



Inspected Once, Inspected Right!

2303 N. 44th Street Ste. 14-1129 Phoenix AZ 85008

Tel: (602) 689-8253 Fax: (602) 513-7056

www.sunlandhi.com / www.phoenixmoldinspections.com sunland@sunlandhi.com

SUMMARY REPORT

Client: Best Client Ever

Inspection Address: 456 Your New St, Phoenix, AZ 85018

Inspection Date: 7/3/2009 Start: 12:00 pm End: 4:00 pm

Inspected by: David Lauby AZ Lic. 43067

This summary report will provide you with a preview of the components or conditions that need service, repair or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Upon final review of the inspection data, our full report may contain different items from the original draft summary report discussed onsite at the end of the inspection. We encourage you to review both the final full report and the final summary attached to it for our final results and findings. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet
for 90 days from the date of the inspection.

<http://www.sunlandhi.com>

Enter the following Client Name: sunland and the Password: sunland

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Exterior

Site & Other Observations

Renovations & Additions

Safety Issue or Concern

- 2.1 - Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable. We do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Exterior Components

Vegetation

Components and Conditions Needing Service

- 2.2 - Areas of the front, back and side yards present a potential safety issue due to uneven grading and holes which should be serviced and corrected.

Safety Issue or Concern

- 2.3 - A tree or bush that is adjacent to the foundation by the laundry room should be monitored for any growth that might affect the foundation.



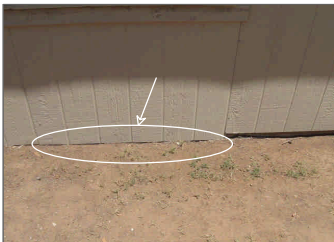
House Wall Finish Observations

Components and Conditions Needing Service

- 2.4 - There are voids in one or more areas on the exterior that should be sealed to prevent moisture or pest entry.



- 2.5 - The siding on portions of the house is in direct contact with or too close to the ground. Siding should end typically 6" above grade. I recommend further evaluation by a qualified and competent contractor with remedy as necessary.



Eaves & Soffits

Components and Conditions Needing Service

- 2.6 - There are cables run through a bird screen that should be sealed to prevent bird or pest entry.

There are cables run through a bird screen that should be sealed to prevent bird or pest entry - *Continued*



2.7 - Sections of the eaves and soffits are weathered and should be serviced to prevent further deterioration.



Walkways

Components and Conditions Needing Service

2.8 - The walkways or decorative edging are damaged in various area and should be repaired or replaced.



Yard Walls

Components and Conditions Needing Service

2.9 - There are open trenches for block walls that present a safety issue for tripping until the block is installed.

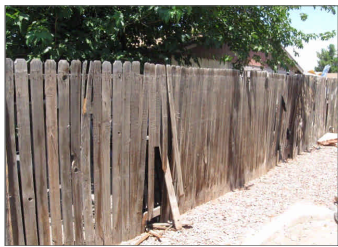


Fences & Gates

Components and Conditions Needing Service

2.10 - Portions of the fences or gates are dry rot or have been damaged by wood destroying organisms and should be evaluated by a pest control contractor.

2.11 - The wood fence is missing one or more boards that should be replaced.



2.12 - The fence/gate is in direct contact with the soil which will promote dry rot.

Sliding Glass Doors

Components and Conditions Needing Service

2.13 - One of the glass panels in the slider is broken, and should be replaced with tempered glass.



Patio Covers or Gazebos

Safety Issue or Concern

2.14 - The patio concrete is cracked but appears to have settled and is not cracking further. The cracked sections appear to be an addition to the house and not part of the original structural. You may want to check with the prior owners to see if a permit was pulled for this addition.



Electrical

Components and Conditions Needing Service

2.15 - There are electric lines on the exterior that are not in conduit and could become a safety hazard that should be repaired or replaced in order to reduce the risk of electrical shock.

There are electric lines on the exterior that are not in conduit and could become a safety hazard - *Continued*



Roof

Composition Shingle Roof

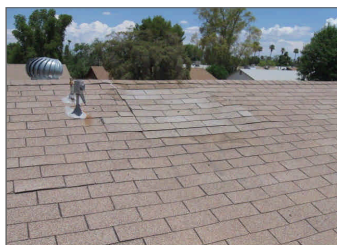
Roofing Material

Components and Conditions Needing Service

- 3.1 - Some shingles are loose or missing and should be repaired or replaced. We recommend further evaluation by a qualified and competent roofing contractor with remedy as necessary.



- 3.2 - The ridge or roof line appears to be wavy in silhouette. The area of the roof just below where the evaporative cooler had been installed is also "spongy" to walk on which can be an indicator that the roof underlayment is dry rotted and may need to be replaced. You should consider having a roofing contractor evaluate the roof or comment on this specific feature.



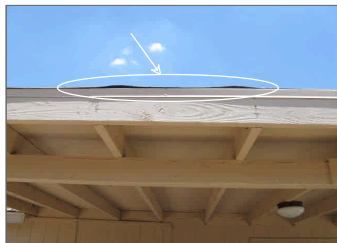
Flat Roof

Roofing Material

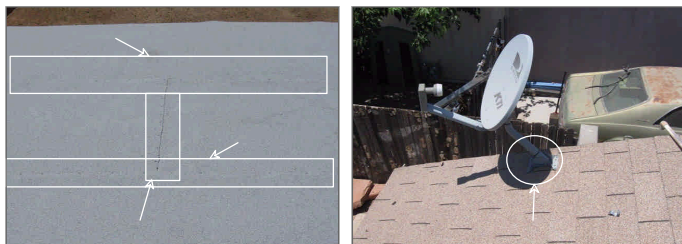
Components and Conditions Needing Service

- 3.3 - The roof has a small open horizontal seam, which should be sealed to prevent moisture entry. We recommend further evaluation by a qualified and competent roofing contractor with remedy as necessary.

The roof has a small open horizontal seam which should be sealed to prevent moisture entry - *Continued*



3.4 - There are roof penetrations that should be sealed with mastic to prevent moisture entry.



3.5 - A strip of roofing material is missing and should be installed to forestall moisture entry.



Plumbing

Evidence of Leaking

Evidence of Leaking

Components and Conditions Needing Service

4.1 - I did observe evidence of leaking, either past or present, with the plumbing system which will be discussed in the specific section of the report for the area in which the leak was observed.

Potable Water Supply Pipes

Main Water Shut Off Condition

Components and Conditions Needing Service

4.2 - The main water shut off valve leaks and does not fully close and should be replaced. I recommend replacement of the shut off valve by a qualified and competent plumbing contractor.

The main water shut off valve leaks and does not fully close and should be replaced - *Continued*



Hose Bib

Components and Conditions Needing Service

- 4.3 - The hose bibs that we tested are functional, but not all of them include anti-siphon valves. These valves are relatively inexpensive and are required by current standards. However, we may not have located and tested every hose bib on the property.
- 4.4 - A hose bib is missing a handle, which should be replaced. However, we may not have located and tested every hose bib on the property.



Cross Connections

Components and Conditions Needing Service

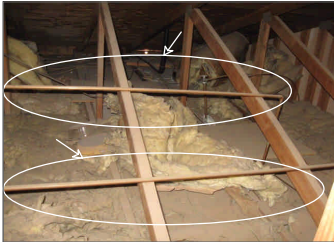
- 4.5 - We observed a cross connection in the plumbing system at the dishwasher. This is a potentially unsafe condition and should be addressed for safety and health reasons. A cross connection is a potential source of contamination that could make its way into the potable water supply. We recommend further evaluation by a qualified, licensed and competent plumbing contractor with remedy as necessary.
- 4.6 - We observed a cross connection in the plumbing system at a hose bib without an antisiphon. An antisiphon valve is a one-way water valve that simply screws on to a hose bib and should cost around \$5 at any local hardware store. A cross connection is a potential source of contamination that could make its way into the potable water supply. We recommend further evaluation by a qualified, licensed and competent plumbing contractor with remedy as necessary.



Pipe Insulation & Support

Safety Issue or Concern

- 4.7 - There are uninsulated hot and cold water pipes running through the attic. We recommend that the water pipes be insulated to guard against freezing and/or energy loss.



Water Supply Pressure

Safety Issue or Concern

- 4.8 - The water pressure was at or over 80 psi. We recommend that you consult a qualified and competent plumbing contractor about what action you should take regarding water pressure this high. A pressure regulator may be a device which you should install but a qualified plumbing expert would be the specialist to ask this of.



Pressure Regulators

Safety Issue or Concern

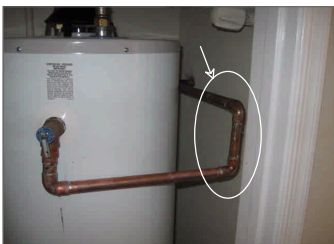
- 4.9 - The pressure at the residence exceeds 80 psi, which is on the high side and will likely add stress to the components of the system. You may want to consider installing a regulator. Most regulators come factory pre-set at 60 psi which is the typical water pressure that is recommended for most residences.

Gas Water Heaters

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

- 4.10 - The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed, or the valve itself could be replaced with a Watts 210 shut-off valve, which serves the same purpose and meets the same safety requirement. However, a standard pressure relief valve must be present elsewhere on the system.



Drip Pan & Overflow Pipe

Safety Issue or Concern

- 4.11 - The water heater does not have an overflow pan, and we recommend having one installed that is plumbed to the exterior, or otherwise engineered to prevent or minimize moisture damage from a leak.

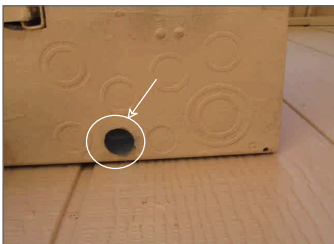
Electrical

Main Panel

Main Panel Observations

Components and Conditions Needing Service

- 5.1 - One or more knock-outs are missing in the panel and should be closed for safety purposes. We recommend repair by a qualified and competent electrical contractor with remedy as necessary.



Safety Issue or Concern

- 5.2 - Various circuits within the panel are not labeled but should be.

Panel Cover Observations

Components and Conditions Needing Service

- 5.3 - The interior panel cover is missing, and should be replaced. We recommend further evaluation by a qualified and competent electrician with remedy as necessary.



Wiring Observations Branch Circuit Conductors

Safety Issue or Concern

- 5.4 - The system includes aluminum wire that has long been suspect, and sometimes with good reason. Aluminum wire does not conduct current as efficiently as copper wire and, inasmuch as it oxidizes, it can become an insulator instead of a conductor. Also, as a poor conductor, it has a tendency to expand and contract more, and thereby become loose at any one of the multiple connections, at switches and outlets, and elsewhere, and create a fire-hazard. Therefore, you should seek the counsel of an electrician who is familiar with this issue, and with the recommended procedures for correcting the known deficiencies, such as Copalum crimping. We recommend that you seek a second opinion from a licensed electrical contractor familiar with this issue.

