

# Premium Home Inspection

Tel: 480 205 7547

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

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### INSPECTION ADDRESS

3526 E Apple Ct, Yourtown, Az. 85044

### INSPECTION DATE

06/02/2006 2:00 pm



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## SUMMARY REPORT

**Client:**  
**Realtor:**

**Inspection Address:** 3526 E Apple Ct, Yourtown Az. 85044  
**Inspection Date:** 06/02/2006 Start: 2:00 pm

**Inspected by:** Bradley Perkins

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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*Components and Conditions Needing Service*

### Exterior

#### Exterior Features

##### Walkways

- The tiles are loose at the front door and need serviced

##### Balconies

- The ballisters in the rail exceed the maximum 4 inch spacing
- The rail is missing on the northeast side

##### Hose Bibs

- The hose bib at the water main leaks when in use and needs serviced

#### Site Comments

##### Trees and Vegetation

- Vegetation is encroaching on the structure and should be kept a minimum of twelve inches away

### Roof/Attic

#### Concrete Tile

##### Age and General Evaluation

- There is debris on the roof that needs to be removed

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### **Damaged Tiles**

- There is a broken tile on the roof that need replaced 3x
- One or more of the mortar caps are cracked and needs repaired 2x

## **Heating and Air Conditioning**

### **Heat and AC - System 1**

#### **Refrigerant Lines**

- Insulation is deteriorating from the refrigerant lines at the condensing coil and should be replaced 3x

#### **Metal Ductwork**

- The duct on the air handler in the garage needs resealed

## **Chimney**

### **Family Room Chimney**

#### **Hearth**

- The grout is missing in the top of the hearth

## **Living Areas**

### **Living**

#### **Dual-Glazed Windows**

- The window pane is cracked
- A dual-glazed window in the living room is stuck or painted shut and should be serviced

### **Den**

#### **Doors**

- The deadbolt on the exterior den door does not engage easily and should be serviced

## **Bedrooms**

### **Master Bedroom**

#### **Doors**

- The deadbolt on the exterior door needs adjusted to function properly

### **Bedroom 2**

#### **Doors**

- The exterior door does not open and close easily and should be serviced

## **Bathrooms**

### **Master Bathroom**

#### **Stall Shower**

- The drain cover is loose and needs serviced

### **Guest Bathroom 1**

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#### **Toilet**

- The toilet is loose and should be secured

#### **Guest Bathroom 2**

##### **Tub-Shower**

- The shower diverter valve in the tub-shower is defective and should be serviced

#### **Common Areas**

##### **Laundry**

###### **Drip Pan**

- There is not a drip pan for the washing machine located on the second floor

##### **Garage**

###### **Firewall**

- The attic access cover is missing and needs replaced

###### **Entry Door Into the House**

- The house entry door from the garage is not self-closing and should be serviced

###### **Garage Side Door**

- The door and frame is moisture damaged and needs repaired

###### **Automatic Opener**

- The garage door opener is functional but does not auto-reverse or may need to be adjusted

#### **Pool and Spa**

##### **Pool**

###### **Enclosures**

- The pool gate does not fully auto close and needs serviced
- Portions of the fence are rusted and deteriorated and need repaired

###### **Aerator**

- There is a leak at the control valve that needs repair

###### **Water Slide**

- The mounting brackets on the water slide are loose and should be serviced

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## GENERAL INFORMATION

**Inspection Address:** 3526 E Apple Ct, Yourtown , Az 85044  
**Inspection Date:** 06/02/2006 Time: 2:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 105 Degrees

**Inspected by:** Bradley Perkins

**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** 2

**Structure Style:** Modern

**Structure Orientation:** East

**Approx.Year Built:** 1985  
**Unofficial Sq.Ft.:** 4219

**People on Site At Time of Inspection:** Seller(s)

### PLEASE NOTE:

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

Report File: 3526 E Apple Ct

## SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

# Structural

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Wall Structure

#### *Informational Conditions*

The interior of the walls could not be viewed due to cladding and interior finish.  
The walls are conventionally framed with wooden studs.

### Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.  
The floor structure includes structural steel beams and conventional lumber sheathed with plywood.

### Ceiling Structure

#### *Informational Conditions*

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

### Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Slab Foundation

### General Comments and Description

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

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

### Method of Evaluation

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing.

## Slab Foundation Observations

### *Informational Conditions*

The visible portion of the foundation is in acceptable condition.

# Exterior

Our evaluation of the exterior of a property conforms to state or industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, 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 any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

## Wall Covering

### **Type of Material**

#### *Informational Conditions*

The exterior house walls are clad with stucco.

### **Wall Covering Observations**

#### *Functional Components and Conditions*

There is random cosmetic cracks in the stucco.

#### *Informational Conditions*

The exterior wall cladding is in acceptable condition.

The chimney is blocking the attic vent on the north side.



## Grading and Drainage

### **General Comments and Description**

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

found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

#### **Flat and Level Pad**

##### *Informational Conditions*

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

#### **Interior-Exterior Elevations**

##### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

#### **Drainage Mode**

##### *Informational Conditions*

Drainage is solely dependant on hard surfaces and soil percolation. However, you should ask the sellers if moisture intrusion has ever been a problem, and then be prepared to monitor the inside of the house walls during the rainy season, and particularly during prolonged rains.

## **Exterior Features**

### **General Comments and Description**

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

### **Driveways**

##### *Informational Conditions*

The driveway is in acceptable condition.

### **Walkways**

##### *Components and Conditions Needing Service*

The tiles are loose at the front door and need serviced.

### **Yard Walls**

##### *Informational Conditions*

There are one or more cosmetic cracks in the yard wall

### **Fences and Gates**

##### *Informational Conditions*

The fences and gates are in acceptable condition.

### **Fascia and Trim**

##### *Informational Conditions*

The fascia board and trim are in acceptable condition.

### **Balconies**

##### *Informational Conditions*

The balcony appears to have been added after the original construction. You should request the installation permit from the sellers, which will confirm that the work was done to code and by a specialist.

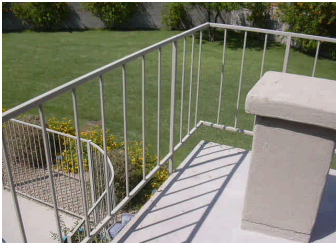
##### *Components and Conditions Needing Service*

The ballisters in the rail exceed the maximum 4 inch spacing

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The rail is missing on the northeast side



## **Windows**

### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, we do not 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.

## **Screens**

### *Informational Conditions*

Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## **Lights**

### *Informational Conditions*

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## **Outlets**

### *Informational Conditions*

The outlets that were tested are functional and include ground-fault protection. However, we may not have identified all the outlets.

## **Hose Bibs**

### *Components and Conditions Needing Service*

The hose bib at the water main leaks when in use and needs serviced.

## **Patio**

### *Informational Conditions*

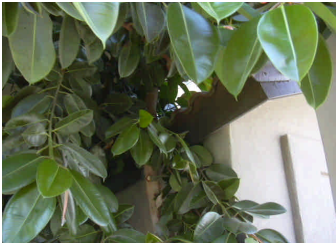
There are cosmetic cracks in the drywall of the patio ceiling.

## **Site Comments**

### **Trees and Vegetation**

#### *Components and Conditions Needing Service*

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



## Irrigation

### General Comments and Description

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### Automatic Polyvinyl Sprinklers

#### *Informational Conditions*

We do not evaluate automatic sprinkler systems, and recommend that you have the sellers demonstrate the system before the close of escrow, and indicate any seasonal changes that they may make in the program.

## Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and 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 to other prevalent weather conditions, and its maintenance. However, 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 roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but

many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor 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.

## Concrete Tile

### General Comments and Description

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This is important, because our service does not include any guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile.



### Method of Evaluation

#### *Informational Conditions*

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

### Age and General Evaluation

#### *Informational Conditions*

The roof is in 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*

There is debris on the roof that needs to be removed.

### Concrete Tile with Flat-Roofed Sections

#### *Informational Conditions*

The concrete roof includes a flat-roofed area, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and is only dispersed by evaporation.

