1068 E. Greenway Dr., Tempe, AZ 85282
Tel: (480)628-3290 Fax: (480)730-1526
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SUMMARY REPORT

Client: John Joe
Realtor:
Inspection Address: 5729 W. Butler Dr., Chandler AZ 85226
Inspection Date: 8/20/2004 Start: 1:00 pm End: 3:00 pm

Inspected by: Jason M. Van Loo

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, 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. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Components and Conditions Needing Service

Exterior

Grading and Drainage
Interior-Exterior Elevations
• Faulty Grading located on the east side of house

Exterior Features
Fascia and Trim
• The termite report should confirm damage to portions of the fascia board and wood trim
Outlets
• An outlet in the rear is defective but should be upgraded to have ground-fault protection
• A ground-fault protected outlet in the front does not trip on test and should be serviced

Roof/Attic

Composition Shingle Roof
Vegetation
• Trees are over hanging the roof and need to be trimmed back

Bedrooms

Master Bedroom

Doors

• The hinges on the entry door need to be tightened or adjusted so that the door can function smoothly

Bedroom 2

Doors

• The hinges on the entry door need to be tightened or adjusted so that the door can function smoothly

Bedroom 3

Closets

• The bedroom closet door is functional but damaged and should be repaired

Fans

• The fan was rubbing against the light fixture

Common Areas

Kitchen

Dishwasher

• There was no air gap present

Garage

Entry Door Into the House

• The self-closing hinges on the door did not function properly

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

5729 W. Butler Dr., Chandler, AZ. 85226

INSPECTION DATE

8/20/2004 1:00 pm to 3:00 pm

GENERAL INFORMATION

Inspection Address: 5729 W. Butler Dr., Chandler, AZ 85226
Inspection Date: 8/20/2004 Time: 1:00 pm to 3:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 100 Degrees

Inspected by: Jason M. Van Loo

Client Information: John Doe
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Orientation: North

Approx.Year Built: 1983
Unofficial Sq.Ft.: 1600

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

PLEASE NOTE:

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

Report File: Brian Dunn

SCOPE OF WORK

You have contracted with Americana Inspection Services, LLC to perform a generalist inspection in accordance with the standards of practice established by The Arizona Board of Technical Registration , a copy of which is available upon request, and which can be read or downloaded by visiting http://www.btr.state.az.us/. Generalist inspections are essentially visual, and distinct from those of specialists, in as much as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist,. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Mold and mildew are different forms of fungi, or microscopic organisms that feed on organic matter and propagate by means of airborne spores. Mold can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that do represent a health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we look at very closely. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could

be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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

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

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Components

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Components

The floor structure consists of a post-tension concrete slab in acceptable condition.

Ceiling Structure

Informational Components

The ceiling structure consists of standard joists.

Roof Structure

Informational Components

The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments and Description

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation
Informational Components
We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing.
Slab Foundation Observations
Functional Components and Conditions
The residence has a bolted, slab foundation with no visible or significant abnormalities.

Exterior

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

Wall Covering or Cladding

Type of Material
Informational Components
The exterior house walls are clad with a combination of stucco and siding.
Wall Cladding Observations
Functional Components and Conditions
The exterior wall cladding is in acceptable condition.

Grading and Drainage

General Comments and Description
All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.
Interior-Exterior Elevations
Components and Conditions Needing Service
There was faulty grading located on the side of the house. Because of the grading the stem wall could not be visually inspected.

Exterior Features

General Comments and Description

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that might not have been apparent otherwise. There are many styles of windows but only two basic types, single and dual-glazed. Dual glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, their hermetic seals can fail at any time and allow condensation to form between the panes that is only clearly visible under certain temperature conditions, which is why we disclaim an evaluation of hermetic seals. Regardless, in accordance with industry standards, we test a representative number of unobstructed windows in every residence, and make sure that at least one window in every bedroom is operable and able to facilitate an emergency exit.

Hard Surfaces

Informational Components

The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition

Driveways

Informational Components

The driveway is in acceptable condition.

Walkways

Informational Components

The walkways are in acceptable condition.

Yard Walls

Informational Components

The yard walls may have some cosmetic damage but are functional.

Fences and Gates

Informational Components

Sections of the fence are leaning or damaged and should be repaired or replaced.

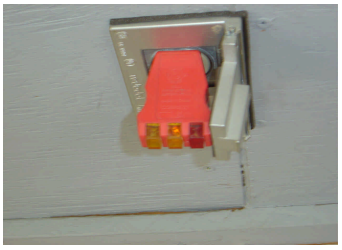
Balconies

Informational Components

The balcony is in acceptable condition.

Patio Covers or Gazebos
Functional Components and Conditions
The patio cover or arbor is in acceptable condition.
Fascia and Trim
Components and Conditions Needing Service
The termite report should confirm damage to a portion of the fascia board and wood trim at the n/w corner of the house.

Doors
Functional Components and Conditions
The exterior doors are in acceptable condition.
Windows
Functional Components and Conditions
The windows are in acceptable condition.
Screens
Functional Components and Conditions
The window screens are functional.
Sliding Glass Doors
Functional Components and Conditions
The sliding glass door is tempered and in acceptable condition.
Lights
Functional Components and Conditions
The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.
Outlets
Components and Conditions Needing Service
An outlet in the rear of the house is defective but should be upgraded to have ground-fault protection. It has a open ground and is located at the ceiling of the outside rear patio.



