qualified roofing contractor to facilitate proper drainage

1. The upper south west valley.
2. The south east valley at headwall by view deck.

The following - *Continued*



Dead Valleys

Immediate Attention Item

The following dead valley is obstructed with debris and need to be professionally cleaned by a qualified roofing contractor to facilitate proper drainage

Locations:

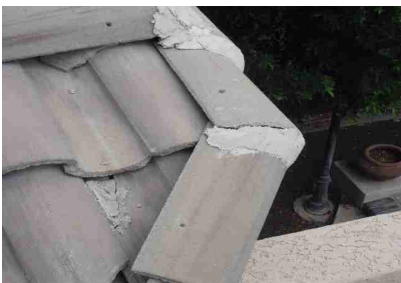
1. The upper north east dead valley at area blocked off with wire.



Mortar Caps

Immediate Attention Item

The majority of the mortar caps were observed to be cracked and separated and need to be repaired by a qualified roofing contractor



The majority of the mortar caps were observed to be cracked and separated at - *Continued*



Parapits

Informational

The parapits were inspected with no atypical conditions observed.

Scuppers

Inspected

The flat roof scuppers and drains were inspected with no adverse conditions observed at the time of the inspection..

B-Vent Pipes

Inspected

The B-Vent pipes were inspected

Roof Vents

Inspected

The roof vents were inspected

Flashings

Informational

The roof flashing's were inspected with no atypical conditions observed at the time of the inspection

Skylights

Informational

Not Present to inspect

Penetrations

Inspected

The penetrations were inspected

The penetrations were inspected

Underlayment

Immediate Attention Item

The roofs underlayment was inspected and revealed an underlayment that is consistent with original. In addition, further inspection revealed the underlayment is brittle and curling at edges which is consistent with an underlayment that has exceeded approximately 85-95 % of its service life.

Recommended Action: It is recommended that further examination and repair or replacement as deemed necessary be conducted by a qualified roofing contractor.

Note: There is moisture staining on living room ceiling as described in the inspection report and further corroborating the underlayment is not performing its intended function shedding water.



Attic

General Comments and Description

Informational

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Insulation and Ventilation Systems specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Insulation and Ventilation System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Insulation and Ventilation System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible,

the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Insulation and Ventilation Systems will include but may not be limited to the following components: insulation and vapor retarders in unfinished spaces; attic and foundation area ventilation; and kitchen, bathroom, and laundry area ventilation systems.

With regard to the Insulation and Ventilation Systems, the written inspection report will also describe insulation and vapor retarders in unfinished spaces and will note any absence of insulation and vapor retarders at conditioned surfaces in unfinished spaces.

Method of Evaluation

Informational

The attic was observed from the access point/platform only as the attic components restricted safe movement thru the attic therefore some areas were unable to be observed and the conditions in these areas is unknown.

Access Locations And Condition

Inspected

The attic access cover was inspected

Visible Condition Of Sheathing

Informational

The sheathing was inspected with no adverse conditions observed

Framing

Inspected

The visible portions of the roofs support structure were inspected with no visible, adverse conditions observed at the time of the inspection.

Ventilation

Inspected

Ventilation within the confines of the attic was inspected with no visible signs of condensation or the accumulation of moisture.

Plumbing Vents

Inspected

The plumbing vents were inspected

Exhaust Ducts

Inspected

The exhaust vents were inspected

Blown in Fiberglass Insulation

Informational

The attic was insulated with blown fiberglass insulation however, depth and adequacy are not determined as specified in the inspection scope and contract.

Section 4.0 - Plumbing

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Plumbing System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Plumbing System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Plumbing System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Plumbing System will include but may not be limited to the following components: the interior water supply and distribution system including piping materials (and their related supports and insulation), fixtures, and faucets for functional flow, leaks, and cross connections; the interior drain, waste, and vent (DWV) system including traps and DWV piping (and their related supports and insulation) for functional drainage and leaks; domestic potable water heating systems including water heating equipment (including their related normal operating controls and automatic safety controls), chimneys, flues, and vents; fuel storage systems including interior fuel storage equipment, fuel supply piping and venting (including their related supports) for leaks; and sump pumps. All plumbing fixtures, including their related faucets and all exterior faucets attached to the house, will be operated.

With regard to the Plumbing System, the written inspection report will also describe the water supply and distribution system piping materials by type(s); DWV piping materials by type(s); and domestic potable water heating equipment by type(s).

Plumbing Components

Potable Water Pipes

Inspected

The potable water pipes were observed to be non-metallic and is consistent with CPVC

Condition Of Potable Water Piping

Inspected

The visible and readily accessible portions of the potable water pipes were inspected with no adverse conditions observed.

Water Shut Off And Isolation Valves

Informational

The testing of any stop valves, isolation valves or any valve that terminates the flow of water to any fixture, faucet, toilet or hot water heater will be inspected only for adverse conditions that is affecting its normal intended function. This includes, the presence of mineral encrustation, or the appearance of a

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

fragile valve that may break when activated. These valves will not be activated to determine their functionality as is not required by the Arizona Standards Of Professional Practice furthermore, the testing or turning of these valves may cause damage to the components.

Water Main Location

Informational

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

House Water Main

Inspected

The house water main was located at the front hose bib and was inspected

Functional Flow

Informational

A functional flow test was conducted and was operating as intended. Functional flow is defined as a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Plumbing Fixtures

Inspected

The interior plumbing fixtures were inspected and operational unless otherwise noted

Sinks Faucets Valves & Connectors

Inspected

The bathroom sink(s) and their components were inspected with no atypical conditions unless otherwise noted

Immediate Attention Item

The following sink stop assembly(s) are damaged or incomplete and need to be repaired or replaced by a qualified plumbing contractor to operate as intended.