Therefore, they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.



### **Flashings**

#### *Informational Conditions*

The roof flashings are in acceptable condition.

### **Damaged Tiles**

#### *Functional Components and Conditions*

A number of the concrete tiles are cracked or chipped but not separated. This is not uncommon, and the tiles do not necessarily need to be serviced, but you may wish to have a specialist comment on this. However, it would be wise to monitor the tiles to make sure that they do not become displaced.

#### *Components and Conditions Needing Service*

There is a broken tile on the roof that need replaced. 3x



One or more of the mortar caps are cracked and needs repaired. 2x



### **Gutters and Drainage**

#### *Functional Components and Conditions*

The gutters are in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as intended.

### **parapet wall**

#### *Informational Conditions*

The parapet wall is in acceptable condition.

## Attic

### General Comments and Description

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



### Method of Evaluation

#### *Informational Conditions*

We evaluated the attic from the access due to inadequate clearance within.

### Framing

#### *Informational Conditions*

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

### Ventilation

#### *Informational Conditions*

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

### Electrical

#### *Informational Conditions*

The electrical components that are visible within the attic appear to be in acceptable condition.

### Plumbing Vents

#### *Informational Conditions*

The visible portion of the plumbing vents are in acceptable condition.

### Heat Vents

#### *Informational Conditions*

The visible portion of the heat vents within the attic appear to be functional.

### Batt Insulation

#### *Informational Conditions*

The attic floor is insulated with three-inches of foil-faced, batt, insulation. Current standards call for nine and even twelve-inches of insulation, and you may wish to consider adding more. Regardless. The foil on this material can prove to be hazardous in conjunction with electricity, and any person entering the attic to perform electrical work should be suitably cautioned.

## Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating

devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will 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, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

## Potable Water Pipes

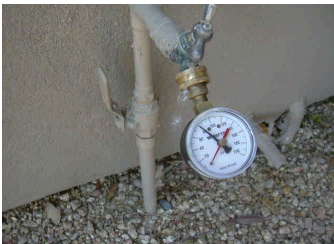
### Type of Material

#### *Informational Conditions*

The residence is served by copper potable water pipes.

### Water Main Location

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



### Copper Water Pipes

#### *Informational Conditions*

The potable water pipes are in acceptable condition.

### Main Water Shutoff Valve

#### *Informational Conditions*

The main water shutoff is functional.

### Pressure Regulator

#### *Informational Conditions*

The water pressure at the street is under 80 PSI and a regulator is not required on the plumbing system. The actual pressure is 80 PSI.

## Waste and Drainage System

### General Comments and Description

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

### Type of Material

#### *Informational Conditions*

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

### Drain Pipes Waste Pipes and Vent Pipes

#### *Informational Conditions*

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

## Gas

### Gas Main

#### *Informational Conditions*

No natural gas main or other type of gas piping was found on this property.

## Water Heaters

### General Electric Water Heater Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.



### Age Capacity and Location

The residence is served by a mid aged 50 gallon electric water heater located in the garage

### Electrical Connections

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### **Pressure Release Valve and Discharge Pipe**

#### *Functional Components and Conditions*

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

### **Drain Valve**

#### *Informational Conditions*

The drain valve of the water heater is in place and presumed to be functional.

### **Water Shut-Off Valve and Connectors**

#### *Functional Components and Conditions*

There is encrustation on the water inlet that should be cleaned and checked for leaks.

#### *Informational Conditions*

The shut-off valve and water connectors on the water heater are functional.

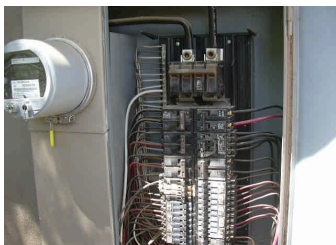
## **Electrical**

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

## **Main Panel**

### **General Comments**

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



### **Type of Wiring**

#### *Informational Conditions*

The residence is wired with a three-wire non-metallic cable commonly known as Romex.

The residence is served by a combination of different wire types. Aluminum and copper.