A ground-fault protected outlet in the front of the house does not trip on test, and should be serviced. The hot and neutral are reversed

Roof/Attic

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

Attic

General Comments and Description

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

Access & General Condition

Informational Components

There is no visible attic access.

Framing

Informational Components

The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Ventilation

Informational Components

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

Plumbing Vents

Informational Components

The plumbing vents are in acceptable condition.

Composition Shingle Roof

General Comments and Description

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Functional Components and Conditions

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

Age and General Evaluation of a Single-layer Roof

Informational Components

The composition shingles on this roof are becoming somewhat brittle, which is indicative of a roof that is approximately ten to fourteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

Flashings

Functional Components and Conditions

The roof flashing appear to be in acceptable condition.

Vegetation

Components and Conditions Needing Service

Trees and/or vegetation are over hanging the roof and need to be trimmed back.

Plumbing

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

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public

sewer system, which is important because all private systems must be evaluated by specialists before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

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

Copper Water Pipes

Informational Components

The potable water pipes are in acceptable condition.

Waste and Drainage System

General Comments and Description

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Components

The residence is served by ABS drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

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

Water Heaters

General Electric Water Heater Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan that is plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

The residence is served by a electric water heater located in the garage.

Electrical Connections

Functional Components and Conditions

The electrical connection to the water heater is functional.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

General Comments

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

Size and Location

The residence is served by a 200 amp system located in the front to the left of the house.

Exterior Cover Panel

Functional Components and Conditions

The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

Functional Components and Conditions

The interior cover for the main electrical panel is in acceptable condition.

Wiring

Functional Components and Conditions

The wiring in the main electrical panel has no visible deficiencies.

Circuit Breakers

Functional Components and Conditions

There are no visible deficiencies with the circuit breakers in the main electrical panel.

Grounding

Informational Components

The main electrical panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Type of Fuel

Informational Components

The residence is served by an electrically fueled heating system.

Heat Pump and Air-Handler

Informational Components

The heat pump is not original, and you should request documentation from the sellers that could include a transferable warranty ot guarantee.

Refrigerant Lines

Functional Components and Conditions

The refrigerant lines are in acceptable condition.

Registers

Functional Components and Conditions

The registers are functional.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Entry

There is no recommended service

Functional Components and Conditions

We have evaluated the entry in compliance with industry standards, and found it to be in acceptable condition.

Living Room

There is no recommended service

Functional Components and Conditions

We have evaluated the room in compliance with industry standards, and found it to be in acceptable condition.

Den

There is no recommended service

Functional Components and Conditions

We have evaluated the room in compliance with industry standards, and found it to be in acceptable condition.

Bedrooms

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

Master Bedroom

The master bedroom is located upstairs.

Doors

Components and Conditions Needing Service

The hinges on the entry door need to be tightened or adjusted so that the door can function smoothly.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets
Functional Components and Conditions
Thebedroom outlets that were able to be tested are functional.

Bedroom 2

The second bedroom is located upstairs on the south side of the house.

Doors
Components and Conditions Needing Service
The hinges on the entry door need to be tightened or adjusted so that the door can function smoothly.

Flooring
Informational Components
The floor has no significant defects.

Walls & Ceiling
Functional Components and Conditions
The walls and ceiling in the bedroom are in acceptable condition.

Closets
Functional Components and Conditions
The bedroom closet and its components are functional.

Lights
Functional Components and Conditions
The lights are functional.

Outlets
Functional Components and Conditions
Thebedroom outlets that were able to be tested are functional.

Bedroom 3

The third bedroom is located downstairs.

Doors
Functional Components and Conditions
The bedroom door is functional.

Flooring
Informational Components
The floor has no significant defects.

Walls & Ceiling
Informational Components
The walls and ceiling in the bedroom are in acceptable condition.

Closets
Components and Conditions Needing Service
The bedroom closet door is functional but damaged, and should be repaired. It does not slide properly on the tracks. Both mirrors on the closet doors are cracked at the bottom.

Lights
Functional Components and Conditions
The lights are functional.
Fans
Components and Conditions Needing Service
The fan was rubbing against the light fixture and could not be operated properly.

Common Areas

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 firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

General Kitchen Comments
We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.
Flooring
Informational Components
The floor has no significant defects.
Walls and Ceiling
Functional Components and Conditions
The walls and ceiling in the kitchen are acceptable.

Cabinets
Functional Components and Conditions
The kitchen cabinets are functional, and do not have any significant damage.
Counter Top
Functional Components and Conditions
The counter top is functional.
Sink
Functional Components and Conditions
The sink is functional.
Electrical Range
Functional Components and Conditions
The electric range is functional.
Built-in Electrical Oven
Functional Components and Conditions
The electrical oven is functional.
Dishwasher
Components and Conditions Needing Service
There was no air gap present

Built-in Microwave
Functional Components and Conditions
The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Informational Components
All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Laundry

General Laundry Room Comments
In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.
There is no recommended service
Functional Components and Conditions
We have evaluated the laundry room in compliance with industry standards, and found it to be in acceptable

condition.

Garage

General Garage Comments

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

Firewall

Functional Components and Conditions

The firewall in the garage is functional.

Entry Door Into the House

Components and Conditions Needing Service

The self-closing hinges on the door did not function properly

Garage Door and Hardware

Functional Components and Conditions

The main garage door is functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional.

Lights

Functional Components and Conditions

The lights in the garage are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets in the garage that were tested are functional, and include ground-fault protection.

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks 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 assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter 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.

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

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