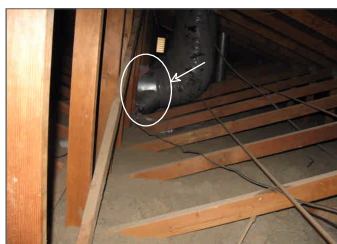
Heat & A/C

Heat AC

Insulation and Vapor Retarders

Components and Conditions Needing Service

- 7.1 - Insulation and-or vapor retarders in unfinished spaces were observed to be missing which is not energy efficient and can allow moisture to accumulate and damage the surrounding materials. We recommend that you have this issue evaluated by a competent and licensed general contractor or HVAC contractor and corrected as required.



HVAC Heat Pump Systems

Condensate Drainpipe

Components and Conditions Needing Service

- 7.2 - Condensation should be directed to drain onto the ground beyond the foundation. Using a rain gutter splash block would be one way of doing this. In its present configuration it directs water onto the sidewalk which could make it slippery and a possible tripping hazard.



Registers

Components and Conditions Needing Service

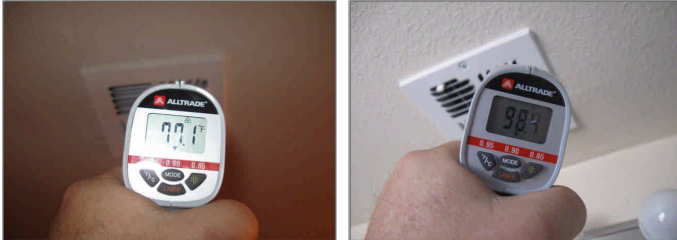
- 7.3 - A wall register in the kitchen is not trimmed correctly and should be repaired.



Flexible Ducting

Components and Conditions Needing Service

- 7.4 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, both of the bathroom ducts appear to be kinked or separated and should be examined for evidence of rodent intrusion, and then reconnected and secured.



Evaporative Cooler Systems

Evaporative or Swamp Cooler

Components and Conditions Needing Service

- 7.5 - There are abandoned evaporative cooler controls in a hallway closet. I recommend that you ask the seller if they work or have electricity and determine if you need to perform any repairs. There is also a light fixture in this closet that is missing a light bulb which is a safety issue.

Interior

Interior

Doors

Components and Conditions Needing Service

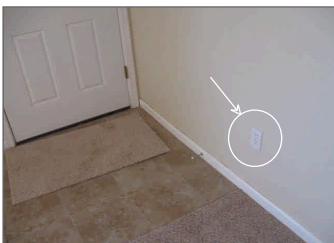
- 9.1 - One or more doors are missing screws in the hinges that should be installed.



Outlets

Components and Conditions Needing Service

- 9.2 - One or more outlets did not have electricity and should be serviced by a licensed electrical contractor.



Bedrooms

Bedrooms

Outlets

Components and Conditions Needing Service

- 10.1 - One or more outlets in the front right bedroom did not have electricity and should be serviced by a licensed electrical contractor.

Bathrooms

Bathrooms

Outlets

Components and Conditions Needing Service

- 11.1 - The outlet in the master bathroom is not on a GFCI circuits and should be for safety reasons.

Cabinets

Components and Conditions Needing Service

- 11.2 - The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.



Exhaust Fan

Components and Conditions Needing Service

- 11.3 - The main bath exhaust fan was not installed and could not be tested. The power outlet in the current fan case has an open ground which should be upgraded to a 3-wire grounded installation for safety reasons.



Toilet & Bidet

Components and Conditions Needing Service

- 11.4 - The toilets were not installed at the time of my inspection and should be demonstrated by the seller.

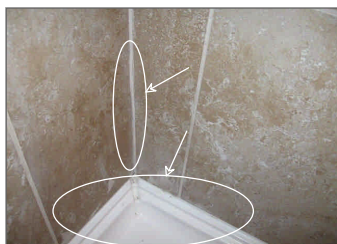
The toilets were not installed at the time of my inspection and should be demonstrated by the seller - *Continued*



Stall Shower

Components and Conditions Needing Service

11.5 - There are open grout or caulk-joints around the shower area that should be sealed to prevent moisture damage.



Windows

Components and Conditions Needing Service

11.6 - A window screen in the master bathroom is torn and should be repaired.



Kitchen

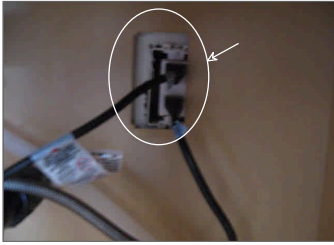
Kitchen

Outlets

Components and Conditions Needing Service

12.1 - There is an electrical outlets under the sink that is missing an outlets cover. For safety reasons, we strongly recommend that all electrical outlets have proper covers installed. We recommend further evaluation by a qualified and competent electrical contractor with remedy as necessary.

There are electrical outlets that are missing outlets covers and present a safety risk - *Continued*



Safety Issue or Concern

12.2 - All of the kitchen countertop outlets should be upgraded to have ground fault protection which is mandated by current standards and is an important safety feature.

Sink & Countertop

Components and Conditions Needing Service

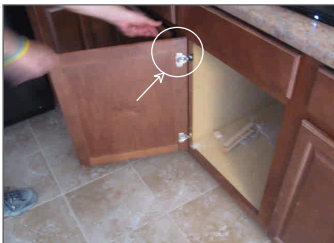
12.3 - An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.



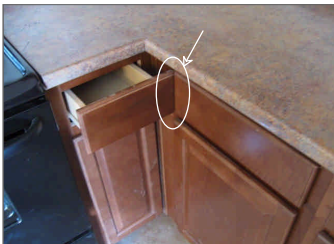
Cabinets

Components and Conditions Needing Service

12.4 - The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.



12.5 - A cabinet door does not open completely because it hits the adjacent drawer.



Electric Range

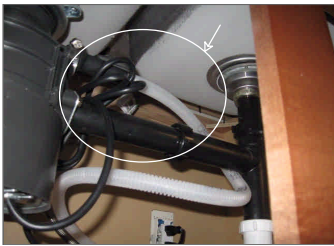
Safety Issue or Concern

12.6 - The range is not equipped with an anti-tip device that prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children visit or occupy the residence. Also, many older gas and electric ranges are not secured and can be easily tipped, and particularly by children climbing onto them or on an open oven door, and all such appliances should be secured.

Dishwasher

Components and Conditions Needing Service

12.7 - The dishwasher does not have a high loop on the drain line. This is a potential source for cross-contamination and is a safety issue. The drain line should be serviced and installed so it has a high-loop.



12.8 - Electricity was turned off to the dishwasher and it was not tested or operated as part of our inspection. I recommend that you have this issue corrected and that it be demonstrated by the seller.

Laundry

Laundry Room

Lights and Switches

Components and Conditions Needing Service

16.1 - There is a switch in the laundry that does not appear to control a light or fan and the only way to shut off the ceiling light is to turn off the appropriate breaker at the main electrical panel. Turning off the breaker also cuts power to the garage outlets and the dining room and kitchen ceiling lights. I recommend you have the electrical system evaluated by a licensed electrical contractor with remedy as necessary.

Garage

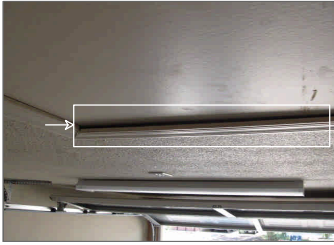
Garage

Firewall Separation

Components and Conditions Needing Service

17.1 - The voids around the attic hatch opening must be repaired in order to maintain the necessary firewall separation between the garage and the residence.

The voids around the attic hatch opening have compromised the firewall and should be repaired - *Continued*



Entry Door Into the House

Components and Conditions Needing Service

17.2 - The house entry door is not self-closing and is required to be to maintain the necessary firewall separation between a garage and living quarters and will need to be serviced.

17.3 - The house entry door is hollow-core and required to be solid-core, to maintain the necessary firewall separation between a garage and the residence, and should be replaced.

Lights & Switches

Components and Conditions Needing Service

17.4 - The ceiling light does not respond, and should be serviced.

Attic

Attic

Electrical

Components and Conditions Needing Service

18.1 - An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.



Blown-In Cellulose Insulation

Components and Conditions Needing Service

18.2 - There is a lack of insulation above the laundry room and dining room areas.

Inspection Address: 456 Your New St, Phoenix, AZ 85018
Inspection Date/Time: 7/3/2009 12:00 pm to 4:00 pm

There is a lack of insulation in a living space - *Continued*



Safety Issue or Concern

18.3 - The attic is insulated, with approximately three-five inches of blown-in cellulose. Current standards call for nine and even twelve inches, which we do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.





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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR

Best Client Ever

INSPECTION ADDRESS

456 Your New St, Phoenix, AZ 85018

INSPECTION DATE

7/3/2009 12:00 pm to 4:00 pm

REPRESENTED BY REAL ESTATE PROFESSIONAL

Laurie McDonnell

Keller Williams Realty East Valley



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General Information

Inspection Address: 456 Your New St, Phoenix, AZ 85018
Inspection Date: 7/3/2009 Time: 12:00 pm to 4:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 100-110 Degrees
Humidity at time of inspection: 15%
Inspected by: David Lauby AZ Lic. 43067



Client Information: Best Client Ever
123 Your St, Phoenix, AZ 85016

Buyer's Agent: Laurie McDonnell
Keller Williams Realty East Valley
2077 E Warner Rd #110
Tempe, AZ 85284
Mobile: 602-320-0484
Email: lauriemcdonnell@yahoo.com



Inspection Fee: \$.00
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: One

Structure Style: Ranch

Structure Orientation: North

Estimated Year Built: 1972
Unofficial Sq.Ft.: 1350

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

General Property Conditions

PLEASE NOTE:

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appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Sunland Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with "The Arizona Standards of Professional Practice", and those that we do not inspect are clearly disclaimed and stated in the contract, the body of the report and/or in the aforementioned standard. However, some components that are inspected and found to be functional may not necessarily appear in the report simply because we do not wish to waste our client's valuable time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

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

Thank you for the opportunity to be of service. We appreciate your business and any referrals you may wish to provide.

Report File: Sunland Sample Report 7109



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Inspection Contract

Client: Best Client Ever
Address: 123 Your St, Phoenix AZ. 85016

Property Address 456 Your New St, Phoenix, AZ 85018

Date: 7/3/2009

Inspection Fee: \$.00

The inspection report can be viewed on the Internet

<http://www.sunlandhi.com>

Enter the following Client Name: sunland and the Password: sunland

Sunland Home Inspection, hereafter known as the Inspector, agrees to conduct an inspection for the purpose of informing the customer of major deficiencies in the condition of the property located at the address shown above. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CUSTOMER AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CUSTOMER'S WRITTEN CONSENT.