Locations:

1. The master bathrooms left side sink.

Washer Faucets

Informational

The washer shut offs were visually inspected, however they are not,turned or activated as they are fragile and tend to break when activated They will be observed for signs of visible leaks, rust or any signs of abnormal or A typical conditions and reported accordingly.

Traps And Drain

Inspected

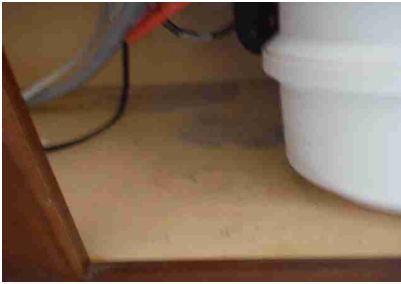
The traps and drains were inspected with no adverse conditions observed

Kitchen Under Sink Basin

Immediate Attention Item

There is evidence of moisture damage under the kitchen sink indicating which is consistent with a past leak. However, the extent of the damage could not be definitively determined as the concealed areas under the basin, and behind the walls cannot be observed. Therefore, it is recommended that measures be taken to retain a qualified contractor to repair the under sink basin area and all related cabinets and wall components in their entirety and further as deemed necessary. This may include but is not limited to a mold test if deemed necessary.

There is evidence of moisture damage under the kitchen sink - *Continued*



Dishwasher

Inspected

The dishwasher(s) were inspected with no atypical conditions observed
Note: To conserve water system was operated on rinse cycle only.

Immediate Attention Item

The dishwashers racks are rusting which is consistent with dish racks that have exceeded their service life and need to be replaced by a qualified appliance technician.



Garbage Disposal

Inspected

The garbage disposal was inspected

Tub(s)

Inspected

The tub(s) were inspected

Tub-Shower(s)

Inspected

The tub-shower(s) were inspected

Stall Shower

Inspected

The stall shower were inspected

Immediate Attention Item

The stall shower doors lower door sweep is damaged and needs to be replaced by a qualified contractor to reduce the potential for water to enter under the door.



Toilet

Inspected

The toilets were inspected with no atypical conditions observed

The toilets were inspected with no atypical conditions observed

Immediate Attention Item

The following bathroom toilet(s) tank water level is even with the top section of the overflow tube and floats need to be adjusted to prevent water loss when toilet fill as water run into over flow tube before leveling off at top section of overflow.

Recommended Action: It is recommended further repair be conducted by a qualified plumbing contractor

Locations:

1. The powder room.

Exhaust Fan

Inspected

The exhaust fan(s) were inspected in the bathrooms and laundry room.

Plumbing Vents And Exhaust Vents

Inspected

The plumbing vents pipes and dryer exhaust vent pipes were inspected

Pipe Insulation

Inspected

There was no pipe insulation to be observed as it is not a common construction practice in Arizona.

Pipe Straps

Not Inspected

The pipe straps were concealed behind the walls and were unable to be inspected and there condition is unknown.

Water Pressure

Inspected

The water pressure at the subject property was observed to be approximately 60+ psi's. which is within normal parameters for residential water pressure

Hose Bibs

Inspected

The exterior hose bibs were inspected with no atypical conditions observed

The exterior hose bibs were inspected with no atypical conditions observed

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Sump Pump

Informational

There were no sump pumps or sewage ejections pumps at the subject property to inspect

Location Of Sewer Clean Outs

Inspected

The sewer clean outs are located in the front section of the residence

Waste and Drainage System

Type of Material

Informational

The visible portions of the drain waste and vent pipes were observed to be ABS drain waste and vent pipes. In addition the material of any piping that is concealed or not exposed to view could not be determined.

Drain Waste & Vent Pipes & Supports

Informational

The drain waste and vent pipes were inspected with no atypical conditions observed. However, only a video-scan of the main drainpipe would confirm its actual condition.

Functional Drainage

Inspected

The drains were inspected and functional at the time of the inspection. Functional drainage is defined as when two drains empty's in a reasonable amount of time and does not overflow when another drain is drained simultaneously. Note: In regards to functional drainage, in a vacant residence. The drains only tested by means of a liquid test and no solid waste is flushed down the toilets. therefore, when the residence is occupied and solid waste is flushed into the drainage system there may become an obstruction as the previous waste can solidify and potentially block the drains. In the event this should occur it is recommended that the services of a qualified plumbing contractor be retained to correct the noted adverse condition.

Note: The drains were visible clear of all obstructions at the time of the inspection.

Gas

Gas Main Shut-Off Location

Informational

The gas main shut-off is located in the garage side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main

FYI

The gas is off at the main. The gas company must be contacted to turn it on and safety check ALL of the gas appliances. Therefore, this prevented ALL OF THE GAS FIRED APPLIANCES from being inspected for operation. A visual inspection was made of the all of the gas fired appliances with no adverse

conditions observed at the time of the inspection. It is recommended that the gas be turned on and all gas fired appliances be inspected and tested for operation prior to customer taking possession of the subject property.

Systems Not Operated Or Inspected:

1. The natural gas hot water heater.
2. The natural gas furnaces."Both"

Note: The gas service provider typically checks all gas fired appliances for leaks and defects during the activation process, therefore, if an adverse condition is discovered the gas will not be activated until all adverse conditions are repaired. This is to ensure customer safety.