### **Size and Location**

The residence is served by a 200 amp, 120/240 volt panel, located in the side yard.

### **Service Entrance Mast Weatherhead and Cleat**

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern

electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

**Main Over Current Device**

*Informational Conditions*

The main over current protection device is a 200 amp breaker.

**Main Panel**

*Informational Conditions*

The main panel and its components have no visible deficiencies.

**Exterior Cover Panel**

*Informational Conditions*

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

**Interior Cover Panel**

*Informational Conditions*

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

**Wiring**

*Informational Conditions*

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

**Circuit Breakers**

*Informational Conditions*

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

**Grounding**

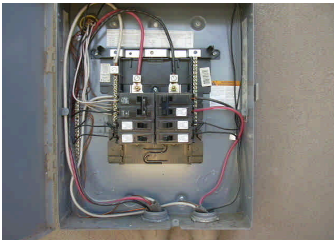
*Informational Conditions*

The main electrical panel is grounded to water pipe. Current standards require the panel to be double-grounded and you may wish to have the ground upgraded. However, such an upgrade is not currently mandated. The panel may be grounded to the slab as well however this is not visible.

**Sub Panels**

**General Comments**

Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.



**Type of Wiring**

*Informational Conditions*

The residence is wired with a three-wire non-metallic cable commonly known as Romex.

**Sub Panel**

*Informational Conditions*

The electrical sub panel has no visible deficiencies.

**Exterior Cover Panel**

*Informational Conditions*

The exterior cover of the electrical sub panel is in acceptable condition.

**Interior Cover Panel**

*Informational Conditions*

The interior cover of the electrical sub panel is in acceptable condition.

## **Wiring**

### *Informational Conditions*

There are no visible deficiencies with the electrical wiring in the sub panel.

## **Circuit Breakers**

### *Informational Conditions*

The circuit breakers within the sub panel have no visible deficiencies.

## **Grounding**

### *Informational Conditions*

The grounding system in the sub panel is correct.

# **Heating and Air Conditioning**

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Heat and AC - System 1

### Heat Pump and Air-Handler

#### *Informational Conditions*

Central heat and air-conditioning is provided by three mid aged heat pumps, that are located in the side yards, with a air-handler located in the attic and in the garage and in the lower closet. They responded to the request for cooling, but were not tested on the heat cycle because the ambient temperature is too high and to do so could have damaged the coils.



### Differential Temperature Readings

#### *Informational Conditions*

The air-conditioning units responded and achieved an acceptable differential temperature splits between the air entering the systems and that coming out, of fourteen degrees or more.

### Return-Air Compartment

#### *Informational Conditions*

The return-air compartments are in acceptable condition.

### Service Disconnect at the Coil

#### *Informational Conditions*

The electrical disconnect at the condensing coils appears to be functional but were not tested.

### Thermostat

#### *Informational Conditions*

Operation of the user controls on the thermostat caused the unit to respond.

### Evaporator Coil

#### *Informational Conditions*

The evaporator coils are functional.

### Condensate Discharge Pipe

#### *Informational Conditions*

The condensation discharge pipes are functional.

### Drip Pan

#### *Informational Conditions*

The drip pan is functional.

### Refrigerant Lines

#### *Components and Conditions Needing Service*

Insulation is deteriorating from the refrigerant lines at the condensing coils and should be replaced. 3x



## Registers

### *Informational Conditions*

The registers are functional.

## Metal Ductwork

### *Components and Conditions Needing Service*

The duct on the air handler in the garage needs resealed

## Flexible Ducts

### *Informational Conditions*

The visible portions of the flexible ducts are in acceptable condition.

# Chimney

We evaluate chimneys and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

## Family Room Chimney

### Weather Cap

#### *Informational Conditions*

The weather cap on the chimney is in acceptable condition.



## Fireplace

### *Functional Components and Conditions*

There is a cosmetic crack in the floor of the firebox.

## Hearth

### *Components and Conditions Needing Service*

The grout is missing in the top of the hearth.