- 1) Legal access to the entire property will be provided to the inspector for the purpose of performing a complete or partial building inspection.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems as defined in the AZ Standards of Professional Practice, and at the time of the inspection only. Detached buildings, other than one carport or garage, are not included. Environmental inspections services are also not included. Radon, formaldehyde, asbestos, water quality, mold or other wood destroying organisms, lead paint, air quality and water quality are also not part of the inspection.
- 3) Any dispute, controversy, or claim, arising out of or relating to this agreement or the breach thereof shall be submitted to binding and final arbitration under the Expedited Arbitration Rules of the American Arbitration Association. The arbitrator assigned should have knowledge of the home inspection industry with at least five years of home inspection experience. The cost of the arbitration will be the responsibility of the filing party. The decision of the arbitrator appointed thereunder shall be final and binding and judgment of the award may be entered into any court of competent jurisdiction.
- 4) The inspection service is conducted at the property to be inspected. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Customer. Any particular concern of the Customer must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for the Customer's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless the Customer attends and participates in the inspection process itself, the Customer will have no chance of gaining all of the information that is offered by our service.
- 5) The inspector agrees to provide a written report that substantially agrees with the current AZ State required Standards of Professional Practice, as provided to the customer with this agreement, and their signature below acknowledges receipt of same, for the inspection fee shown above, to be paid on-site. A \$50.00 billing charge may be added to any payment made more than four days past the delivery of the inspection report, plus the reasonable cost of collection, plus 2% per month of unpaid balance. The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified herein.
- 6) Should payment not be made according to the Terms and Conditions set forth in this Agreement, I/we agree to pay interest at the rate of twenty-four percent (24%) per annum on the delinquent balance from the initial date of service/sale until the default is satisfied. I/we agree to pay a collection fee of thirty- five-percent (35%) of the entire outstanding balance if my/our account is placed with a licensed collection agency. I/we agree to pay all costs from court actions including, but not limited to attorney fees (\$200.00 per hour), process server fees and court filing fees initiated as a result of default. All legal action will be adjudicated in a Maricopa County, Arizona court. I/we further agree to pay a \$25.00 returned check fee if my/our check is returned.

D Lauby BTR# 43067

Customer or Designee

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of Sunland Home Inspection.

Inspection Narratives - Page 5



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Tel: (602) 689-8253 Fax: (602) 513-7056

Report Logon & Password

Client: Best Client Ever
Address: 123 Your St, Phoenix AZ. 85016

Property Address 456 Your New St, Phoenix, AZ 85018

Date: 7/3/2009

Inspection Fee: \$.00

The inspection report can be viewed on the Internet

<http://www.sunlandhi.com>

Enter the following Client Name: sunland and the Password: sunland

Thank you for giving us the opportunity to perform your home inspection. We hope you and your family enjoy your new home. If you have any questions regarding your home inspection report or we can be of any further assistance to you, please do not hesitate to give either of us a call.

Your report is on our Internet website at: www.sunlandhi.com/ & can be viewed typically by 8 PM Arizona time on the day of your inspection. Our schedules do change rapidly some days but we will do our very best to ensure that your final inspection report is posted to our website within 24 hours of your inspection. Please use the client name & password shown above and on the front page of the summary report to access your final report.

It can be viewed by clicking the "View Reports" button on the opening page. (You need Adobe Acrobat Reader version 5.0 or a later version installed on the computer you use to view the report).

Your report will be on the Internet for approximately 90 days. You can save an electronic copy of it by clicking on the save a copy icon when you are viewing the report.

We hope you were very pleased with our home inspection service. We would appreciate it if you would care to write us a short referral letter or email describing your experience with us. Our primary means of advertising is via word-of-mouth referrals from satisfied customers. We appreciate any referrals of friends, business associates & coworkers you might provide. Please ask your referrals to let us know you recommended us so we can send you a token of appreciation upon completion of their inspection.

If you have any suggestions on how we could improve our home inspection service, we are sincerely interested in hearing your comments and suggestions. We are always looking for ways to improve our inspections and our customer service.

Thank you again for allowing us to perform your home inspection.

Best Regards,



Inspected Once, Inspected Right!

2303 N. 44th Street Ste. 14-1129 Phoenix AZ 85008

Tel: (602) 689-8253 Fax: (602) 513-7056

Email Address: sunland@sunlandhi.com

INVOICE

7/5/09

Tax ID: 20-2410725

Client:

Best Client Ever
123 Your St
Phoenix, AZ. 85016

Client's Agent:

Laurie McDonnell
Keller Williams Realty East Valley
2077 E Warner Rd #110
Tempe, AZ. 85284

Inspection Address:

456 Your New St
Phoenix, AZ. 85018

Inspection Date/Time:

7/3/2009
12:00 pm-4:00 pm

Home Inspection

0.00

Total Due: \$ 0.00

PAID IN FULL - 7/3/09

Integrity is the cornerstone of our business. Your satisfaction and happiness with our inspection and testing services and the referral of your friends and acquaintances is the highest compliment that we can receive.

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 2.0% monthly. A \$50.00 billing charge will be added if payment is not received within four days after delivery of the inspection report by fax, internet posting, or USPS Mail to the customer or the customer's agent (or as directed by the customer).

Thank you for allowing us to perform your home inspection. We appreciate your business.

Scope of Work

You have contracted with Sunland Home Inspection to perform a generalist inspection in accordance with "The Arizona Standards of Professional Practice", a copy of which is available upon request. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. Generalist inspections are distinct from those of specialists, as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person and certainly not intended to identify insignificant deficiencies.

ARIZONA STANDARDS OF PROFESSIONAL PRACTICE For Arizona Home Inspectors GENERAL LIMITATIONS AND EXCLUSIONS

General limitations:

Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

General exclusions:

Inspectors are NOT required to report on:

- life expectancy of any component or system.
- the causes of the need for a major repair.
- the methods, materials and costs of corrections.
- the suitability of the property for any specialized use.
- compliance or non-compliance with applicable regulatory requirements.
- the market value of the property or its marketability.
- the advisability or inadvisability of purchase of the property.
- any component or system which was not observed.
- the presence or absence of pests such as wood damaging organisms, rodents, or insects.
- cosmetic items, underground items, or items not permanently installed.

Inspectors are NOT required to:

- offer warranties or guarantees of any kind.
- calculate the strength, adequacy, or efficiency of any system or component.
- enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
- operate any system or component which is shut down or otherwise inoperable.
- operate any system or component which does not respond to normal operating controls.
- disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
- determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
- determine the effectiveness of any system installed to control or remove suspected hazardous substances.
- predict future conditions, including but not limited to failure of components.
- project operating costs of components.
- evaluate acoustical characteristics of any system or component.

Most homes built after 1978 are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that

would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is a microorganism that has tiny seeds, or spores, that are spread on air and land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat but they should be removed. Some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. Mold is more likely to be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. 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. Some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. 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. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home", at: <http://www.epa.gov/iaq/molds/moldguide.html/>.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. It can also be found in a wide variety of other products 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. A single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. 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. We are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. It cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is beyond the scope of our

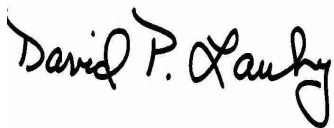
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service. You can learn more about radon and other environmental contaminants and their affects on health by contacting the EPA or a similar state agency. It would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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

Thank you for your business.

Sunland Home Inspection

A handwritten signature in black ink that reads "David P. Xanthy". The signature is written in a cursive, flowing style.

SECTION NARRATIVES

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

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 evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the

installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Plumbing

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

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

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior

outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Heat & A/C

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

Interior

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

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window

treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathrooms

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

Kitchen

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

Laundry

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

Garage

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

Attic

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

Section 1.0 - Structural

Structural Elements

Identification of Slab Structure

Informational Conditions

1.1 - The primary visible support system for this building was a concrete slab poured on grade or graded backfill.

Identification of Floor Structure

Informational Conditions

1.2 - The visible floor structure was concrete slab-on-grade placed on graded backfill, a concrete slab built building.

Identification of Wall Structure

Informational Conditions

1.3 - The walls are conventionally framed with wooden studs & are in acceptable condition except as noted separately.

Identification of Column Structure

Informational Conditions

1.4 - The columns are conventionally framed with wooden studs & are in acceptable condition except as noted separately.

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

1.6 - The roof structure consists of an engineered prefabricated truss system.

Slab Foundation

Method of Evaluation

Informational Conditions

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

Slab Foundation Observations

Informational Conditions

1.8 - Although access to the entire concrete slab was limited, because of the installation of finished walls and flooring, we found no visible reportable conditions. This concrete slab is performing as intended and no immediate attention is indicated.

General Comments & Description

Informational Conditions

1.9 - 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 or moisture penetration, 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. Although they typically do result from common shrinkage, they 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 the residence is surcharged by a hill or even a 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.

Various Hard Surfaces

Evaluation of Hard Surfaces

Informational Conditions

1.10 - The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks are in generally acceptable condition.

Section 2.0 - Exterior

Site & Other Observations

Orientation of Dwelling

Informational Conditions

2.1 - For the purpose of identification and reporting, when viewed from the main roadway, the front of this building faced north. For the purposes of identification, comments in this report are written as right, left, front and back, as if the inspector were standing at the front of the property and looking in from the outside of the main entry door to the building.

Renovations & Additions

Safety Issue or Concern

2.2 - Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable. We do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Grading & Drainage

General Comments & Description

Informational Conditions

2.3 - Water can be destructive and 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. However, we cannot

guarantee the condition of any subterranean drainage system, but 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. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but 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 building materials and produce mold-like substances that are deleterious to health.

Moisture or Mold-like Issues

Informational Conditions

2.4 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. If such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should consider scheduling a specialist inspection.

Interior-Exterior Elevations

Informational Conditions

2.5 - There is a generally adequate slope of the exterior ground away from the house that should deter moisture intrusion from threatening the living space.

Flat & Level Pad

Informational Conditions

2.6 - The residence is situated on a generally flat level pad.

Drainage Mode

Informational Conditions

2.7 - Drainage appears to be functional and generally away from the structure except as noted.

2.8 - Minor adjustments of the surface grading adjacent to the foundation at various areas around the building, to drain surface moisture away from the foundations, would be beneficial.

- See Attached Picture(s) - Figure Set 1

Exterior Components

Vegetation

Informational Conditions

2.9 - The vegetation around the property is not encroaching on the structure.

2.10 - Landscaping remains incomplete, but should include hard surfaces, area drains, etc.

Components and Conditions Needing Service

2.11 - Areas of the front, back and side yards present a potential safety issue due to uneven grading and holes which should be serviced and corrected.

Safety Issue or Concern

2.12 - A tree or bush that is adjacent to the foundation by the laundry room should be monitored for any growth that might affect the foundation.

- See Attached Picture(s) - Figure Set 2

House Wall Finish Type

Informational Conditions

2.13 - The house walls are finished with a combination of stucco and siding.

House Wall Finish Observations

Components and Conditions Needing Service

2.14 - There are voids in one or more areas on the exterior that should be sealed to prevent moisture or pest entry.

- See Attached Picture(s) - Figure Set 3

2.15 - The siding on portions of the house is in direct contact with or too close to the ground. Siding should end typically 6" above grade. I recommend further evaluation by a qualified and competent contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 4

Fascia Trim & Flashing

Informational Conditions

2.16 - The fascia board, trim and flashing's are in generally acceptable condition except as noted.

Eaves & Soffits

Informational Conditions

2.17 - The eaves and soffits are in generally acceptable condition except as noted separately.

Components and Conditions Needing Service

2.18 - There are cables run through a bird screen that should be sealed to prevent bird or pest entry.

- See Attached Picture(s) - Figure Set 5

2.19 - Sections of the eaves and soffits are weathered and should be serviced to prevent further deterioration.

