Arizona Home Inspections, LLC

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Home Inspection Report

8341 N Willow Park Way
Tucson, AZ

Prepared For: Michiko Smart

PROPERTY INSPECTION
SUMMARY REPORT

Michiko Smart
8341 N Willow Park Way, Tucson AZ

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, ***maintenance, recommended upgrades, Safety Concerns, monitor*** *and* ***consult the seller*** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items ***before close of escrow***.

INTRODUCTORY NOTES

General Building Information
Utilities
Further review: All the provided major utilities for the building were on at the time of the inspection except for the natural gas. We recommend further review of all affected systems and/or components of the building.

STRUCTURE

6. Structure
Condition
Repair: Minor cracks were noted in the exterior wall surface. The majority of the cracking was located at the corners of the window and door area. We recommend monitoring the cracks and repair as required.
Repair: The paint/finish at the exterior is incomplete or uneven at one or more areas (south wall west of ac unit). Attention to the paint/finish is recommended to maintain the appearance and design function of the exterior skin of the building.
Repair: The exterior wall surfaces were in need of caulking at all cracks, gaps, and openings (mainly at the ac disconnect box). Attention is recommended to guard against water intrusion, repair as necessary.

7. Trim
Trim Condition
Repair: Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.

Roof

2. Rooftop Material & Condition
Tile Roofing
Repair: The roof has improperly installed tiles with exposed fasteners and inadequate Head Lap at multiple areas. This condition is common however can expedite underlayment deterioration and

promote moisture damage. Recommend correcting the tile head lap or sealing the exposed areas as needed.
Repair: A spot check was made and found the roof tiles were without the proper perimeter nail fastening at one or more areas. Perimeter fastening areas for clay or concrete tiles include three courses but not less than 36 inches from either side of hips or ridges and edges of eaves and gable rakes. Improper fastening of the tiles may result in voiding any manufactures warranty.
Further Review: At least two cracked or damaged tiles were observed at the rooftop. Additional tiles or conditions may be found by a roofing professional. We recommend further review of the entire roof system for a better understanding of replacement costs/repairs and present condition.

INTERIOR

2. Windows
Window Condition
Repair: The window at the south bedroom presented symptoms early of a breach seal or failure between two pieces of glass and or defective window. This often takes the form of condensation between the panes of an insulated glass unit. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

3. Floor Coverings
Floor Condition
Repair: Damaged or missing grout was note at the tile surface in the dining room (sliding door to tile connection) We recommend that all damaged or missing grout be repaired or replaced.

PARKING STRUCTURE

2. Overhead Garage Doors
Opener Condition
Safety Concern: The garage door opener associated safety control to reverse the movement in the event of contact with an object was not operating. We recommend the installation or repair or replace the safety eyes as needed.

ATTIC

4. Insulation
Insulation Condition
Repair: Insulation in the attic was compressed, by either stored personal items, traffic in the attic space, or installation of a finished surface. Compressing the insulation reduces its effective "R" value and is not recommended. Attention to the compacted insulation is required to receive the full benefits of the insulation present.

WATER HEATER

9. Water Heater General Comments
Concerns
Further Review: The water heater inspection was limited due to the absence of a power source. The gas to the water heater was not on at the time of the inspection. We recommend further review for a better understanding of present condition.

HEATING & COOLING SYSTEM

1. Heating System
Heating System(s) Condition
Repair: The furnace cabinet combustible fire barrier panel was missing at the attic service platform. We recommend that the proper barrier installed as required for the safe and proper operation of the unit.
Further Review: The heating system for the building was not operated. Associated components

and/or utilities were missing or not turned on. We recommend further review for a better understanding of replacement/repair costs if any, and present condition.

3. Cooling System

Cooling System Conditions

Repair: The condensate emergency overflow pan under the coil box was observed to have insulation in the pan which may block the drain when in use. Attention to the condensate pan is required for the proper operation and functioning of the pan drain line. We recommend that the insulation be removed as required.