## Living Areas

In accordance with state or industry standards, our inspection of the interior of the 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, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

### Entry

#### Furnished Residence Comment

##### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

#### Front Door

##### *Informational Conditions*

The front door is in acceptable condition.

#### Floor

##### *Informational Conditions*

The floor in the entry is tiled and has no significant defects.

#### Walls and Ceiling

##### *Informational Conditions*

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

#### Lights

##### *Functional Components and Conditions*

The light in the entry is functional.

#### Outlets

##### *Functional Components and Conditions*

The outlets in the entry that were tested are functional.

### Living

#### Floor

##### *Informational Conditions*

The floor in the living room is carpeted and has no significant defects.

#### Walls and Ceiling

##### *Informational Conditions*

The walls and ceiling in the living room are in acceptable condition.

#### Dual-Glazed Windows

##### *Components and Conditions Needing Service*

One or more windows are cracked and need replaced.

A dual-glazed window in the living room is stuck or painted shut, and should be serviced.

### **Outlets**

#### *Functional Components and Conditions*

The outlets in the living room that were tested are functional.

## **Dining**

### **Floor**

#### *Informational Conditions*

The floor in the dining room is carpeted and has no significant defects.

### **Walls and Ceiling**

#### *Informational Conditions*

The walls and ceiling in the dining room are in acceptable condition.

### **Lights**

#### *Functional Components and Conditions*

The light in the dining room is functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets in the dining room that were tested are functional.

## **Family**

### **Floor**

#### *Informational Conditions*

The floor in the family room is carpet and has no significant defects.

### **Walls and Ceiling**

#### *Informational Conditions*

The walls and ceiling in the family room are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The dual-glazed windows in the family room are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets in the family room that were tested are functional.

### **Ceiling Fan**

#### *Functional Components and Conditions*

The ceiling fan is functional.

### **Bar Sink**

#### *Informational Conditions*

The outlet in the bar area should be upgraded to include GFI for safety reasons

## **Den**

### **Doors**

#### *Components and Conditions Needing Service*

The deadbolt on the exterior, den door does not engage easily and should be repaired or replaced.

### **Floor**

#### *Informational Conditions*

The floor in the den is carpeted and has no significant defects.

### **Walls and Ceiling**

#### *Informational Conditions*

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

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The dual-glazed window in the den is functional.

### **Closet**

#### *Functional Components and Conditions*

The closet in the den is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights in the den are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets that were tested in the den are functional.

### **Ceiling Fan**

#### *Functional Components and Conditions*

The ceiling fan is functional.

## **Bedrooms**

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

### **Master Bedroom**

The master bedroom is located to the \_\_\_

### **Doors**

#### *Functional Components and Conditions*

The bedroom door is functional.

#### *Components and Conditions Needing Service*

The deadbolt on the exterior door needs adjusted to function properly.

### **Floor**

#### *Informational Conditions*

The bedroom floor is carpeted and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

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

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The dual-glazed bedroom window is functional.

### **Closets**

#### *Functional Components and Conditions*

The bedroom closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### **Outlets**

#### *Functional Components and Conditions*

The bedroom outlets that were able to be tested are functional.

### **Ceiling Fan**

#### *Functional Components and Conditions*

The ceiling fan is functional.

## Bedroom 2

The second bedroom is located to the lower south

### Doors

#### *Components and Conditions Needing Service*

The exterior door does not open and close easily, and should be serviced.

### Floor

#### *Informational Conditions*

The bedroom floor is carpeted and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

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

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The dual-glazed bedroom window is functional.

### Closets

#### *Functional Components and Conditions*

The bedroom closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### Outlets

#### *Functional Components and Conditions*

The bedroom outlets that were able to be tested are functional.

### Ceiling Fan

#### *Functional Components and Conditions*

The ceiling fan is functional.

## Bedroom 3

The third bedroom is located to the upper northeast

### Doors

#### *Functional Components and Conditions*

The bedroom door is functional.

### Floor

#### *Informational Conditions*

The bedroom floor is carpeted and has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

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

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The dual-glazed bedroom window is functional.

### Closets

#### *Functional Components and Conditions*

The bedroom closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

## **Ceiling Fan**

### *Functional Components and Conditions*

The ceiling fan is functional.