- See Attached Picture(s) - Figure Set 6

Driveways

Informational Conditions

2.20 - The driveway is concrete and is in generally acceptable condition except as noted separately.

Walkways

Informational Conditions

2.21 - The walkways are concrete and are in generally acceptable condition except as noted separately.

2.22 - The walkways are concrete pavers and are in generally acceptable condition.

Components and Conditions Needing Service

2.23 - The walkways or decorative edging are damaged in various area and should be repaired or replaced.

- See Attached Picture(s) - Figure Set 7

Yard Walls

Informational Conditions

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

Components and Conditions Needing Service

2.25 - There are open trenches for block walls that present a safety issue for tripping until the block is installed.

- See Attached Picture(s) - Figure Set 8

Fences & Gates

Informational Conditions

2.26 - The fences and gates are serviceable, and would not need service at this time except as noted.

2.27 - The gate(s) should be waterproofed and sealed to deter dry rot and water damage.

Components and Conditions Needing Service

2.28 - Portions of the fences or gates are dry rot or have been damaged by wood destroying organisms and should be evaluated by a pest control contractor.

2.29 - The wood fence is missing one or more boards that should be replaced.

- See Attached Picture(s) - Figure Set 9

2.30 - The fence/gate is in direct contact with the soil which will promote dry rot.

Exterior Doors

Functional Conditions

2.31 - The exterior doors are in generally acceptable condition except as noted.

Sliding Glass Doors

Components and Conditions Needing Service

2.32 - One of the glass panels in the slider is broken, and should be replaced with tempered glass.

- See Attached Picture(s) - Figure Set 10

Windows

Informational Conditions

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

Lights

Informational Conditions

2.34 - The lights outside the doors of the residence are functional except as noted. However, we do not inspect or evaluate decorative lights.

Outlets

Informational Conditions

2.35 - The outlets that were tested are functional but do not include ground-fault protection.

2.36 - All of the exterior outlets should be upgraded to have ground-fault protection as an added safety feature.

2.37 - The polarity and grounding of receptacles on exterior fixtures is acceptable except as noted separately.

Screens

Informational Conditions

2.38 - The window screens are functional except as noted.

PVC

Informational Conditions

2.39 - If you have PVC pipes on the exterior we recommend they be painted to prevent ultra-violet deterioration. We recommend that all PVC pipe on the exterior be painted to provide UV protection and to prolong their useful life.

Patio Covers or Gazebos

Informational Conditions

2.40 - The patio cover or arbor is in generally acceptable condition except as noted.

2.41 - The patio wood support columns are sitting directly on the concrete which will hasten their deterioration.

Safety Issue or Concern

2.42 - The patio concrete is cracked but appears to have settled and is not cracking further. The cracked sections appear to be an addition to the house and not part of the original structural. You may want to check with the prior owners to see if a permit was pulled for this addition.

- See Attached Picture(s) - Figure Set 11

Electrical

Components and Conditions Needing Service

2.43 - There are electric lines on the exterior that are not in conduit and could become a safety hazard that should be repaired or replaced in order to reduce the risk of electrical shock.

- See Attached Picture(s) - Figure Set 12

Section 3.0 - Roof

Evidence of Leaking

Evidence of Leaking

Informational Conditions

3.1 - We did not observe any evidence of leaking (past or present) with this roof structure.

Composition Shingle Roof

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

3.3 - The composition shingle roof appears to be relatively new and is not original. However, this is just an estimate and you should request the installation permit from the sellers which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Informational Conditions

3.4 - The composition shingle roof is in generally acceptable condition but this is not a guarantee against leaks. For a guarantee you would need to have a roofing company perform a water-test and issue a roof certification.

Components and Conditions Needing Service

3.5 - Some shingles are loose or missing and should be repaired or replaced. We recommend further evaluation by a qualified and competent roofing contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 13

3.6 - The ridge or roof line appears to be wavy in silhouette. The area of the roof just below where the evaporative cooler had been installed is also "spongy" to walk on which can be an indicator that the roof underlayment is dry rotted and may need to be replaced. You should consider having a roofing contractor evaluate the roof or comment on this specific feature.

- See Attached Picture(s) - Figure Set 14

Turbines

Functional Conditions

3.7 - The turbines were functional at the time of my inspection.

Flat Roof

Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

3.9 - The roof appears to be relatively new and is not original. However, this is just an estimate and you should request the installation permit from the sellers which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Components and Conditions Needing Service

3.10 - The roof has a small open horizontal seam, which should be sealed to prevent moisture entry. We recommend further evaluation by a qualified and competent roofing contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 15

3.11 - There are roof penetrations that should be sealed with mastic to prevent moisture entry.

- See Attached Picture(s) - Figure Set 16

3.12 - A strip of roofing material is missing and should be installed to forestall moisture entry.

- See Attached Picture(s) - Figure Set 17

Section 4.0 - Plumbing

Evidence of Leaking

Evidence of Leaking

Components and Conditions Needing Service

4.1 - I did observe evidence of leaking, either past or present, with the plumbing system which will be discussed in the specific section of the report for the area in which the leak was observed.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

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

Main Water Supply Meter

Informational Conditions

4.3 - The water meter was observed for several minutes and found not running. This indicates that the potable water supply system for this building was sound and not leaking at the time of the inspection. We recommend checking the water meter periodically to make sure there is no errant leakage in the system as part of a comprehensive home preventive maintenance program.

Main Water Shut Off Condition

Components and Conditions Needing Service

4.4 - The main water shut off valve leaks and does not fully close and should be replaced. I recommend replacement of the shut off valve by a qualified and competent plumbing contractor.

- See Attached Picture(s) - Figure Set 18

Main Water Supply Piping Material

Informational Conditions

4.5 - The visible main water supply line or pipe material, which transports water into the dwelling, was primarily copper.

Main Water Supply Piping Condition

Informational Conditions

4.6 - The visible portions of the main service water supply piping was not leaking (with the water meter viewed) and was in generally acceptable condition at the time of our inspection.

Hose Bib

Functional Conditions

4.7 - The hose bibs are functional but we may not have located and tested every one on the property.

Components and Conditions Needing Service

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

4.9 - A hose bib is missing a handle, which should be replaced. However, we may not have located and tested every hose bib on the property.

- See Attached Picture(s) - Figure Set 19

Functional Flow of Water

Informational Conditions

4.10 - I was unable to test the functional flow in this residence because the toilets were not installed or operable at the time of my inspection.

Cross Connections

Components and Conditions Needing Service

4.11 - We observed a cross connection in the plumbing system at the dishwasher. This is a potentially unsafe condition and should be addressed for safety and health reasons. A cross connection is a potential source of contamination that could make its way into the potable water supply. We recommend further evaluation by a qualified, licensed and competent plumbing contractor with remedy as necessary.

4.12 - We observed a cross connection in the plumbing system at a hose bib without an antisiphon. An antisiphon valve is a one-way water valve that simply screws on to a hose bib and should cost around \$5 at any local hardware store. A cross connection is a potential source of contamination that could make its way into the potable water supply. We recommend further evaluation by a qualified, licensed and competent plumbing contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 20

Pipe Insulation & Support

Informational Conditions

4.13 - The visible portions of the potable water pipes appear to be adequately insulated and supported except as noted separately.

Safety Issue or Concern

4.14 - There are uninsulated hot and cold water pipes running through the attic. We recommend that the water pipes be insulated to guard against freezing and/or energy loss.

- See Attached Picture(s) - Figure Set 21

Primary Waste Supply Piping Material

Informational Conditions

4.15 - The visible drain, waste and vent (DWV) piping material within the building, was primarily ABS plastic.

Drain & Waste Lines Overall Condition

Functional Conditions

4.16 - The visible drain, waste and vent piping & functional drainage were in generally acceptable condition at the time of our inspection except as noted separately.

Water Supply Pressure

Safety Issue or Concern

4.17 - The water pressure was at or over 80 psi. We recommend that you consult a qualified and competent plumbing contractor about what action you should take regarding water pressure this high. A pressure regulator may be a device which you should install but a qualified plumbing expert would be the specialist to ask this of.

- See Attached Picture(s) - Figure Set 22

Interior Water Supply Piping

Functional Conditions

4.18 - The exposed and accessible portions of the water supply piping was in generally acceptable condition with no leakage or failure noted at the time of our inspection.

Primary Sink Trap Piping Material

Informational Conditions

4.19 - The primary material used for sink waste traps was ABS plastic.

Sewer Vent Lines Overall Condition

Functional Conditions

4.20 - The visible portions of the waste vent piping were in acceptable condition at the time of our inspection except as noted separately.

Plumbing Fixtures Overall Condition

Functional Conditions

4.21 - The plumbing fixtures throughout the building were operated and found in generally satisfactory condition, unless noted separately in this report, at the time of the inspection. Routine maintenance should keep them functional and maximize their service life.

General Comments About the Plumbing System

Functional Conditions

4.22 - The visible plumbing system and its components were in acceptable condition as operating as intended except as noted separately.

Pressure Regulators

Safety Issue or Concern

4.23 - The pressure at the residence exceeds 80 psi, which is on the high side and will likely add stress to the components of the system. You may want to consider installing a regulator. Most regulators come factory pre-set at 60 psi which is the typical water pressure that is recommended for most residences.

Interior Water Supply Piping Material

Informational Conditions

4.24 - The visible water supply piping material on the interior of the building, used to deliver water to the plumbing fixtures, was primarily copper.

Copper Water Pipes

Informational Conditions

4.25 - The potable water pipes are in generally acceptable condition and are copper based on what was observed and viewable at the time of our inspection.

Interior Water Hoses

Water Supply Hose Material

Informational Conditions

4.26 - The water supply to washing machines, sinks and toilets are commonly left on, and the rubber or plastic hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all water supply hoses to these fixtures with metal-braided ones that are more resilient.

Waste & Drainage Systems

General Comments & Description

Informational Conditions

4.27 - 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 roofer service, most of which are relatively inexpensive.

Drain Pipes Waste Pipes & Vent Pipes

Informational Conditions

4.28 - The drain waste & vent pipes & functional drainage are working as intended except as noted separately. Based on industry recommended water tests, functional drainage of the drainpipes were acceptable at the time of our inspection except as noted separately.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

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

Gas Main Observations

Informational Conditions

4.30 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive, we recommend that you buy one and leave it in-place on the valve.

4.31 - The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

Gas Supply Pipes

Informational Conditions

4.32 - The visible portions of the gas pipes appear to be in generally acceptable condition except as noted

Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

4.33 - There are a wide variety of residential 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 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 either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

4.34 - Hot water is provided by a one year old, 40 gallon natural gas heater that is located in a hall closet.

Operator and Safety Controls

Informational Conditions

4.35 - The operator and safety controls were observed and presumed to be functional. We tested the water temperature control and it was functional.

4.36 - Gas was shut off at the gas main so we were unable to test the water heater controls.

Combustion Chamber

Informational Conditions

4.37 - Gas is off at the main, and the water heater could not be tested.

Water Shut-Off Valve & Connectors

Informational Conditions

4.38 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

4.39 - The gas control valve and its connector at the water heater are present and assumed to be functional.