Further Review: The cooling system size was observed to be a 2.5 ton unit. The general rule of thumb for unit sizing is 1 ton per 400-450 square feet, 500-550 square feet per ton on an energy efficient rated home. We recommend further review of the cooling system for a better understanding of replacement/repair costs and present condition.

Condensate Lines

Further Review: Discoloration and other signs of leaking moisture were observed at the emergency overflow drain pan under the unit. We recommend further review for a better understanding of replacement costs/repairs and present condition.

ELECTRICAL SYSTEM

5. Switches

Switch Conditions

Safety Concern: A cover plate was missing or damaged at the dining room switch. This presents a risk to personal safety, particularly for small children. We recommend that the missing or damaged cover plate be replaced.

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INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contranct. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

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

technician.

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

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

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

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

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

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

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

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

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

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems ***not*** specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Arizona ASHI Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Arizona ASHI Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an ***appropriate person*** is recommended.

Parties Present

The inspection of the building detailed in this report was at the request of Michiko Smart, our client. Representing our client at the time of inspection was Yang Lou of Tierra Antigua.

Our client and the client's agent were present at the time of the inspection.

The inspector of record was Inspector Jack Randall State of AZ: Arizona Home Inspections LLC, certification number #[38853].

Time & Weather Conditions

The inspection began at approximately 12:00 PM and ended at approximately 2:00 PM on December 12, 2011.

It was raining lightly at the beginning of our inspection the sky was clear, and the outside air temperature was in range of 60-70 degrees F.

General Building Information

The type and/or style of the building being inspected is a single family free standing home.

It is our understanding that the building was constructed in 2011. This is an approximate age that was determined by the observed details of the building.

Further review: All the provided major utilities for the building were on at the time of the inspection except for the natural gas. We recommend further review of all affected systems and/or components of the building.

Orientation

For purposes of identification, comments in this report are written north, south, east and west as to the location of the illustrate item or issue.

Remarks And/Or Notes

The sellers property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

1. Landscaping

The general landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition.

2. Site Grading - Drainage

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure.

3. Driveway

The driveway for the building was surfaced with concrete. The driveway surfaces were in generally acceptable condition.

4. Walkway

The walkways for the building were surfaced with concrete. The walkway surfaces were in generally acceptable condition.

5. Entrance Cover

The entrance cover surface areas and/or walkways were an extension of the walkway materials. The entrance cover surface areas and/or walkways were surfaced with concrete. The entrance cover surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the entrance covering are an extension of the main structure roofing materials.

Any deficiencies if present, will be commented on in the main roof section of this report.

7. Patios

The patio area was located on the rear side of the building. The patio areas were surfaced with concrete. The patio surfaces were in generally acceptable condition.

The roof surface materials for the patio covering are an extension of the main structure roofing materials. Any deficiencies at the surface materials if present, will be commented on in the main roof section of this report.

10. Fencing

The site fencing was constructed with concrete masonry block. The visible site fencing was observed to be in generally acceptable condition.

11. Gates

The gate or gates for the site fencing were operated and observed to be in generally acceptable condition.

STRUCTURE

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The floor structure and wall structure. The exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

1. Foundation

The exposed slab of the building was observed to be of poured concrete in a post tension configuration.

The foundation of the building was not visible to the inspector. However, the visible perimeter of the concrete slab or stemwall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only.

Expansive soils are generally found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

5. Floor Structure

The floor structure consisted of a poured in place concrete slab on grade. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

6. Structure

The exterior walls of the structure were constructed with frame construction. The interior fire separation walls were constructed of drywall. The wall structures of the building were observed to be in satisfactory condition.

The exterior wall cladding of this building consisted of stucco. You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden

damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.

The exterior wall surfaces were in a generally acceptable condition except for the following:

Repair: Minor cracks were noted in the exterior wall surface. The majority of the cracking was located at the corners of the window and door area. We recommend monitoring the cracks and repair as required.
Repair: The paint/finish at the exterior is incomplete or uneven at one or more areas (south wall west of ac unit). Attention to the paint/finish is recommended to maintain the appearance and design function of the exterior skin of the building.
Repair: The exterior wall surfaces were in need of caulking at all cracks, gaps, and openings (mainly at the ac disconnect box). Attention is recommended to guard against water intrusion, repair as necessary.