## **Bedroom 4**

The fourth bedroom is located to the upper southeast

### **Doors**

#### *Functional Components and Conditions*

The bedroom door is functional.

### **Floor**

#### *Informational Conditions*

The bedroom floor is carpeted and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

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

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The dual-glazed bedroom window is functional.

### **Closets**

#### *Functional Components and Conditions*

The bedroom closet and its components are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights in the bedroom are functional.

### **Outlets**

#### *Functional Components and Conditions*

The bedroom outlets that were able to be tested are functional.

### **Ceiling Fan**

#### *Functional Components and Conditions*

The ceiling fan is functional.

## **Bathrooms**

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the 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.

## **Master Bathroom**

### **Size and Location**

The master bathroom is a full.

### **Doors**

#### *Functional Components and Conditions*

The bathroom door is functional.

### **Floor**

#### *Informational Conditions*

The bathroom floor is tiled and has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

The walls and ceiling are in acceptable condition.

## **Dual-Glazed Windows**

### *Functional Components and Conditions*

The dual-glazed window in the bathroom is functional.

## **Cabinets**

### *Functional Components and Conditions*

The bathroom cabinets are functional.

## **Sink Countertop**

### *Functional Components and Conditions*

The bathroom sink countertop is functional.

## **Sink Faucet Valves & Connectors Trap & Drain**

### *Functional Components and Conditions*

The bathroom sink and its components are functional.

## **Toilet**

### *Functional Components and Conditions*

The toilet is functional.

## **Lights**

### *Functional Components and Conditions*

The bathroom lights are functional.

## **Exhaust Fan**

### *Functional Components and Conditions*

The bathroom exhaust fan is functional.

## **Outlets**

### *Functional Components and Conditions*

The bathroom outlets are functional and include ground-fault protection.

## **Tub**

### *Functional Components and Conditions*

The tub is functional.

## **Stall Shower**

### *Functional Components and Conditions*

There is a leak between the shower head and the stem when in use.

### *Components and Conditions Needing Service*

The drain cover is loose and needs serviced.

## **Jack-Jill Bathroom**

### **Size and Location**

The Jack and Jill bathroom is a full.

### **Doors**

#### *Functional Components and Conditions*

The bathroom door is functional.

### **Floor**

#### *Informational Conditions*

The bathroom floor is tiled and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Functional Components and Conditions*

The dual-glazed window in the bathroom is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The bathroom exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The bathroom lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The bathroom outlets are functional and include ground-fault protection.

### **Cabinets**

#### *Functional Components and Conditions*

The bathroom cabinets are functional.

### **Sink Countertop**

#### *Functional Components and Conditions*

The bathroom sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The bathroom sink and its components are functional.

### **Toilet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Tub-Shower**

#### *Functional Components and Conditions*

The tub/shower is functional.

## **Guest Bathroom 1**

### **Size and Location**

The first guest bathroom is a three-quarter, and is located in lower south bedroom

### **Doors**

#### *Functional Components and Conditions*

The bathroom door is functional.

### **Floor**

#### *Informational Conditions*

The bathroom floor is tiled and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The bathroom exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The bathroom lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The bathroom outlets are functional and include ground-fault protection.

### **Cabinets**

#### *Functional Components and Conditions*

The bathroom cabinets are functional.

### **Sink Countertop**

#### *Functional Components and Conditions*

The bathroom sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The bathroom sink and its components are functional.

### **Toilet**

#### *Components and Conditions Needing Service*

The toilet is loose, and should be secured.

### **Stall Shower**

#### *Functional Components and Conditions*

The stall shower is functional.

## **Guest Bathroom 2**

### **Size and Location**

The second guest bathroom is a full, and is located to the lower north.

### **Doors**

#### *Functional Components and Conditions*

The bathroom door is functional.

### **Floor**

#### *Informational Conditions*

The bathroom floor is tiled and has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

The bathroom cabinets are functional.

### **Sink Countertop**

#### *Functional Components and Conditions*

The bathroom sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The bathroom sink and its components are functional.