Gas Piping And Supports

Informational

The visible portions of the gas pipes and supports were inspected

Water Heaters

Water Heater Fuel Type

Informational

The water heater is fueled by natural gas

Age Capacity and Location

FYI

The natural gas hot water heater is located in the garage.
Make: AO: Smith
Approximate Year/Age: 1997 Consistent with the original.
Capacity: 50 Gallons

Combustion Chamber

Informational

The combustion chamber was inspected.

Water Shut-Off Valve and Connectors

Immediate Attention Item

The water shut off valve is seized and needs to be replaced by a qualified plumbing contractor to operate as intended.

Gas Shut-Off Valve and Connector

Informational

The gas control shut off valve and its connector at the water heater were inspected

Vent Pipe and Cap

Inspected

The B vent pipe and connector were inspected.

Pressure Release Valve and Discharge Pipe

Inspected

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

Combustion Vent Ports

Inspected

There are combustion air vents present and it is necessary to keep these areas free from all personal property for them to operate effectively.

Support Platform

Inspected

The natural gas hot water heater is installed on a support stand at least 18 inches above any ignition source in accordance with industry standards.

Overall condition of the water heater

Immediate Attention Item

There is **EXCESSIVE** rust at the upper drain plug of the hot water heater which is consistent with a water heater that is leaking intermittently and has exceeded its serviceable life.. This is an Immediate attention Item and it is recommended that the services of licensed plumbing contractor be retained to examine the water heater and to make the necessary repairs, modifications and corrective measures to include a total replacement of the water heater if deemed necessary.

Note: The hot water heater is leaking intermittently as stated above therefore, when gas is activated and hot water heater is ignited the water heater may leak excessively as water heater has exceeded its service life.



Section 5.0 - Electrical

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Electrical System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Electrical System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Electrical System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Electrical System will include but may not be limited to the following components: the service entrance conductors, service equipment, grounding equipment, main overcurrent device(s), main panels, distribution panels, and branch circuit conductors, (including their overcurrent devices). The branch circuit overcurrent devices will be inspected for the voltage and amperage compatibility of their attached conductors. A representative number of installed lighting fixtures, switches and receptacles located inside the house and garage and on the exterior walls of the house will be inspected. All receptacles within six feet of interior plumbing fixtures, all receptacles in the garage or carport, and all receptacles on the exterior of inspected structures will be inspected with regard to their polarity and grounding. All ground fault circuit interrupter devices will be inspected with regard to their operation.

With regard to the Electrical System, the written inspection report will also describe the amperage and voltage ratings of the service, the service entry conductor material(s), the service as to type (overhead or underground), and note the presence and location of any observed aluminum branch circuit wiring.

Main Panel

Main Electrical Shut Off

Inspected

The main shut off is located @ the main panel
Panel Location:

Nominal Ampacity And Location

Inspected

The residence is served by a 200 amp 120/ 240 volt (nominal) panel.

Service Entry Conductors

Inspected

The copper service entry conductor were inspected with no atypical conditions observed.

Exterior Cover Panel

Inspected

The exterior cover for the main electrical panel was inspected.

Interior Cover Panel

Inspected

The interior cover for the main electrical panel was inspected

Bonding Potable Water And Gas Piping

Inspected

The metallic gas fuel piping was bonded to the main electrical panel at the gas main

Informational

There was no water bond present as the potable water pipes are non metallic

Grounding

Inspected

The grounding of the main electrical panel is consistent with a Ufer ground

Circuit Breakers

Informational

The circuit breakers were inspected with no atypical conditions observed

Type of Wiring

Informational

The residence is wired with copper three-wire non-metallic cable Romex

Wiring

Inspected

The residence is wired with copper three wire Romex AWG wiring which was inspected with no atypical conditions observed at the time of the inspection.

Service Entrance Mast Weatherhead and Cleat

Inspected

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.

Compatibility

Informational

The circuits were compatible with the system and were operating properly

Interior Lights & Switches

Inspected

The interior lights were inspected and operational except as otherwise noted
Note: This includes all dimmer switches where applicable.

Canned Lighting

Inspected

The canned lights were inspected

Ceiling Fans

Inspected

The ceiling fans were inspected and operational unless otherwise noted

Exterior Receptacles

Inspected

The exterior receptacles were inspected

Interior Receptacles

Inspected

A representative number of interior receptacles were inspected and were operational at the time of the inspection.

Comments Regarding GFCI Outlets

Informational

A ground-fault circuit interrupter (GFCI) is specifically designed to protect people against electric shock from an electrical system. A GFCI protection device operates on the principle of monitoring the imbalance of current between the circuit's ungrounded (hot) and grounded (neutral) conductor. An interesting point about these devices is that despite their name, they will operate on a circuit or without an equipment grounding conductor. 100-ground-fault ci 02 no grn ok.cdr

During the normal operation of a typical 2-wire circuit, the current returning to the power supply will be equal to the current leaving the power supply (except for some very small leakage). If the difference between the current leaving and returning through the current transformer of the GFCI protection device exceeds 5 mA (± 1 mA), the solid-state circuitry opens the switching contacts and de-energizes the circuit. The mA used above stands for one thousands of an amp, so 5 mA is equal to 5/1000th of an ampere.

Author's Comment: GFCI protective devices are commercially available in receptacles, circuit breakers, cord sets, and other types of devices.