7. Trim

The trim for this building was wood. The trim on this building was in generally acceptable condition except for the following:

Repair: Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.


Gaps at windows shoudl be sealed.

8. Flashing

The flashings for the exterior of the building were not fully visible and the inspection was limited. No visible outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashings be monitored and repaired as necessary.

9. Fascia - Eaves - Soffits

The fascia and eave/soffit of the building were observed to be in generally acceptable condition.

10. Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens. The building's ventilation components were observed to be in generally acceptable condition.

11. Exterior GFCI Location

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

The GFCI reset for the exterior receptacles was located in the garage. The GFCI protected receptacles were observed to be operational and appeared to be functioning as designed.

12. Organisms/Pests

While evidence of wood destroying organisms was not observed at the immediate foundation area, we recommend that a pest control expert be consulted.

Roof

1. Roof Type

The building's roof structure or type is a "Gable" roof. The inspection of the roof was conducted from the edge of the roof surface. Actually walking on the roof was judged to be potentially hazardous for the inspector and/or the roofing. The following comments were based upon a limited inspection.

2. Rooftop Material & Condition

The roof covering for this structure was a tile of a concrete/clay material. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface except for the following:

Repair: The roof has improperly installed tiles with exposed fasteners and inadequate Head Lap at multiple areas. This condition is common however can expedite underlayment deterioration and promote moisture damage. Recommend correcting the tile head lap or sealing the exposed areas as needed.

Repair: A spot check was made and found the roof tiles were without the proper perimeter nail fastening at one or more areas. Perimeter fastening areas for clay or concrete tiles include three courses but not less than 36 inches from either side of hips or ridges and edges of eaves and gable rakes. Improper fastening of the tiles may result in voiding any manufactures warranty.

Further Review: At least two cracked or damaged tiles were observed at the rooftop. Additional tiles or conditions may be found by a roofing professional. We recommend further review of the entire roof system for a better understanding of replacement costs/repairs and present condition.

3. Rooftop Ventilation

The attic space for the building was ventilated whole or in part, with covered roof vents. The attic roof vents

appeared to be in satisfactory condition.

4. Rooftop Flashings

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry. We recommend that the connection and penetration flashings be periodically examined for signs of leakage.

8. Roof Drainage Systems

The building's roof drainage system consisted of drip edges at all of the roof runoff perimeters. The roof drainage systems appear to be in generally acceptable condition however, they should be checked on a regular basis.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

1. Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The cabinets and countertops appear to be in generally acceptable condition for their age.

2. Sink

The kitchen sink and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition.

3. Kitchen GFCI Location

The GFCI resets for the kitchen receptacles were located in the kitchen. The GFCI protected receptacles of the kitchen were observed to be operational and appeared to be functioning as designed.

4. Appliances

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

The electric cooktop/oven was turned on with normal controls and found to be operational. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

The kitchen exhaust fan was found to be operational. Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting to the exterior.

The microwave was tested with the normal operating controls and appeared to be working. A microwave leakage test was performed and no leakage was observed. This was not a comprehensive test however and all functions were not tested.

Repair: The dishwasher was not connected at the time of the inspection.

The garbage disposal was found to be operational and in generally acceptable condition.

The refrigerator appears to be in operating condition. The gaskets were checked and the temperature was cool to the touch. The interior is in generally acceptable condition. The presence of an icemaker or the condition of an icemaker is not within the scope of a limited appliance courtesy check, this item if present was not inspected.

5. General Condition

The finished surfaces, hardware,windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

1. Doors Interior/Exterior

The interior and exterior doors were properly installed, operated, and found to be in generally acceptable condition.

2.Windows

The material used in the construction of the window frames of this building was aluminum.