4.40 - The shut-off valve for the gas water heater would be difficult to access, and you may wish to have it relocated so that it is more accessible.

- See Attached Picture(s) - Figure Set 23

Vent Pipe & Cap

Informational Conditions

4.41 - The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Conditions

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

Components and Conditions Needing Service

4.43 - The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed, or the valve itself could be replaced with a Watts 210 shut-off valve, which serves the same purpose and meets the same safety requirement.

However, a standard pressure relief valve must be present elsewhere on the system.

- See Attached Picture(s) - Figure Set 24

Drain Valve

Informational Conditions

4.44 - The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe

Informational Conditions

4.45 - The water heater is not equipped with a drip pan, which is designed to minimize water damage from a leak, but does have a visible drain pipe to the exterior. Therefore, it should be monitored periodically for signs of a leak.

Safety Issue or Concern

4.46 - The water heater does not have an overflow pan, and we recommend having one installed that is plumbed to the exterior, or otherwise engineered to prevent or minimize moisture damage from a leak.

Water Heater Blanket

Informational Conditions

4.47 - We do not recommend the use of water heater blankets. They can cause a water heater to retain more heat than they should and potentially shorten the life of the water heater.

Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

5.2 - The main conductor lines are underground or part of a lateral service entrance. No visible problems were observed at the time of our inspection.

Size and Location

Informational Conditions

5.3 - The residence is served by a 100 amp, 120/240 volt panel, located in the rear of the residence.

Main Panel Observations

Informational Conditions

5.4 - The panel is full or nearly full.

5.5 - The panel is small by current standards, and you may wish to have it evaluated by an electrician with a view to upgrading the service.

Components and Conditions Needing Service

5.6 - One or more knock-outs are missing in the panel and should be closed for safety purposes. We recommend repair by a qualified and competent electrical contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 25

Safety Issue or Concern

5.7 - Various circuits within the panel are not labeled but should be.

Panel Cover Observations

Informational Conditions

5.8 - The exterior panel cover is in generally acceptable condition.

Components and Conditions Needing Service

5.9 - The interior panel cover is missing, and should be replaced. We recommend further evaluation by a qualified and competent electrician with remedy as necessary.

- See Attached Picture(s) - Figure Set 26

Service Entry Conductor Materials

Informational Conditions

5.10 - The visible portions of the service entry conductor materials were stranded copper.

Wiring Observations Branch Circuit Conductors

Informational Conditions

5.11 - The visible portions of the wiring has no visible deficiencies.

Safety Issue or Concern

5.12 - The system includes aluminum wire that has long been suspect, and sometimes with good reason. Aluminum wire does not conduct current as efficiently as copper wire and, inasmuch as it oxidizes, it can become an insulator instead of a conductor. Also, as a poor conductor, it has a tendency to expand and contract more, and thereby become loose at any one of the multiple connections, at switches and outlets, and elsewhere, and create a fire-hazard. Therefore, you should seek the counsel of an electrician who is familiar with this issue, and with the recommended procedures for correcting the known deficiencies, such as Copalum crimping. We recommend that you seek a second opinion from a licensed electrical contractor familiar with this issue.

Circuit Breakers

Informational Conditions

5.13 - There are no visible deficiencies with the circuit breakers except as noted separately.

Ground Fault Circuits

Functional Conditions

5.14 - The ground fault circuits were tested and found to be functional.

Arc Fault Circuits

Informational Conditions

5.15 - There are no arc faults circuits installed in the service panel which is recommended.

Grounding

Informational Conditions

5.16 - We could not determine the point at which the panel is grounded. Typically this ground is to a water pipe, a grounding rod or a rebar in the footing of the foundation but we could not physically see it at any of these locations and ensure that they were installed correctly. We are unable to verify connections made inside cement foundations or underground. If you wish to verify that a correct ground connection has been made you can have it verified by a competent electrical contractor. Since we can not verify the ground ourselves, we recommend further evaluation by a qualified and competent electrical contractor with

remedy as necessary. We did not see evidence of the ground being nonfunctional during our inspection, we were simply unable to physically verify the connection.

Section 6.0 - Heat & A/C

Heat AC

Energy Source

Informational Conditions

6.1 - The heating and A/C energy source is electricity.

Heat and AC Source

Informational Conditions

6.2 - Heat and air conditioning were supplied in every habitable room.

Normal Operating Controls

Functional Conditions

6.3 - The normal operating controls for this heating and air conditioning system are present and appear functional.

Automatic Safety Controls

Functional Conditions

6.4 - The automatic safety controls for this heating and air conditioning system are present and presumed to be functional. Our inspection of these components is limited to the extent that we are unable to operate every safety control on these devices and therefore, can only report that they were present on the system and presumed to be functional.

Air Filter

Informational Conditions

6.5 - The air filter for the heating and air conditioning system was installed correctly, clean and presumed to be functional.

6.6 - The air filter size is 16x30x1.

- See Attached Picture(s) - Figure Set 27

Insulation and Vapor Retarders

Components and Conditions Needing Service

6.7 - Insulation and/or vapor retarders in unfinished spaces were observed to be missing which is not energy efficient and can allow moisture to accumulate and damage the surrounding materials. We recommend that you have this issue evaluated by a competent and licensed general contractor or HVAC contractor and corrected as required.

- See Attached Picture(s) - Figure Set 28

PVC Piping

Informational Conditions

6.8 - If the heat or air conditioning system contains unpainted PVC pipe we recommend that it be painted. Exterior PVC pipe should be painted to help protect it from ultra-violet radiation. Unpainted PVC will deteriorate at a faster pace than painted PVC. We recommend that you paint all exposed exterior PVC pipe.

HVAC Heat Pump Systems

Age & Location

Informational Conditions

6.9 - Central heat and air-conditioning are provided by a four year old heat pump, with an air handler located on the roof.

Standard Observations

Informational Conditions

6.10 - The heat pump system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

6.11 - We did not test the heating system because the ambient temperature was above 65 degrees F and testing it could damage the coil.

Heat Pump & Air-Handler

Informational Conditions

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

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

Return-Air Compartment

Informational Conditions

6.14 - The return-air compartment is in generally acceptable condition.

Condensate Drainpipe

Informational Conditions

6.15 - The condensate drainpipe discharges correctly outside the residence.

Components and Conditions Needing Service

6.16 - Condensation should be directed to drain onto the ground beyond the foundation. Using a rain gutter splash block would be one way of doing this. In its present configuration it directs water onto the sidewalk which could make it slippery and a possible tripping hazard.

- See Attached Picture(s) - Figure Set 29

Heat Pump Disconnect

Informational Conditions

6.17 - The electrical disconnect at the condensing coil is functional.

Differential Temperature Readings

Informational Conditions

6.18 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of sixteen degrees or more.

Thermostats

Informational Conditions

6.19 - The thermostat(s) is functional.

Registers

Informational Conditions

6.20 - The registers are reasonably clean and functional except as noted.

Components and Conditions Needing Service

6.21 - A wall register in the kitchen is not trimmed correctly and should be repaired.

- See Attached Picture(s) - Figure Set 30

Flexible Ducting

Informational Conditions

6.22 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. The visible portions of the ducts appear to be adequately supported and functional. As our inspection is limited to the areas of the ductwork that we can view, we can not comment on the areas that we were unable to view.

6.23 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

Components and Conditions Needing Service

6.24 - The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, both of the bathroom ducts appear to be kinked or separated and should be examined for evidence of rodent intrusion, and then reconnected and secured.

- See Attached Picture(s) - Figure Set 31

Fiberglass Ducting

Informational Conditions

6.25 - The ducts are a semi-rigid compressed fiberglass type that can be easily damaged and do not spring back into shape. Also, their fibers could provoke an allergic response in people sensitive to this material. The visible portions of the ducts appear to be adequately supported and functional. As our inspection is limited to the areas of the ductwork that we can view, we can not comment on the areas that we were unable to view.

6.26 - The ducts are a semi-rigid compressed fiberglass type that can be easily damaged and do not spring back into shape. Also, their fibers could provoke an allergic response in people sensitive to this material. However, significant portions of the ducts are concealed and cannot be viewed.

Metal Ducting

Functional Conditions

6.27 - The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass. The visible portions of the ducts appear to be adequately supported and functional. As our inspection is limited to the areas of the ductwork that we can view, we can not comment on the areas that we were unable to view.

Informational Conditions

6.28 - The metal ducts are a rigid metal type insulated with fiberglass. However, significant portions of the ducts are concealed and cannot be viewed.

Evaporative Cooler Systems

Evaporative or Swamp Cooler

Components and Conditions Needing Service

6.29 - There are abandoned evaporative cooler controls in a hallway closet. I recommend that you ask the seller if they work or have electricity and determine if you need to perform any repairs. There is also a light fixture in this closet that is missing a light bulb which is a safety issue.

Section 7.0 - Interior

Interior

Environmental Hygiene Observations

Informational Conditions

7.1 - An inspection for visible evidence of mold has been performed on this property. If any evidence is found you may wish to have mold test samples of this area taken, such as spore trap (air samples) and/or swab (surface) samples. These samples require training as a certified mold inspector to collect correctly. The fee for this additional service includes sampling supplies as well as lab fees. Every residence is different and a custom sampling plan is required. Please ask your inspector for a price quote for your particular needs. You can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/iaq/molds/moldguide.html>.

7.2 - I found no current evidence of biological growth or mold within the residence. Keep in mind that if indoor conditions change mold can begin to grow and all leaks or unwanted water sources need to be stopped and repaired immediately. If any biological growth becomes apparent I recommend evaluation by a licensed and competent environmental contractor.

Doors

Functional Conditions

7.3 - The doors are functional except as noted.

Components and Conditions Needing Service

7.4 - One or more doors are missing screws in the hinges that should be installed.

- See Attached Picture(s) - Figure Set 32

Walls & Ceiling

Informational Conditions

7.5 - The walls and ceiling are in generally acceptable condition.

7.6 - The walls and ceiling have typical cosmetic damage.

Dual-Glazed Windows

Functional Conditions

7.7 - The windows are functional except as noted.

Informational Conditions

7.8 - A window(s) screen is damaged which you may wish to have repaired.

Closets

Informational Conditions

7.9 - The closets are in generally acceptable condition except as noted.

Lights & Switches

Functional Conditions

7.10 - The lights and switches are functional except as noted.

Outlets

Functional Conditions

7.11 - The outlets that were tested are functional except as noted in specific sections of the report.

Informational Conditions

7.12 - The polarity and grounding of receptacles is acceptable except as noted.

Components and Conditions Needing Service

7.13 - One or more outlets did not have electricity and should be serviced by a licensed electrical contractor.

- See Attached Picture(s) - Figure Set 33

Ceiling Fans

Informational Conditions

7.14 - There were no ceiling fans installed at the time of our inspection.

Section 8.0 - Bedrooms

Bedrooms

Doors

Functional Conditions

8.1 - The doors are functional except as noted but do have some cosmetic damage.

Flooring

Informational Conditions

8.2 - The floors have typical cosmetic damage that is typical for their age.

Walls & Ceiling

Informational Conditions

8.3 - The walls have typical cosmetic damage.