### **Tub-Shower**

#### *Functional Components and Conditions*

The hot and cold water in the shower are reversed.

#### *Components and Conditions Needing Service*

The shower diverter valve in the tub/shower is defective, and should be serviced.

### **Toilet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The bathroom exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The bathroom lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The bathroom outlets are functional and include ground-fault protection.

## Common Areas

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

### Kitchen

#### General Kitchen Comments

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

#### Floor

##### *Informational Conditions*

The floor in the kitchen is tiled and has no significant defects.

#### Walls and Ceiling

##### *Informational Conditions*

The walls and ceiling in the kitchen are acceptable.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

The dual-glazed windows in the kitchen is functional.

#### Cabinets

##### *Functional Components and Conditions*

The kitchen cabinets are functional, and do not have any significant damage.

#### Counter Top

##### *Functional Components and Conditions*

The kitchen counter top is functional.

#### Outlets

##### *Functional Components and Conditions*

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

#### Lights

##### *Informational Conditions*

The lights in the kitchen are functional.

#### Sink

##### *Functional Components and Conditions*

The kitchen sink is functional.

#### Faucet

##### *Functional Components and Conditions*

The kitchen sink faucet is functional.

#### Valves and Connectors

##### *Functional Components and Conditions*

The valves and connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

## **Trap and Drain**

### *Functional Components and Conditions*

The trap and drain at the kitchen sink are functional.

## **Dishwasher**

### *Functional Components and Conditions*

The dishwasher is functional.

## **Garbage Disposal**

### *Functional Components and Conditions*

The garbage disposal is functional.

## **Built-in Microwave**

### *Functional Components and Conditions*

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

## **Exhaust Fan or Downdraft**

### *Functional Components and Conditions*

The kitchen exhaust fan or downdraft is functional.

## **Electrical Range**

### *Functional Components and Conditions*

The electric range is functional, but was neither calibrated nor tested for its performance.

## **Island**

### *Functional Components and Conditions*

All of the components of the kitchen island were found to be functional.

## **Built-in Electrical Oven**

### *Functional Components and Conditions*

The electrical oven is functional, but was neither calibrated nor tested for its performance.

## **Electrical Cook Top**

### *Functional Components and Conditions*

The electrical cook top is functional.

## **Hallway**

### **There is no recommended service**

#### *Informational Conditions*

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

## **Stairs**

### **Treads & Risers**

#### *Informational Conditions*

The treads and risers are functional.

### **Stair Rails**

#### *Functional Components and Conditions*

The balusters in the stair rails are functional

### **Lights**

#### *Functional Components and Conditions*

The lights in the area of the stairs and landing are functional.

### **Smoke Detectors**

#### *Functional Components and Conditions*

A smoke detector at the top of the stairs is functional.

## Laundry

### General Laundry Room Comments

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

### Doors

#### *Functional Components and Conditions*

The door, or doors, in the laundry room are functional.

### Floor

#### *Functional Components and Conditions*

The floor in the laundry room is tiled and has no significant defects.

### Walls and Ceiling

#### *Informational Conditions*

The walls and ceiling in the laundry room are in acceptable condition.

### Cabinets

#### *Functional Components and Conditions*

The cabinets in the laundry room are functional.

### Exhaust Fan

#### *Functional Components and Conditions*

The exhaust fan in the laundry room is functional.

### 220 Volt Receptacle

#### *Informational Conditions*

A 220 volt receptacle is present but was not tested as a part of this inspection.

### Washer Water Valves

#### *Informational Conditions*

The washer water valves are functional.

### Dryer Vent

#### *Informational Conditions*

The dryer vent is functional.

### Outlets

#### *Functional Components and Conditions*

The outlets in the laundry room that were tested are functional.

### Lights

#### *Functional Components and Conditions*

The light in the laundry room is functional.

### Drip Pan

#### *Components and Conditions Needing Service*

There is not a drip pan for the washing machine located on the second floor. It is recommended that a drip pan is installed.