WARNING: Severe electric shock or death can occur if a person touches the hot and neutral conductor at the same time, even if the circuit is GFCI-protected. This is because the current transformer within the GFCI protection device does not sense an imbalance between the departing and returning current and the switching contacts remain closed.

Danger: Typically when a GFCI protection device fails, the switching contacts remain closed and the device will continue to provide power without GFCI protection. According to a study by the American Society of Home Inspectors (published in the November/December 1999 issue of the IAEI News (International Association of Electrical Inspectors magazine), 21 percent of GFCI circuit breakers and 19 percent of GFCI receptacles did not provide GFCI protection, yet the circuit remained energized!

The failures of the GFCI sensing circuits were mostly due to damage to the internal transient voltage surge protectors (metal-oxide varistors) that protect the GFCI sensing circuit. This damage resulted from voltage surges from lightning and other transients. In areas of high lightning activity, such as southwest Florida, the failure rate for GFCI circuit breakers was over 50 percent!

At least one leading manufacturer markets a listed 15A, 125V GFCI receptacle you cannot reset if the GFCI circuit no longer provides ground fault protection. As an added safety improvement, this particular GFCI receptacle has a built-in line-load reversal feature that prevents the GFCI from resetting if the installer mistakenly reverses the load and line connections.

One final thought on GFCI protection is that you should press the test feature of the GFCI protection

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

device to ensure that it works by turning the power off to the connected load. Do not assume that a GFCI protection device is operational unless you properly test it!

Ground Fault Interuptor GFCI

Inspected

The Interior and exterior GFCI receptacles were inspected and were operational at the time of the inspection.

GFCI Reset Button Location

Informational

Master bathroom

Section 7.0 - Heat A/C

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Cooling System(s) specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Cooling System(s) is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Cooling System(s) is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Cooling System(s) will include but may not be limited to the following components: cooling and air handling equipment and related normal operating controls, the conditioned air distribution system including fans, pumps, ducts, piping (and their related supports, dampers, and insulation), air filters, registers, and fan-coil units.

With regard to the Cooling System(s), the written inspection report will also describe the energy source(s) and will describe the cooling system(s) by its (their) type(s). The Cooling System(s) will be operated (when conditions permit) using normal operating controls and readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened.

Heat and AC - System 1

Type of Fuel

Informational

The residence is served by a gas-fueled heating system

HVAC System Location

FYI

The HVAC system is a split system with an air handler located in the hall closet by powder room with a condenser located outside and services the downstairs.

MFG: Trane XE1000

Approximate Age: 1997

Approximate Unit Size: 5 Ton System

Serial Number: MO52279CF

Model Number: TTRO6OC100A2

Heat Source: Natural Gas

Heating And Cooling Testing Procedures

Inspected

Heating and cooling systems will be inspected in accordance with current industry standards. Heat pumps and central refrigerated air conditioning systems will be operated in the cooling mode when the outside ambient air temperature is currently and has remained above sixty-five degrees Fahrenheit for the prior twenty-four consecutive hours. Heat pumps will be operated in the heating mode when the outside temperature is below sixty five degrees. This is to prevent component damage which can occur if these systems are operated outside of these temperature limitations. Both gas and electric furnaces will be inspected for both operation and for heat output at visible, safely accessible and readily accessible registers. No solid fuel appliances will be operated including, but not limited to, wood and coal-burning fireplaces, fireplace inserts, and stoves and pellet stoves. Determination of the appropriate outside air temperature is solely the discretion of the inspector.

Overall Condition Of The HVAC System

FYI

Inspection of the HVAC system at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified HVAC contractor be retained to examine the HVAC system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended function of producing heating and cooling and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Furnace

Immediate Attention Item

There is rust is combustion chamber of furnace which is consistent with an evaporator coil that is draining into the furnace and needs to be repaired by a qualified HVAC contractor.



FYI

The gas was shut off at the gas main therefore, the gas furnace was unable to be inspected or tested for operation or its ability to produce heat.

Vent Pipe

Inspected

The gas furnace B-vent pipe was inspected

Gas Valve and Connector

Inspected

The gas valve and connector were inspected

Combustion-Air Vents

Immediate Attention Item

The gas furnace access door is not equipped with combustion air vent ports which is not consistent with industry standards.

Recommended Action: It is recommended that further installation of vent ports in the natural gas furnace access doors be installed by a qualified contractor.



Return-Air Compartment

Immediate Attention Item

The return air compartment, grill and ducts are atypically dirty indicating a lack of normal routine maintenance and it is recommended that the return air compartment and all adjoining ducts be professionally cleaned by a qualified duct cleaning company to reduce the potential for damage to the HVAC and its related components.



Evaporator Coil And Fan Motor Assymlby

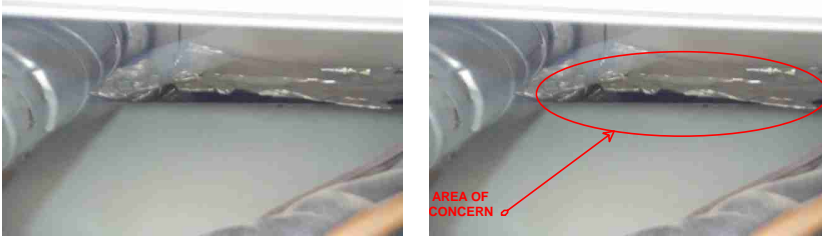
Not Inspected

The evaporator was sealed inside of the air handler and would require dismantling of system, therefore, the evaporator was unable to be inspected

Plenum

Immediate Attention Item

There is an ACTIVE air leak at the HVAC air handlers plenum that needs to be repaired by a qualified HVAC contractor to prevent further energy loss.