Ceiling Fans

Informational Conditions

8.4 - No ceiling fans were installed in this property.

Dual-Glazed Windows

Functional Conditions

8.5 - The dual-glazed windows that were unobstructed were checked, and found to be functional.

Closets

Functional Conditions

8.6 - The closets and components are functional.

Lights & Switches

Functional Conditions

8.7 - The lights and switches in the bedroom(s) are functional except as noted.

Outlets

Functional Conditions

8.8 - The outlets that were unobstructed and able to be tested are functional except as noted.

Informational Conditions

8.9 - The polarity and grounding of receptacles is acceptable.

8.10 - The bedroom outlets are not on ARC fault circuits. For safety reasons we recommend having them installed by a qualified and competent licensed electrical contractor.

Components and Conditions Needing Service

8.11 - One or more outlets in the front right bedroom did not have electricity and should be serviced by a licensed electrical contractor.

Smoke Detector

Informational Conditions

8.12 - We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant.

8.13 - There is no smoke detector, and although one may not be mandated it is strongly recommended.

Section 9.0 - Bathrooms

Bathrooms

Size and Location

Informational Conditions

9.1 - The main bathroom is a full and is located adjacent to the hallway.

9.2 - The master bathroom is a three-quarter and is located adjacent to the master bedroom.

Outlets

Functional Conditions

9.3 - The outlets that were tested are functional except as noted and include ground-fault protection.

Informational Conditions

9.4 - The polarity and grounding of receptacles within six feet of plumbing fixtures is acceptable and include GFCI protection.

9.5 - 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.

Components and Conditions Needing Service

9.6 - The outlet in the master bathroom is not on a GFCI circuits and should be for safety reasons.

Lights & Switches

Functional Conditions

9.7 - The lights and switches in the bathroom(s) are functional except as noted separately

Cabinets

Functional Conditions

9.8 - The cabinets are in generally acceptable condition.

Components and Conditions Needing Service

9.9 - The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

- See Attached Picture(s) - Figure Set 34

Sink Countertop

Functional Conditions

9.10 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

9.11 - The sink and its components are functional except as noted.

Exhaust Fan

Components and Conditions Needing Service

9.12 - The main bath exhaust fan was not installed and could not be tested. The power outlet in the current fan case has an open ground which should be upgraded to a 3-wire grounded installation for safety reasons.

- See Attached Picture(s) - Figure Set 35

Toilet & Bidet

Components and Conditions Needing Service

9.13 - The toilets were not installed at the time of my inspection and should be demonstrated by the seller.

- See Attached Picture(s) - Figure Set 36

Tub-Shower

Functional Conditions

9.14 - The tub-shower is functional except as noted separately.

Stall Shower

Functional Conditions

9.15 - The stall shower is functional.

Components and Conditions Needing Service

9.16 - There are open grout or caulk-joints around the shower area that should be sealed to prevent moisture damage.

- See Attached Picture(s) - Figure Set 37

Windows

Informational Conditions

9.17 - The window(s) in the bathrooms were functional except as noted separately.

Components and Conditions Needing Service

9.18 - A window screen in the master bathroom is torn and should be repaired.

- See Attached Picture(s) - Figure Set 38

Section 10.0 - Kitchen

Kitchen

Outlets

Functional Conditions

10.1 - The polarity and grounding of receptacles within six feet of plumbing fixtures is acceptable.

Informational Conditions

10.2 - The outlets that were tested are functional but do not include ground-fault protection.

Components and Conditions Needing Service

10.3 - There is an electrical outlets under the sink that is missing an outlets cover. For safety reasons, we strongly recommend that all electrical outlets have proper covers installed. We recommend further evaluation by a qualified and competent electrical contractor with remedy as necessary.

- See Attached Picture(s) - Figure Set 39

Safety Issue or Concern

10.4 - All of the kitchen countertop outlets should be upgraded to have ground fault protection which is mandated by current standards and is an important safety feature.

Sink & Countertop

Informational Conditions

10.5 - The sink and countertop are functional except as noted.

10.6 - The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Components and Conditions Needing Service

10.7 - An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

- See Attached Picture(s) - Figure Set 40

Exhaust Fan or Downdraft

Functional Conditions

10.8 - The exhaust fan is functional and a type that vents internally.

Cabinets

Functional Conditions

10.9 - The cabinets are functional except as noted separately.

Informational Conditions

10.10 - The cabinets have typical cosmetic damage that is typical for their age.

Components and Conditions Needing Service

10.11 - The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

- See Attached Picture(s) - Figure Set 41

10.12 - A cabinet door does not open completely because it hits the adjacent drawer.

- See Attached Picture(s) - Figure Set 42

Valves & Connectors

Functional Conditions

10.13 - The valves and connectors below the sink are functional except as noted separately. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Conditions

10.14 - The sink faucet is functional.

Trap and Drain

Functional Conditions

10.15 - The trap and drain are functional.

Garbage Disposal

Functional Conditions

10.16 - The garbage disposal(s) is functional.

Electric Range

Functional Conditions

10.17 - The electric range is functional, except as noted separately, but was neither calibrated nor tested for its performance.

Safety Issue or Concern

10.18 - The range is not equipped with an anti-tip device that prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children visit or occupy the residence. Also, many older gas and electric ranges are not secured and can be easily tipped, and particularly by children climbing onto them or on an open oven door, and all such appliances should be secured.

Dishwasher

Components and Conditions Needing Service

10.19 - The dishwasher does not have a high loop on the drain line. This is a potential source for cross-contamination and is a safety issue. The drain line should be serviced and installed so it has a high-loop.

- See Attached Picture(s) - Figure Set 43

10.20 - Electricity was turned off to the dishwasher and it was not tested or operated as part of our inspection. I recommend that you have this issue corrected and that it be demonstrated by the seller.

Built-in Microwave

Functional Conditions

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

Section 11.0 - Laundry

Laundry Room

Location

Informational Conditions

11.1 - The laundry is located by the garage.

Outlets

Functional Conditions

11.2 - The outlets that were tested are functional.

Informational Conditions

11.3 - The polarity and grounding of receptacles within six feet of plumbing fixtures is acceptable.

11.4 - All of the outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

220 Volt Receptacle

Informational Conditions

11.5 - The 220 volt receptacle for the dryer appeared to be functional.

Exhaust Fan

Informational Conditions

11.6 - The exhaust fan is functional and a type that vents externally.

Dryer Vent

Informational Conditions

11.7 - The dryer vents externally and is in generally functional condition.

Lights and Switches

Components and Conditions Needing Service

11.8 - There is a switch in the laundry that does not appear to control a light or fan and the only way to shut off the ceiling light is to turn off the appropriate breaker at the main electrical panel. Turning off the breaker also cuts power to the garage outlets and the dining room and kitchen ceiling lights. I recommend you have the electrical system evaluated by a licensed electrical contractor with remedy as necessary.

Section 12.0 - Garage

Garage

Size

Informational Conditions

12.1 - The garage is a single-car garage.

Slab Floor

Functional Conditions

12.2 - The slab floor is in generally acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Automatic Opener

Informational Conditions

12.3 - The single car garage door did not have an automatic opener.

Firewall Separation

Components and Conditions Needing Service

12.4 - The voids around the attic hatch opening must be repaired in order to maintain the necessary firewall separation between the garage and the residence.

- See Attached Picture(s) - Figure Set 44

Entry Door Into the House

Components and Conditions Needing Service

12.5 - The house entry door is not self-closing and is required to be to maintain the necessary firewall separation between a garage and living quarters and will need to be serviced.

12.6 - The house entry door is hollow-core and required to be solid-core, to maintain the necessary firewall separation between a garage and the residence, and should be replaced.

Garage Door & Hardware

Functional Conditions

12.7 - The min garage door is functional, but has cosmetic damage.

Lights & Switches

Components and Conditions Needing Service

12.8 - The ceiling light does not respond, and should be serviced.

Outlets

Functional Conditions

12.9 - The outlets that were tested are functional except as noted, and include ground-fault protection.

12.10 - The polarity and grounding of receptacles in the garage is acceptable.

Informational Conditions

12.11 - The outlets should be upgraded to have ground fault protection which is mandated by current standards and is an important safety feature. We recommend further evaluation by a qualified and competent electrician with remedy as necessary.

Walls & Ceiling

Informational Conditions

12.12 - The walls are sheathed and in generally acceptable condition except as noted separately.

Ventilation Ports

Informational Conditions

12.13 - There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Garage Conversion

Informational Conditions

12.14 - The entire garage has been converted in living space, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.

Section 13.0 - Attic

Attic

Access Location & General Condition

Informational Conditions

13.1 - The attic can be accessed through a hatch in the garage or carport ceiling.

Method of Evaluation

Informational Conditions

13.2 - We evaluated the attic from the access due to obstructions that would make mobility hazardous.

Framing

Informational Conditions

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

Ventilation

Informational Conditions

13.4 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and appears to be adequate.

Electrical

Components and Conditions Needing Service

13.5 - An electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box.

- See Attached Picture(s) - Figure Set 45

Heat Vents

Informational Conditions

13.6 - The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

13.7 - The drainpipe vents that are fully visible are in generally acceptable condition.

Exhaust Ducts

Informational Conditions

13.8 - The exhaust ducts that are fully visible are in generally acceptable condition.

Water Pipes

Informational Conditions

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

Blown-In Cellulose Insulation

Components and Conditions Needing Service

13.10 - There is a lack of insulation above the laundry room and dining room areas.

- See Attached Picture(s) - Figure Set 46

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Safety Issue or Concern

13.11 - The attic is insulated, with approximately three-five inches of blown-in cellulose. Current standards call for nine and even twelve inches, which we do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.