## Garage

### General Garage Comments

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

### Slab

#### *Functional Components and Conditions*

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

### Walls and Ceiling

#### *Informational Conditions*

The walls in the garage are sheathed and in acceptable condition.

### Firewall

#### *Components and Conditions Needing Service*

The attic access cover is missing and should be replaced.

### Entry Door Into the House

#### *Components and Conditions Needing Service*

The entry door from the garage into the house 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.

### Garage Side Door

#### *Components and Conditions Needing Service*

The door and frame is moisture damaged and needs repaired

### Garage Door and Hardware

#### *Functional Components and Conditions*

The main garage door is functional.

### Automatic Opener

#### *Components and Conditions Needing Service*

The garage door opener is functional, but it does not auto-reverse or may need to be adjusted.

### Lights

#### *Functional Components and Conditions*

The lights in the garage are functional.

### Outlets

#### *Functional Components and Conditions*

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

## Breakfast

### Doors

#### *Functional Components and Conditions*

The door, or doors, in the breakfast room are functional.

### Floor

#### *Informational Conditions*

The floor in the breakfast room is tiled and has no significant defects.

## **Walls and Ceiling**

### *Informational Conditions*

The walls and ceiling in the breakfast room are in acceptable condition.

## **Dual-Glazed Windows**

### *Functional Components and Conditions*

The dual-glazed windows in the breakfast room that were tested are functional.

## **Lights**

### *Functional Components and Conditions*

The light in the breakfast room is functional.

## **Outlets**

### *Functional Components and Conditions*

The outlets in the breakfast room that were tested are functional.

# **Pool and Spa**

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

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

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

## **Pool**

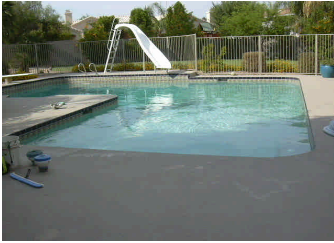
### **General Comments and Description**

The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

Inspection Address:  
Inspection Date/Time:

3526 E Apple Ct, Yourtown Az. 85044  
06/02/2006 2:00 pm

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## **Enclosures**

### *Components and Conditions Needing Service*

The pool gate does not fully auto close and needs serviced.  
Portions of the fence are rusted and deteriorated and need repaired.



## **Overall Pool Condition**

### *Informational Conditions*

The overall condition of the pool is acceptable.

## **Interior Finish of Pool**

### *Informational Conditions*

The pool finish is plaster or fiberglass, and in acceptable condition. However, pool surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finished surface.

## **Tiles**

### *Informational Conditions*

The pool tiles are in acceptable condition.

## **Deck and-or Coping Stones**

### *Informational Conditions*

The pool deck is in acceptable condition.

## **Skimmer**

### *Informational Conditions*

The skimmer box and its cover are functional.

## **Drain Covers**

### *Informational Conditions*

The drain cover is in place and appears to be functional however it was not tested for secureness.

## **Pool Motor**

### *Informational Conditions*

The pool motor is a newer type and functional, with a plastic casing



### **Supply Lines Return Lines and Valves**

#### *Functional Components and Conditions*

The supply lines, return lines, and valves are in acceptable condition.

### **Pool Light**

#### *Informational Conditions*

The pool light is functional, and is ground-fault protected.

### **Outlets and Electrical Issues**

#### *Informational Conditions*

The outlets in the general vicinity of the pool are functional.

### **Filter**

#### *Functional Components and Conditions*

The pool filter is functional.

### **Auto Filler**

#### *Informational Conditions*

The auto filler is functional.

### **Aerator**

#### *Components and Conditions Needing Service*

There is a leak at the control valve that needs repair

### **vacuum**

#### *Informational Conditions*

The pool vacuum is functional.

### **Diving Board**

#### *Informational Conditions*

The diving board was not inspected.

### **Water Slide**

#### *Components and Conditions Needing Service*

The mounting brackets on the water slide are loose, and the slide should not be used until they are serviced and approved by a licensed pool contractor. However, all water slides are inherently dangerous, and are directly responsible for serious injuries each year, and must be used responsibly.

## REPORT CONCLUSION

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

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

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