The operational types of windows for this building were fixed windows, and horizontal sliding windows. The window glazing (Number of Panes) in these windows is two, ("double glazed").

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air.

Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware. The windows that were operated were found to be in generally acceptable condition except for the following: Safety/tempered glass was observed in all locations where recommended by present day industry standards.

Repair: The window at the south bedroom presented symptoms early of a breach seal or failure between two pieces of glass and or defective window. This often takes the form of condensation between the panes of an insulated glass unit. We recommend full evaluation of all the windows by an appropriate person with replacement of all breeched windows.

3.Floor Coverings

The floor coverings used in the interior of this building were a combination of carpet and ceramic tile. Most of the exposed interior floor coverings were in generally acceptable condition at the time of inspection except for the following:

Repair: Damaged or missing grout was note at the tile surface in the dining room (sliding door to tile connection) We recommend that all damaged or missing grout be repaired or replaced.

4. Ceilings - Walls

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition.

8. Smoke Detectors

The reachable smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

10.Carbon Monoxide Detectors

Recommended Upgrade: As a safety upgrade, one or more carbon monoxide "CO" detectors could be installed in locations recommended by the manufacturer of the detector to make this building safer in the event of a CO leak.

14. Remarks On The Interior

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

1. Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The bathroom cabinets and countertops appear to be properly installed and are in generally acceptable condition.

2. Bathroom Wash Basins

All of the bathroom wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition.

3. Bathtub/Shower

The bathtub/shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition.

4. Shower Doors

The shower doors, glass enclosures and associated hardware for the bathrooms was found to be in generally acceptable condition.

5. Toilets

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal.

7. Ventilation

The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of our inspection.

8. Bathroom GFCI Locations

The GFCI location for the bathrooms of the building was in the master bathroom. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

9. General Condition

The finished surfaces, hardware, windows and doors in the bathrooms were found to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

1. Laundry Provisions

Laundry provisions were located at an interior laundry area. A gas connection and a 240 volt receptacle were provided at the laundry area. Either may be used as the energy source for the clothes dryer. The provisions for the laundry appliances i.e.(supply valves, drains, and venting) if present, appear to be in generally acceptable condition.

3. Laundry Room Ventilation

Laundry room ventilation was provided for by a powered fan which was found to be operational.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

1. General Garage

The interior walls and ceiling of the garage were finished off with drywall or other finish materials.

The garage was attached and part of the overall building structure. The garage was in generally acceptable condition with any small cracks in the concrete floor cosmetic in nature only.

2. Overhead Garage Doors

The overhead garage door(s) were made of metal. The type of safety control for the door opener(s) was an electronic eye located approximately six inches off of the floor. This type of device opens the door if an object crosses under the plane of the door. The type of safety control for the door opener(s) was a pressure sensitive device located at the door opener control panel. This type of device opens the door if resistance of greater than 10lbs is encountered prior to the full closure of the door. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information.

All the associated hardware of the door(s), door panels and opener(s) if present, were observed to be operational and in generally acceptable condition except for the following:

Safety Concern: The garage door opener associated safety control to reverse the movement in the event of contact with an object was not operating. We recommend the installation or repair or replace the safety eyes as needed.

3. Fire Separation

The firewall separation including the door from the garage to the interior appears to be satisfactory however, the resistance of the materials making up the firewall were not verified.

4. Garage GFCI Location

The GFCI reset for the garage receptacles was located in the garage. The protected receptacles were operated and functioned as designed.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarders in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

1. Attic Location And Access

The attic access panel was in the ceiling of the master bedroom closet.

The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

2. Ceiling Structure

The interior ceiling structure consisted of the bottom chords of the roof trusses. The viewable ceiling structures of the building were in generally acceptable condition.

3. Roof Structure

The roof structure for this building was a conventional wooden truss system. The roof sheathing used over the structure in this building was plywood and OSB. The visible roof structure appears to be in generally acceptable condition.