- *See Attached Picture(s) - Figure Set 47*

CERTIFICATIONS AND AFFILIATIONS



David Lauby Arizona Certified Home Inspector AZ Lic. 43067 - Approved FHA Inspector # J633
 Mike Lauby Arizona Certified Home Inspector AZ Lic. 43087 - Approved FHA Inspector # 1079
 Counsel-certified Residential Mold Inspector (CRMI)
 Certified Environmental Home Inspector (CEHI)
 Member of the National Association of Certified Home Inspectors (NACHI)
 Member of the American Society of Home Inspectors (ASHI)
 Member of the SouthEast Valley Regional Association of Realtors (SEVRAR)
 Member of the Glendale-West Maricopa Board of Realtors, Inc.
 Greater Phoenix Better Business Bureau Member (BBB)
 Member of the U.S. Chamber of Commerce
 Gold Member of Ethical Inspectors

Inspection Pictures

Figure Set 1 - Minor adjustments of the surface grading to direct surface moisture would be beneficial



Figure Set 2 - A tree or bush that is adjacent to the foundation should be monitored



Inspection Pictures

Figure Set 3 - There are voids in one or more areas on the exterior that should be sealed

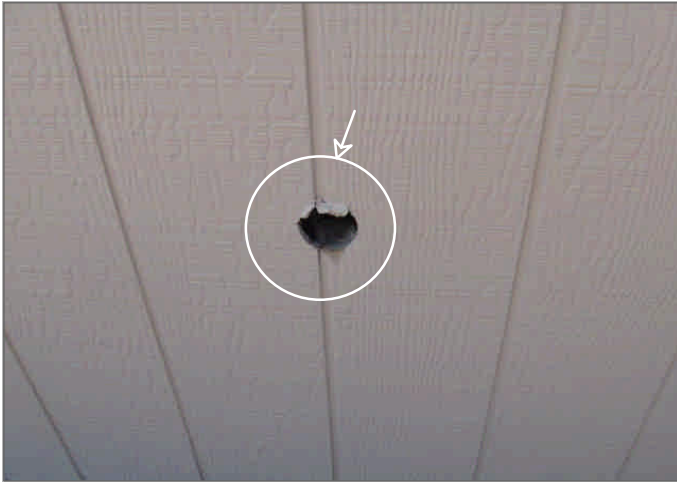


Figure Set 4 - The siding on portions of the house is in direct contact with or too close to the ground

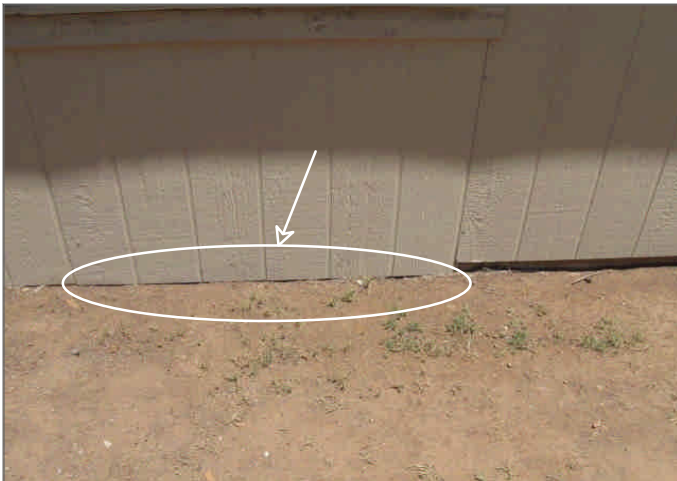


Figure Set 5 - There are cables run through a bird screen that should be sealed to prevent bird or pest entry



Inspection Pictures

Figure Set 6 - Sections of the eaves and soffits are weathered and should be serviced



Figure Set 7 - The walkways or decorative edging are damaged in various areas and should be repaired or replaced



Inspection Pictures

Figure Set 8 - There are open trenches for block walls that present a safety issue for tripping until the block is laid



Figure Set 9 - The wood fence is missing one or more boards that should be replaced

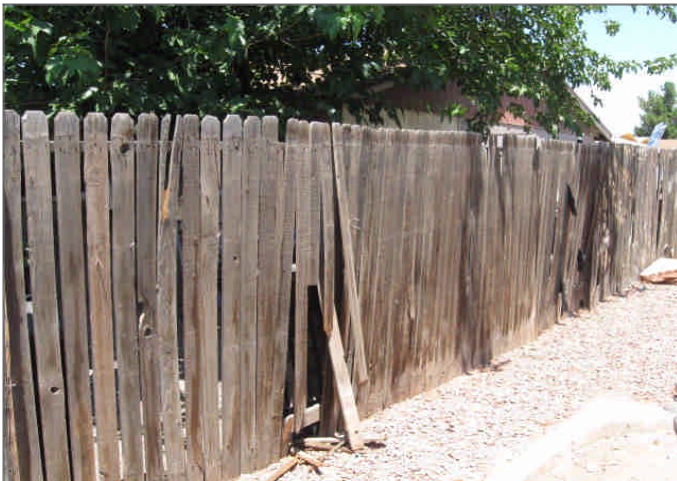


Figure Set 10 - One of the glass panels in the slider is broken



Inspection Pictures

Figure Set 11 - The patio concrete is cracked but appears to have settled and is not cracking further



Figure Set 12 - There are electric lines on the exterior that are not in conduit and could become a safety hazard



Inspection Pictures

Figure Set 13 - Some shingles are loose or missing and should be repaired or replaced



Figure Set 14 - The ridge or roof line appears to be wavy in silhouette and should be evaluated

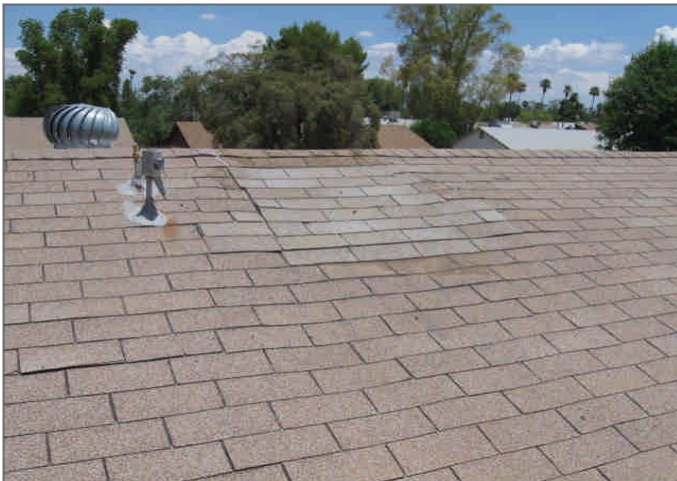
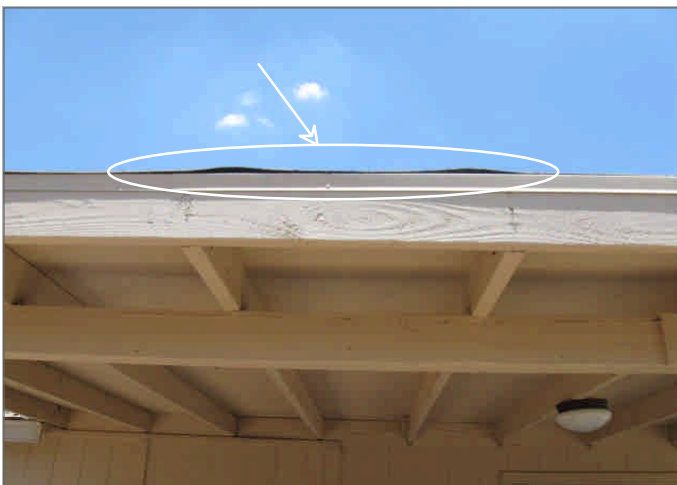


Figure Set 15 - The roof has a small open horizontal seam which should be sealed to prevent moisture entry



Inspection Pictures

Figure Set 16 - There are roof penetrations that should be sealed with mastic to prevent moisture entry

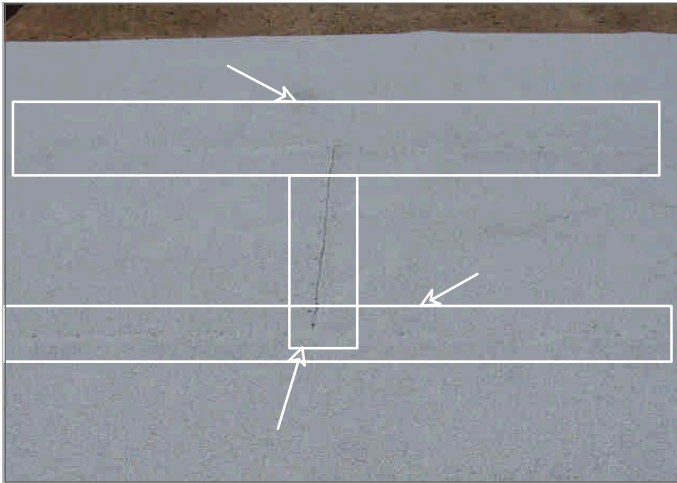
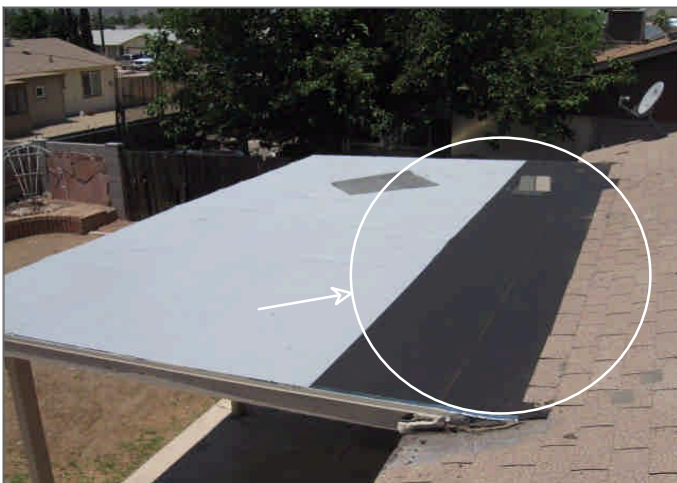


Figure Set 17 - A strip of roofing material is missing and should be installed to forestall moisture entry



Inspection Pictures

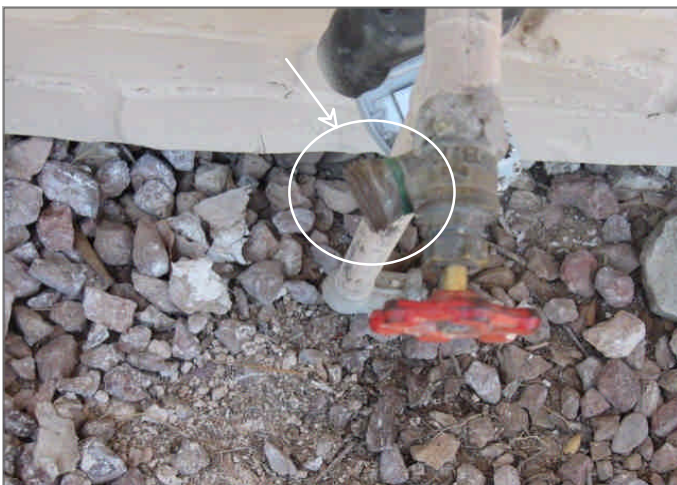
Figure Set 18 - The main water shut off valve leaks and does not fully close and should be replaced



Figure Set 19 - A hose bib is missing a handle which should be replaced



Figure Set 20 - We observed a cross connection in the plumbing system at a hose bib without an antisiphon



Inspection Pictures

Figure Set 21 - There are uninsulated hot and cold water pipes running through the attic