Air Handler

Inspected

The air handler was inspected and operational at the time of the inspection

Condenser Compressor And Fan Assymlby Unit

Inspected

The condensing/compressor, coil and fan motor assembly were inspected.

Service Disconnect at the Coil

Inspected

The electrical disconnect at the condensing coil was inspected

Immediate Attention Item

The HVAC service disconnect assembly is not properly secured to the exterior and disrupts service when the panel door is opened and closed and further presents the potential for a shock hazard.

Recommended Action: It is recommended that further examination and repair be conducted by a qualified HVAC contractor.



Refrigerant Lines

Immediate Attention Item

Insulation is missing or deteriorated at the refrigerant lines at the condenser and needs to be replaced to operate and insulate the lines as intended.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm



Condensate Discharge Pipe

Informational

The primary/secondary condensate pipe discharges at the east side exterior.

Differential Temperature Readings

Informational

The condensing coil responded when operated the normal operating controls and demonstrated an approximate temperature split between return and supply air of 18-22 degrees which is within the confines of an acceptable split in accordance with industry standards.

Approximate Temperature Split: 18-22 degrees at the time of the inspection.

Thermostat

Inspected

The thermostat was inspected and responded when it was activated by operating the normal operating controls.

Ducts

Inspected

The visible sections of the ducts and supports were inspected

Registers

Inspected

The registers in each habitable room of the residence were inspected. In addition, there is a heating and cooling source in each habitable interior room .

AC Pad

Inspected

The Ac Pad was inspected

Heat and AC - System 2

Type of Fuel

Informational

The residence is served by a gas-fueled heating system

HVAC Sytem Location

FYI

The HVAC system is a split system with an air handler located in the attic with a condenser located outside and services the upstairs.

MFG: Trane XE 1000

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Approximate Age: 1997
Approximate Unit Size: 2 1/2 Ton System
Serial Number: M453J3UAF
Model Number: TTRO30C100A3
Heat Source: Natural Gas

Heating And Cooling Testing Procedures

Inspected

Heating and cooling systems will be inspected in accordance with current industry standards. Heat pumps and central refrigerated air conditioning systems will be operated in the cooling mode when the outside ambient air temperature is currently and has remained above sixty-five degrees Fahrenheit for the prior twenty-four consecutive hours. Heat pumps will be operated in the heating mode when the outside temperature is below sixty five degrees. This is to prevent component damage which can occur if these systems are operated outside of these temperature limitations. Both gas and electric furnaces will be inspected for both operation and for heat output at visible, safely accessible and readily accessible registers. No solid fuel appliances will be operated including, but not limited to, wood and coal-burning fireplaces, fireplace inserts, and stoves and pellet stoves. Determination of the appropriate outside air temperature is solely the discretion of the inspector.

Overall Condition Of The HVAC System

FYI

Inspection of the HVAC system at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified HVAC contractor be retained to examine the HVAC system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended function of producing heating and cooling and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Furnace

FYI

The gas was shut off at the gas main therefore, the gas furnace was unable to be inspected or tested for operation or its ability to produce heat.

Vent Pipe

Inspected

The gas furnace B-vent pipe was inspected

Gas Valve and Connector

Inspected

The gas valve and connector were inspected

Combustion-Air Vents

Inspected

There are combustion air vents present and it is necessary to keep these areas free from all personal property for them to operate effectively.

Return-Air Compartment

Routine Maintenance

The filter is dirty and should be changed. In addition the air filter needs to be changed monthly or as needed to reduce the potential for damage to the HVAC system.

Evaporator Coil And Fan Motor Assymbly

Not Inspected

The evaporator was sealed inside of the air handler and would require dismantling of system, therefore, the evaporator was unable to be inspected

Plenum

Inspected

The plenum was inspected

Air Handler

Inspected

The air handler was inspected and operational at the time of the inspection

Condenser Compressor And Fan Assymbly Unit

Immediate Attention Item

The condenser fan is making an atypical noise/vibration during operation which is consistent with a fan and fan motor assembly that are not operating properly and need to be further examined and repaired as deemed necessary by a qualified HVAC contractor.

Drip Pan

Inspected

The drip pan was inspected

Service Disconnect at the Coil

Inspected

The electrical disconnect at the condensing coil was inspected

Refrigerant Lines

Immediate Attention Item

Insulation is missing or deteriorated at the refrigerant lines at the condenser and needs to be replaced to operate and insulate the lines as intended.



Condensate Discharge Pipe

Informational

The primary/secondary condensate pipe discharges at the south side exterior.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Differential Temperature Readings

Informational

The condensing coil responded when operated the normal operating controls and demonstrated an approximate temperature split between return and supply air of 18-22 degrees which is within the confines of an acceptable split in accordance with industry standards.

Approximate Temperature Split: 18-22 degrees at the time of the inspection.

Thermostat

Inspected

The thermostat was inspected and responded when it was activated by operating the normal operating controls.

Ducts

Inspected

The visible sections of the ducts and supports were inspected

Registers

Inspected

The registers in each habitable room of the residence were inspected. In addition, there is a heating and cooling source in each habitable interior room .