4. Insulation

The thermal insulation visible in the attic space was blown-in fiberglass. The thickness of the insulation in the attic space should yield an approximate thermal value of "R" 30. Visible insulation placed above the living spaces in this building appear to be installed properly and functioning as intended except for the following:

Repair: Insulation in the attic was compressed, by either stored personal items, traffic in the attic space, or installation of a finished surface. Compressing the insulation reduces its effective "R" value and is not recommended. Attention to the compacted insulation is required to receive the full benefits of the insulation present.

5. Ventilation

The attic ventilation was observed to be in generally acceptable condition.

6. Condition of Attic

The attic space where visible was in generally acceptable condition. No adverse conditions could be seen by the inspector. However, insulation, components and restricted access prevent a full visual inspection. The inspection was limited in this regard.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The

location of main water and main fuel shut-off valves.

1. Main Piping

Water and waste water service was provided by a municipal or community system. This report dose not include the main sewer line or drain of the property. The inspection time period is not long enough to adequately test main drain system. Its is recommended that you perform a scope by a licensed company to adequately test the main drain line.
All faucets and fixtures area tested at the time of inspection, water function ability and flow is tested both by visual and with a pressure gauge at the exterior faucets. The function ability and flow are adequate unless noted.

The water meter for the building was located at the street curb in front of the building. The inline main shut off at the meter box was operated using normal hand pressure. Operation of the valve from time to time should keep it functional. The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection.

The visible main supply piping appears to be in generally acceptable condition. The main water supply line/pipe material, which carries the water to the building was 1" copper.

The water pressure for the building, measured at an outside hose bibb was 45-50psi.

A domestic water supply main shut-off valve was outside at the front of the building. The main water supply line was fitted with an inline pressure regulator valve. This valve is adjustable so that the pressure can be regulated to a desired output generally below 80psi and above 45psi. The building's main water shut off valve was operated using normal hand pressure. Operation of the valve from time to time should keep it functional and maximize its useful life.

2. Distribution Piping

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was a combination of copper and plastic PEX piping.

Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.

The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure. The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

The observed piping material for the exterior hose bibbs was copper pipe. The exterior hose bibbs were properly installed and in generally acceptable condition.

Further Review: The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review for a better understanding of present condition.

3. Drain Waste Vent Piping

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, ect. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage.

The visible sanitary system drains through horizonatal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste, and vent piping material within the building was plastic.

Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

4. Main Sewer Cleanout

A main sewer cleanout was located at the ground in the front of the building. Other cleanouts may exist but were not located.

5. Gas System Piping

A bonding wire was present at the building side of the gas meter pipe. No natural gas meter or other type of gas piping was found on this property.

6. Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

WATER HEATER

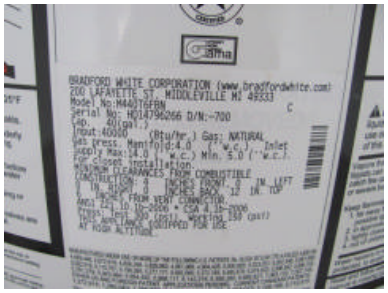
SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

1. Singular Water Heater Descriptions

The location of the water heater was in the garage. The energy source for the water heater was natural gas and the storage capacity of the tank was 40 gallons.

The water heater appears to be the original unit installed at the time of construction. The name of the manufacturer or the brand name of this unit was Bradford White.



9. Water Heater General Comments

Further Review: The water heater inspection was limited due to the absence of a power source. The gas to the water heater was not on at the time of the inspection. We recommend further review for a better understanding of present condition.

The water heater and it's controls were operational with most of its associated components in generally acceptable condition. Exceptions are noted above and we recommend that the exceptions be corrected as necessary.

10. Remarks On The Water Heater

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

HEATING & COOLING SYSTEM

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

1. Heating System

The type of gas supplied to the heating unit was natural gas. The heating system for this building was a gas forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern if visible was checked for appearance.

The location of the heating unit for this building was in the attic.