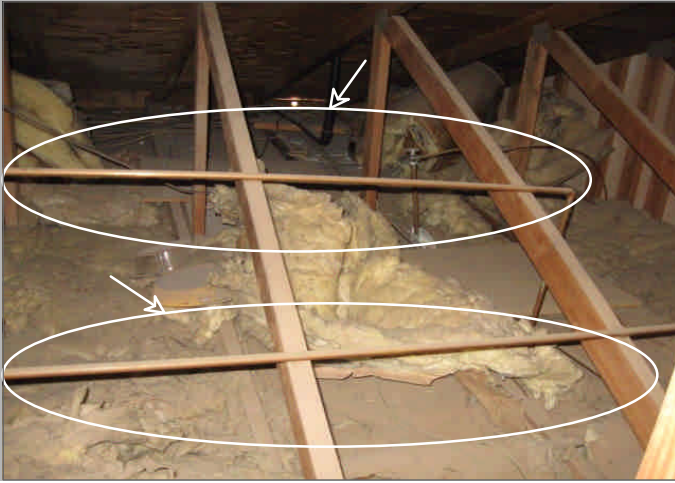


Figure Set 22 - The water pressure was at or over 80 psi



Inspection Pictures

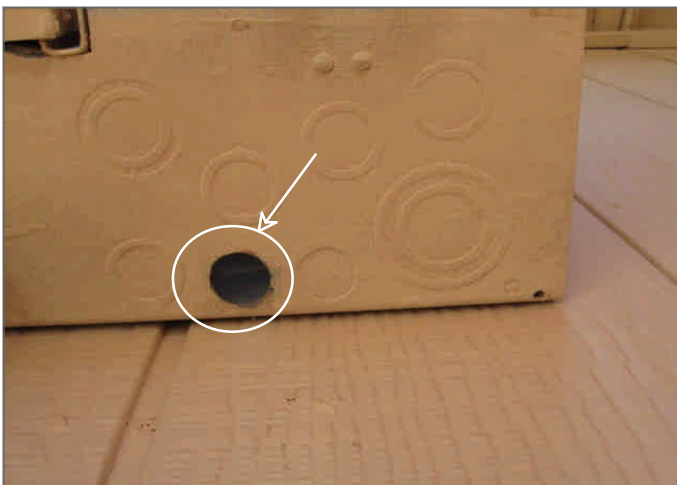
Figure Set 23 - The shut-off valve for the gas water heater would be difficult to access



Figure Set 24 - The discharge pipe from the relief valve has been incorrectly plumbed uphill



Figure Set 25 - One or more knock-outs are missing in the panel and should be closed for safety purposes



Inspection Pictures

Figure Set 26 - The interior panel cover is missing and should be replaced

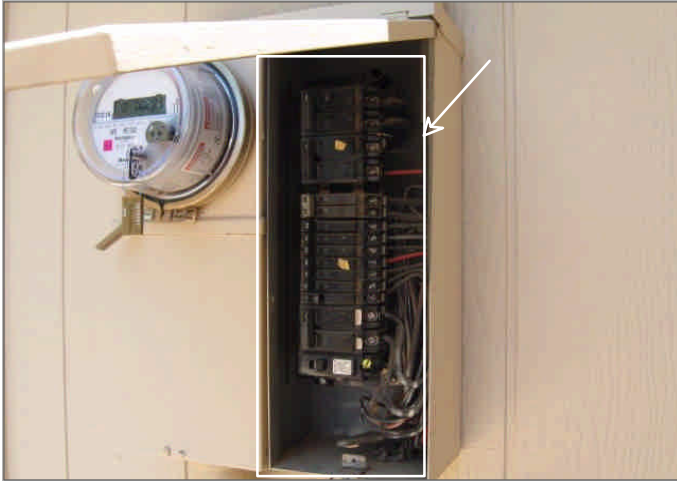


Figure Set 27 - The air filter size is 16x30x1



Inspection Pictures

Figure Set 28 - Insulation or vapor retarders in unfinished spaces were observed to be missing and require servicing



Figure Set 29 - Condensation should be directed to drain onto the ground beyond the foundation

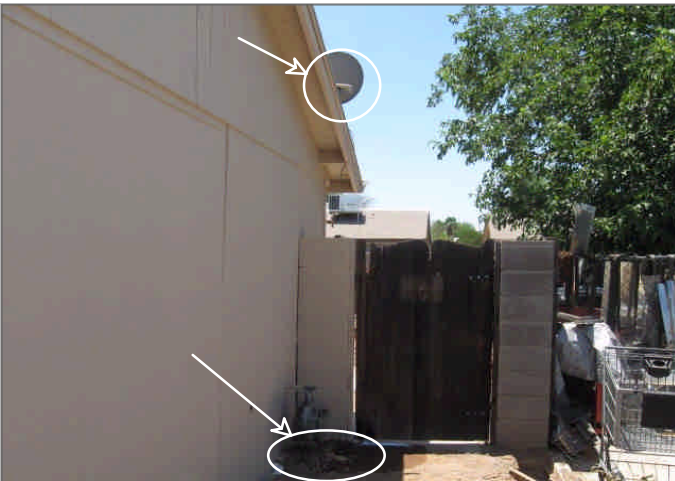


Figure Set 30 - A wall register is not trimmed correctly as indicated within the report and should be repaired



Inspection Pictures

Figure Set 31 - One or more of the flexible ducts is separated and should be reconnected and secured



Figure Set 32 - One or more doors are missing screws in the hinges that should be installed



Inspection Pictures

Figure Set 33 - One or more outlets did not have electricity and should be serviced



Figure Set 34 - The cabinet hardware needs maintenance service such as that to latches catches hinges or drawer glides



Figure Set 35 - The main bath exhaust fan was not installed and could not be tested

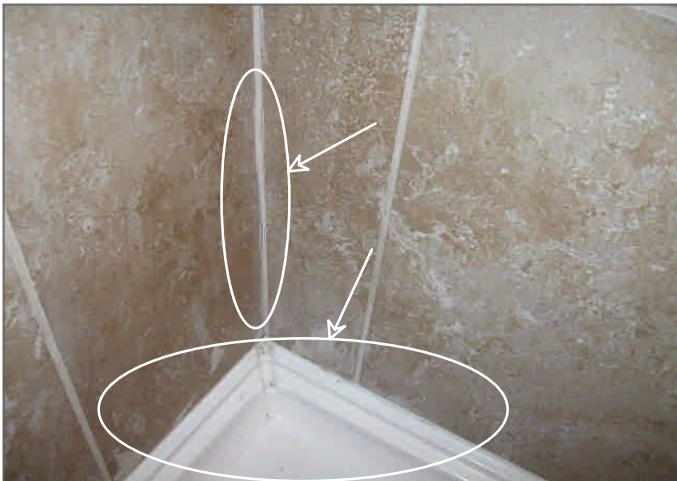


Inspection Pictures

Figure Set 36 - The toilets were not installed at the time of my inspection and should be demonstrated by the seller



Figure Set 37 - There are openings around the shower area that should be sealed to prevent moisture damage



Inspection Pictures

Figure Set 38 - A window screen in the master bathroom is torn and should be repaired



Figure Set 39 - There are electrical outlets that are missing outlets covers and present a safety risk



Figure Set 40 - An open seam between the sink and the counter top should be caulked



Inspection Pictures

Figure Set 41 - The cabinets would need typical hardware service and or maintenance to work well



Figure Set 42 - A cabinet door does not open completely because it hits the adjacent drawer



Inspection Pictures

Figure Set 43 - The dishwasher does not have a high loop on the drain line



Figure Set 44 - The voids around the attic hatch opening have compromised the firewall and should be repaired

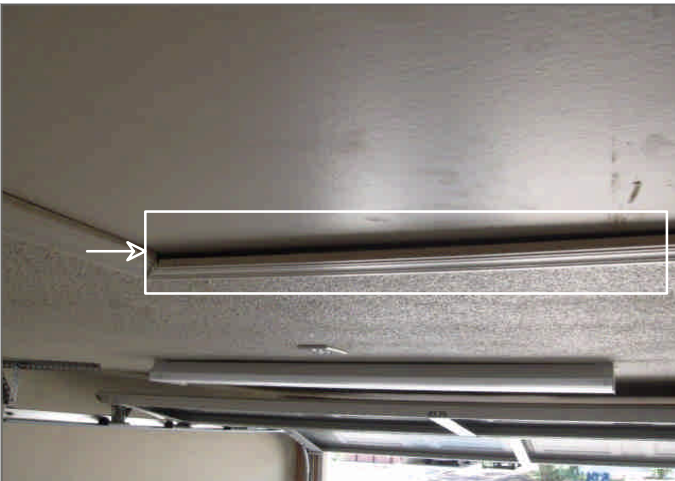


Figure Set 45 - An electrical connection has been made incorrectly outside of a junction box



Inspection Pictures

Figure Set 46 - There is a lack of insulation in a living space

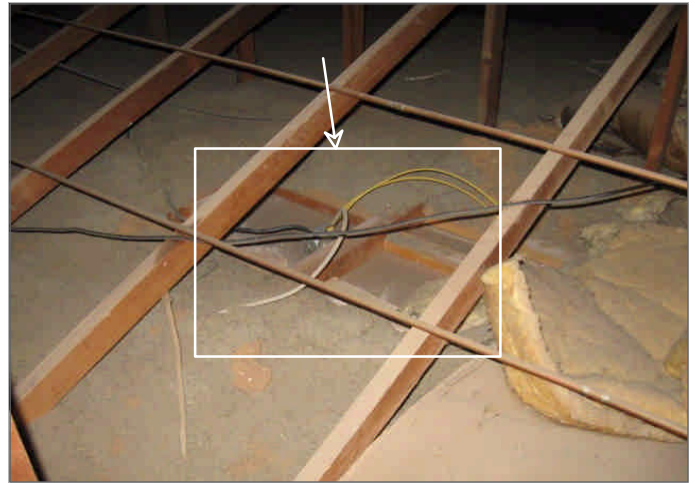


Figure Set 47 - The attic is insulated with approximately three-five inches of blown-in cellulose



Report Conclusion

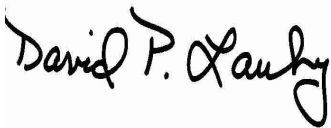
456 Your New St, Phoenix, AZ 85018

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

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

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

Best Regards,



Inspection Address: 456 Your New St, Phoenix, AZ 85018
Inspection Date/Time: 7/3/2009 12:00 pm to 4:00 pm

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Inspected Once, Inspected Right!

2303 N. 44th Street Ste. 14-1129 Phoenix AZ 85008

Tel: (602) 689-8253 Fax: (602) 513-7056

Email Address: sunland@sunlandhi.com

Property Address: 456 Your New St, Phoenix, AZ 85018

Inspection Date: 7/3/2009 Time: 12:00 pm to 4:00 pm

Best Client Ever
123 Your St
Phoenix, AZ. 85016

Dear Best Client Ever:

Thank you for hiring Sunland Home Inspection to perform your home inspection. We appreciate your business and your trust. We know that you have many options in selecting a home inspector and we are thankful you chose us. We hope that you were pleased with the quality of our service and that you would recommend us to others. Please read the report carefully and call us with any questions that you might have. We remain your consultant indefinitely and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

We hope you were very pleased with our home inspection service. We would appreciate it if you would write us a short referral letter or email describing your experience with us. Our email address is: Sunland@Sunlandhi.com. We advertise primarily by word-of-mouth referrals from satisfied customers. We appreciate any referrals of friends, business associates & coworkers you might provide. Please ask your referrals to let us know you recommended us. We like to thank our loyal customers that do provide referrals for us.

If you have any suggestions on how we could improve our home inspection service we are sincerely interested in hearing your comments and suggestions. We are always looking for ways to improve our inspections and our customer service. Thank you again for allowing us to perform your home inspection.

Best Regards,

David Lauby & Mike Lauby
Sunland Home Inspection
2303 N. 44th St. Ste. 14-1129
Phoenix, AZ 85008
David: 602-689-8253 or Mike: 602-689-8252
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