AC Pad

Inspected

The Ac Pad was inspected

Section 8.0 - Chimney

The inspection of chimneys, flues and vents shall be observed and described in accordance with The Arizona Standards Of professional practice. The visible and readily accessible portions of the chimneys shall be observed and the heating source described .Furthermore,the normal operating controls, readily accessible panels which are provided by the manufacture or installer for routine maintain automatic safety controls chimneys, flues and vents,excluding the interior of the flue shall be observed and operated when it is safe to do so and will not damage the unit, systems or its related components. The heat distribution systems , including fans, pumps,ducts, and piping with supports, dampers,insulation,air filters,registers,radiators,fan coil units and convectors. Furthermore the presence of heat source in each room shall be observed and the energy source shall be described. The inspector shall not operate any system,components when weather conditions or other circumstances may cause damage equipment or their related components.

Chimney 1

Chimney Flue

Inspected

The visible sections of the interior of the flue were inspected with no atypical conditions observed. However, the inspection of any chimney flue is a limited visual inspection and it is recommended that a full evaluation by a qualified chimney sweep be conducted to ensure customer safety.

The visible sections of the interior of the flue were inspected with no atypical conditions observed. However, the inspection of any chimney flue is a limited visual inspection and it is recommended that a full evaluation by a qualified chimney sweep be conducted to ensure customer safety.

Crown or Termination Cap

Inspected

The chimney crown, was inspected

Weather Cap And Spark Arrestor

Inspected

The weather cap and spark arrestor was inspected the chimney was inspected

Chimney Penetrations Thru Attic

Informational

The chimney penetrations as they pass thru the attic were unable to be viewed due to lack of access

Fireplace

Immediate Attention Item

The natural gas fireplace burner assembly has not been installed therefore, the fireplace is incomplete and needs to be repaired by a qualified general fireplace contractor.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

The natural gas fireplace burner has not been installed therefore the fireplace is incomplete - *Continued*



Damper

Immediate Attention Item

There is no damper in the chimney flue to prevent energy from being lost up the chimney, and you should consider having one installed.

Note: If gas burners are installed damper must be installed in a fixed open position so it cannot be closed. This is to prevent back draft of combustion bi products back into residence.



Section 9.0 - Interior

With regard to the subject property and when present and applicable, the visible, safely accessible, and readily accessible portions of the components of the Interior System specified in the "Arizona Standards of Professional Practice" (the Standards) will be inspected in accordance with both the requirements of the Standards and the general and specific limitations of the Standards as well as with the other applicable requirements of the State of Arizona Board of Technical Registration. The components will be inspected for the conditions specified in the Standards which are adversely affecting the normally intended function or operation of such components and requiring immediate major repair. If such conditions are observed, they will be noted in the written inspection report along with recommendations to monitor such conditions or to have such conditions corrected or evaluated by appropriate persons. If no such conditions are observed, no remarks pertaining to such conditions will appear in the written inspection report.

If a specified component of the Interior System is not present at the subject property, the written inspection report will describe it as "Not Applicable."

If a specified component of the Interior System is determined to be present at the subject property but cannot be inspected because it is not visible, readily accessible, or safely accessible, the written inspection report will describe it as "Not Inspected" and will state the reason that such specified system or component could not be inspected.

The inspection of the Interior System will include but may not be limited to the following components: walls, ceilings, floors, steps, stairways, balconies, railings, and counters; a representative number of cabinets, doors, and windows; separation walls, ceilings, and doors between a dwelling unit and an attached garage, and sumps. A representative number of primary windows and interior doors will be operated. The Interior System will be inspected for signs of water penetration into the building or signs of abnormal or harmful condensation on building components and any such signs will be noted in the written inspection report.

With regard to the Interior System, the written inspection report will also note any signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Interior Components

Furnished Residence Comment

Informational

The residence is vacant

Interior Moisture Damage

FYI

When an area or areas are designated as having moisture damage or moisture staining, with regards to the structure, both interior and exterior. It is recommended that the services of a licensed contractor be retained to fully examine the noted areas and to make any necessary repairs, modifications or corrective measures needed to ensure all moisture damaged material is removed or repaired in accordance with industry standards. Furthermore, this may include, but is not limited to a mold test by the appropriate licensed personal if determined as a result of the above referenced examination or repair session.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

Note: This statement refers to moisture damage under kitchen sink area.

Walls And Ceilings & Floors

Inspected

The visible sections walls ceilings and floors were inspected.

Note: This does not include floor coverings

Doors

Inspected

The interior doors were inspected with no adverse conditions observed.

Windows

Informational

The readily accessible unobstructed interior windows were inspected and were operational unless otherwise noted.

Sinks And Countertops

Informational

The sinks and countertops were inspected

Interior Cabinets And Vanity's

Informational

The interior cabinets,counter tops and vanity's were inspected

Smoke Detectors

Inspected

The smoke detectors were inspected by observing the presence of the green light at each detector which were operational/present at the time of the inspection.

Note: All detector green lights were on. It is recommended that when customer takes possession of the property all batteries be changed to ensure continued proper operation.

Kitchen Components And Appliances

Exhaust Fan or Downdraft

Inspected

The kitchen exhaust fan(s) or downdraft was inspected and was operational at the time of the inspection

Electrical Range

Inspected

The electric range(s) inspected and operational at the time of the inspection, but was neither calibrated nor tested for its performance.

Immediate Attention Item

The electric range is missing the anti tip device which prevents the range from tipping forward when the oven door is opened. This is an important safety feature and it is recommended that this be installed by a qualified contractor.