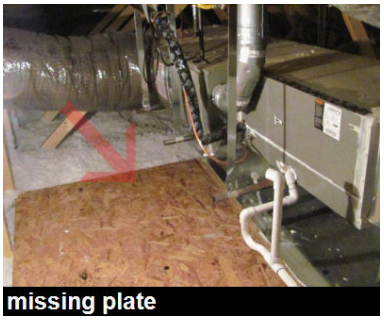
The name of the manufacturer or brand name for the heating unit(s) was Lennox. The heating system appears to be the original unit put into service at the time of construction.

The size of the heating unit for this building as measured in (British Thermal Units) BTU's was 60,000.

The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls were tested and the unit responded as designed unless otherwise noted below. The unit appears to be properly installed and in generally

acceptable condition except for the following:

Repair: The furnace cabinet combustible fire barrier panel was missing at the attic service platform. We recommend that the proper barrier installed as required for the safe and proper operation of the unit.
Further Review: The heating system for the building was not operated. Associated components and/or utilities were missing or not turned on. We recommend further review for a better understanding of replacement/repair costs if any, and present condition.


missing plate

3. Cooling System

This building is cooled by a split type, or remote type, central air conditioning system. This means the compressor, is physically separated from the air handling unit with the cooling coil mounted within or adjacent to the furnace. The compressor for the cooling system was located at the exterior left side of the building.

The name of the manufacturer or brand name for the cooling unit(s) was Lennox. The cooling system appears to be the original unit put into service at the time of construction.

The measure of cooling capacity for the cooling system as measured in tons was, The measure of cooling capacity for the cooling system as measured in tons was, 2.5 tons.

The air conditioning system, safety disconnect, wiring, suction line insulation, compressor pad or supports and visible condensate drain lines were observed to be in generally acceptable condition except for the following:

Repair: The condensate emergency overflow pan under the coil box was observed to have insulation in the pan which may block the drain when in use. Attention to the condensate pan is required for the proper operation and functioning of the pan drain line. We recommend that the insulation be removed as required.
Further Review: The cooling system size was observed to be a 2.5 ton unit. The general rule of thumb for unit sizing is 1 ton per 400-450 square feet, 500-550 square feet per ton on an energy efficient rated home. We recommend further review of the cooling system for a better understanding of replacement/repair costs and present condition.

Further Review: Discoloration and other signs of leaking moisture were observed at the emergency overflow drain pan under the unit. We recommend further review for a better understanding of replacement costs/repairs and present condition.

5. Distribution System

Every habitable room in this building has a visible means of supply for conditioned air. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable

condition with no obvious separations or damage.

6. Filters & Blower Assembly

The air filter or filters were clean and in generally acceptable condition at the time of inspection. Air filters should be changed monthly during the heating season, or more often if necessary (also during the cooling season if there is A/C). A clean filter is vital to maintaining the system and prolonging the life of the equipment.

7. Controls/Thermostats

The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition.

9. Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightening or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

1. Service Entrance

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

2. Meter - Main Panel

The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached. The electric meter and main panel were located on the building's exterior right side.

The main electrical service conductor was made of copper. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring observed was "Romex" and individual wires run through conduit.

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

4. Receptacles

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection except for the following:

5. Switches

A representative number of switches were operated and appear to be in generally acceptable condition except for the following:

Safety Concern: A cover plate was missing or damaged at the dining room switch. This presents a risk to personal safety, particularly for small children. We recommend that the missing or damaged cover plate be replaced.

6. Lights

The light fixtures in this building appear to be installed properly and were observed to be in generally acceptable condition.

10. General Comments

The electrical system including breaker compatibility and wire sizing was observed to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation except for those which have been documented elsewhere in the report.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs.

Arizona Home Inspections offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of $75 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatum", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

1. Common Enviromental Concerns

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Arizona Home Inspections.

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions).You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Arizona Home Inspections does not test for radon. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available on the internet at http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Arizona Home Inspections does not inspect or test for mold or other environmental/biological hazards (as

stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at http://www.cdc.gov/nceh/airpollution/mold/default.htm and from the EPA at http://www.epa.gov/iaq/pubs/moldresources.html