Built-in Microwave

Inspected

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

Egress

Comments Regarding Egress

Informational

In the event of a fire a second exit is required for emergency personnel to enter and for the home owner to escape .The dimensions of these opening are to ensure the residents and escape route, but equally important they are designed to allow a firefighter to enter with a backpack .This opening must be 24 in high and 20 inches wide {min] The window sill must not be higher than 44 in from the floor. It is also important that if you decide to place security bars on your windows , that you keep the key close by and that everyone in the house knows the whereabouts of these lifesaving keys. all family's should have a set up before its to late fire escape plan so that every one knows what to do in the event a such a catastrophe. Egress was observed in each bedroom as required unless otherwise noted in this inspection report.

Bedrooms

There is no recomended service

Informational

We have inspected the interior bedrooms in accordance with Therefore, egress was observed in each bedroom unless otherwise noted.

Living

There is no recommended service

Informational

We have inspected the living room in compliance with The Arizona Standards of practice (SOP) and found all the components in a acceptable condition unless other wise noted.

Dining

There is no recommended service

Informational

We have inspected the dining room in accordance with The Arizona Standards of practice (SOP) and found all the components in a acceptable condition unless other wise noted.

Section 12.0 - Common Area

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewall's, but we do not test portable appliances, including the supply and waste components of washing machines or their supply fixtures..

Stairs

Treads & Risers

Informational

The treads, risers and railings were inspected.

Stair Rails

Inspected

The balusters and stair rails were inspected

Garage

Ventilation Ports

Inspected

The ventilation ports were inspected

Firewall Or Seperation Wall

Inspected

The firewall in the garage was inspected

Entry Door Into the House

Informational

The garage entry door is functional and self closing and operating as intended

Garage Door and Hardware

Inspected

The main garage door was inspected

Automatic Opener

Inspected

The garage door opener(s) were inspected and responded when activated

Automatic Safety Device

Inspected

The garage door(s) are equipped with an auto safety photo electric eye device which was tested mechanically and manually and was operational at the time of the inspection. Furthermore the system was operating and was equipped with and electronic eye which was operational and the door was tested to ensure it would stop with minimal resistance.

Section 13.0 - Pool/Spa

Pools and spas do leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality. However, there are other equally significant issues regarding pools and spas, and particularly those having to do with electricity.

Electrical standards governing pools and spas vary, and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground-fault protection.

Pool and spa enclosures are an equally important safety feature that are not necessarily uniform. However, we recommend that any pool or spa property should have a fifty-four inch enclosure, measured on the side facing away from the water, and that all access gates should self-close and include a latch at fifty-four inches. Ideally, all such gates should open away from the pool or spa so that a child cannot simply push them open if they should happen to be unlatched. However, standards in some regions are even more stringent, and require that the doors on residences be equipped with an automatic alarm. Nevertheless, it would be prudent for you to review the pool safety regulations in this community, and to conform to that standard or to whatever personal standard suits your needs.

Pool

Enclosures

Immediate Attention Item

There is no pool fence or barrier and its is recommended that one be installed to reduce the potential for children or unauthorized personal to enter the pool or spa area. In addition, this may be required by the local jurisdiction, and this can be confirmed by contacting the building and planning commission of the jurisdiction that applies.

Self Closing Door(Slide Lock)

Immediate Attention Item

The exterior sliding glass doors self closing mechanism is not operational and needs to be repaired by a qualified pool door contractor to ensure the door is repaired and self closing/self latching as intended.



Pool Access Entry Gates

Immediate Attention Item

The pedestrian gate does not self close and self latch consistently as vertical side rail is loose and needs to be repaired by a qualified general contractor.

Overall Pool Condition

Informational

We do not evaluate aboveground pools as part of our inspection service. Therefore, you should have it evaluated by a pool contractor.

FYI

Inspection of the pool system and its related components at the subject property revealed one or more adverse conditions that are affecting its normally intended function or operation. Therefore, it is recommended that a qualified pool contractor be retained to examine the pool system for the adverse conditions noted in this report and to perform any necessary modifications or and corrective measures to ensure that it is performing its intended functions and operating at its maximum efficiency. If, in the course of performing the above referenced work, it is determined that there are other conditions which require modifications or corrective measures, it is recommended that such modifications or corrective measures also be performed at that time.

Interior Finish of Pool

Informational

The interior pebble tech material

Immediate Attention Item

The pebble tech at the pools negative edge areas are severally damaged at multiple locations as there are cracks in the pebble tech material. In addition, further inspection revealed extensive damage at south west section as water has entered behind pebble tech causing wall to deflect.

Recommended Action: It is recommended that further examination of the pools pebble tech materiel be examined and repaired by a qualified pool contractor.



The pebble tech at the pools negative edge areas are severally damaged at multiple locations as there are cracks - *Contir*



FYI

Additional Pool Pictures



Tiles

Inspected

The pool tiles were inspected

Deck and-or Coping Stones

Inspected

The pool deck was inspected

Expansion Joint

Inspected

The expansion joint in the pool deck was inspected

Skimmer

Inspected

The skimmer box and its cover were inspected

Skimmer Wier

Immediate Attention Item

The skimmer weir flap which designed to prevent debris back flow in to skimmer is missing and needs to be replaced by a qualified pool contractor.

Drain Covers

Inspected

The drain cover was observed to be in place

Pool Light

Immediate Attention Item

The pool light did not respond when activated by the switch and needs to be professionally repaired or replaced by a qualified pool contractor.

Diving Board

Inspected

None Present To Inspect.

Water Slide

Inspected

Not present to inspect

Ladder and Rails

Inspected

The pool ladder rails are functional.

Panel Box

Inspected

The pool control panel was inspected and operational at the time of inspection.

Note: The shock guard is installed.

Pool Motor And Pump Assembly

Inspected

The pool motor was inspected

Immediate Attention Item

The pool motors electrical conduit is damaged/separated at motor and needs to be repaired by a qualified pool contractor.



Water Feature Or Auxiliary Pump And Motor Assembly

Immediate Attention Item

The pool water features pump/motor was inspected and revealed the following adverse conditions as stated below and its is recommended that further repair be conducted by qualified pool contractor.

1. The motor is making an atypical sound which consistent with motor/pump that is nearing end of its service life.
2. The motor is not bonded as there is no visible conductor present.
3. There is an active at pump seal.
4. There is an active leak at Jandy valve.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

The pool water features pump motor was inspected and revealed - *Continued*



Filter Type

Inspected

The pool filter is consistent with a DE/diatomaceous earth filter

Filter

Immediate Attention Item

The pool filter displayed a high pressure at 33 +psi which is atypically high for pool pressure and it is recommended that further examination and repair be conducted by a qualified pool contractor,
Note: Normal pool pressure is typically between 12-15 psi.



There is DE residue in pool which is consistent with pool filter grids that have exceeded their service life and need to be replaced by a qualified pool contractor.

There is DE residue in pool which is consistent with pool filter grids that have exceeded their service life and need - *Conti*



Supply Lines Return Lines and Valves

Inspected

The pool supply and return lines, and valves were inspected

Immediate Attention Item

There is a leak at the pool supply/return line coupler above pump/motor that needs to be repaired by a licensed pool contractor.



Jandy Valves

Inspected

The pools Jandy valves were inspected.

Type Of Cleaning System

Inspected

The pool cleaning system is consistent with a navigator system

Pool Cleaning System

Immediate Attention Item

The pool cleaning systems creepy crawler did not fully navigate the pool during a two hour period which is consistent with a pool cleaning system that is not operating properly. It is recommended that the services of a qualified pool contractor be retained to examine the pool cleaning system and its related

components in its entirety and make the necessary repairs,needed to ensure the cleaning system is operating properly.

Pool Float And Auto Fill Assembly

Not Inspected

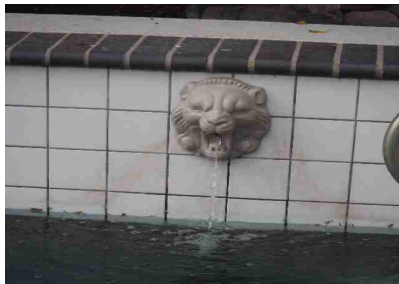
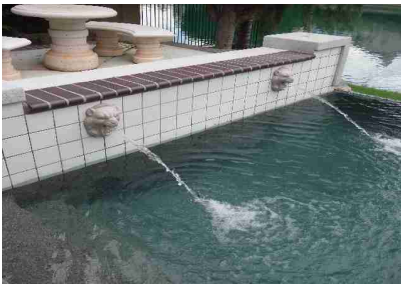
None Present To Inspect.

Water Feature Heads

Immediate Attention Item

The water feature heads were inspected an revealed the following adverse conditions as stated below and it is recommended that further examination repair be conducted by qualified pool contractor.

1. The south west Lion head is restricted and discharge a small stream of water in comparison to other heads.
2. The water fall additionally demonstrated a restricted flow when operated.



AFFILIATIONS AND CERTIFICATIONS

Inspector

ICBO Certified Building Inspector # _____

ICBO Certified Mechanical Inspector # _____

ICBO Certified Combination Dwelling Inspector # _____

IAPMO Certified Mechanical Inspector # _____

California Real Estate Inspection Association "C.P.I." # _____

Structural Pest Inspector License # _____

AHERA Certified Building Inspector # _____

REPORT CONCLUSION

1234 Any Street, , Arizona 12345

Congratulations on the purchase of your new home and thank you for using "Sell Home Inspections." 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; identifying 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 or alarms on the exterior doors of all pool or 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 evaluation of the condition of the property and its components and to alert you to any significant defects or adverse conditions affecting those components. 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 may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Inspection Address: 1234 Any Street, , Arizona 12345
Inspection Date/Time: 9/15/2015 1:00 pm to 4:30 pm

INDEX

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Inspection Glossary	8
Additional Info	12
Structural	14
Structural Elements	14
Foundation Type	15
Foundation Observations	15
Retaining Walls	16
Crawl Space	16
Exterior	17
Site Comments	17
Wall Covering	18
Grading and Drainage	19
Exterior Features	20
Roof	23
Roof Type and Covering	24
Attic	31
Plumbing	33
Plumbing Components	33
Waste and Drainage System	37
Gas	37
Water Heaters	38
Electrical	40
Main Panel	40
Heat A/C	44
Heat and AC - System 1	44
Heat and AC - System 2	48
Chimney	52
Chimney 1	52
Interior	54
Interior Components	54
Kitchen Components And Appliances	55
Egress	56
Bedrooms	56
Living	56
Dining	56
Common Area	57
Stairs	57
Garage	57
Pool/Spa	58
Pool	58
Certifications and Affiliations	65
Report Conclusion	66
ATTACHMENTS	