Buyer's Choice Home Inspections
The Best Home Inspection At The Best Price
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Confidential Inspection Report

Inspection Address
10815 W Northern Ave, unit 101
Glendale, AZ 85307

Inspection Date
03/02/2017 02:30 PM - 04:30 PM

Prepared For
Pam Veldous

General Information

Inspection Address	10815 W Northern Ave, unit 101 Glendale, AZ 85307
Inspection Date	03/02/2017 02:30 PM - 04:30 PM
Weather	Clear
Inspector	Paul Hegreness
Inspector License	60229
People On Site	Seller

Property

Style	Condominium
Occupied	No
Furnished	Vacant
Structure Orientation	West
Number of Stories	One
Estimated Year Build	1984
Unofficial Sq. Ft.	852
Notes	

Client

Client	Pam Veldous
Address	
	, AZ
Phone	
Phone	
Phone	
Email	

Buyer

Agent	
Company	
Address	,
Phone	
Phone	
Email	
Note	

Seller

Agent	Nicole Butcher
Company	
Address	, AZ
Phone	(480) 319-4277 Mobile
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Note	

Please Note

This report is the exclusive property of Buyer's Choice Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Buyer's Choice Home Inspections, LLC and supercede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Arizona Board of Technical Registration and the International Association of Certified Home Inspectors (InterNACHI), and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. 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 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 I 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.

Scope of Work

You have contracted with Buyer's Choice Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by the Arizona Board of Technical registration and the International Association of Certified Home Inspectors (InterNACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch 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. However, 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. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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 you 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 one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then 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. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, 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. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because

contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although 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. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

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. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING- In early formulations it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

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 be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and 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 is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

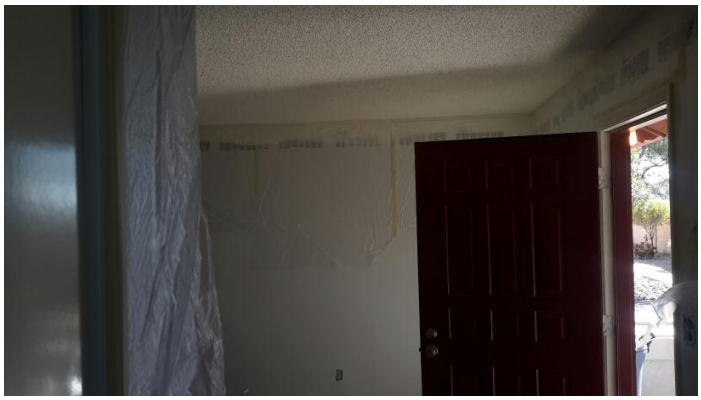
Full Report

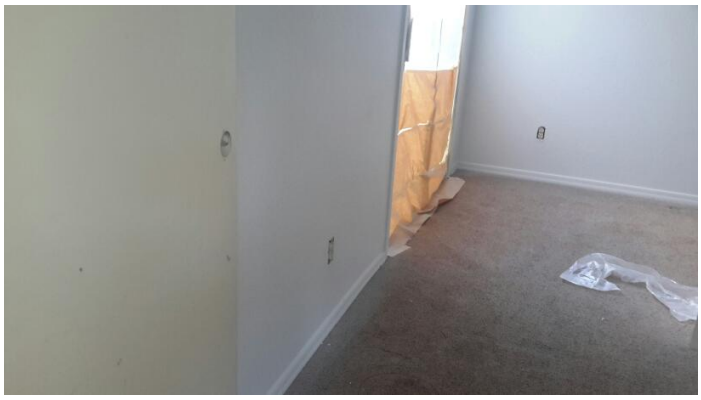
Section 1.0 - HOMESITE

Site & Other Observations

Renovations & Additions

1.1 - NOTE: This property has recently been remodeled, upgraded and/or painted. It is possible for recent work, within the interior or exterior of this house, to hide pre-existing conditions that may have been otherwise noticeable at the time of inspection.
It was currenttly being painted and recepticle covers, door knobs, fire alarms etc have been all removed for painting and should all be re installed when finished.






Condominium Disclaimer

1.2 - Because this is a report on a condominium or town home inspection, I do not fully inspect or report on the condition of the roof, the foundation, grading and drainage, irrigation systems or components beyond the unit (such as swimming pools or water features), which are typically the responsibility of the home owners' association or property management company. I recommend contacting them with any questions regarding these and other items and your financial responsibility with them.

Section 2.0 - KITCHEN

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety

Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range 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.

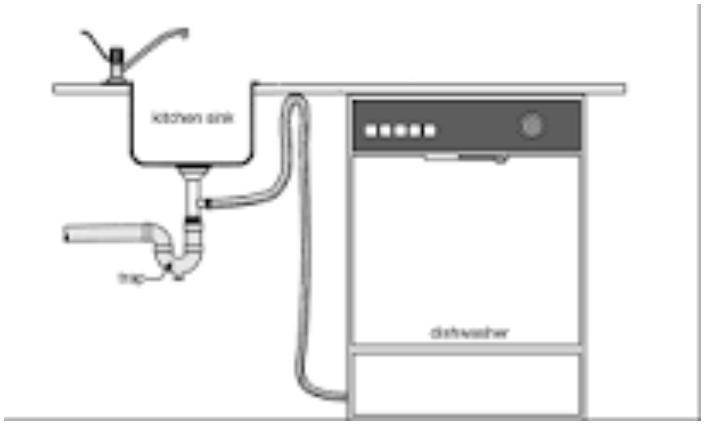
Kitchen

Picture of Kitchen

2.1 - Picture of Kitchen

Dishwasher

2.2 - The dishwasher does not have a proper high loop in the drain line at the garbage disposal and one should be added. The drain line should be raised 4-6 inches above the garbage disposal inlet to create a high loop that should help prevent the possibility of contaminants back flowing from the disposal into the dishwasher and to especially avoid unpleasant smells.



Sink & Countertop

2.3 - The sink and visable countertop are functional.

2.4 - The kitchen sink has typical cosmetic damage that you may wish to view for yourself.

Faucet

2.5 - The sink faucet is functional. Hot and cold water was verified, no leaking was noted.

2.6 - The Water temp at the Kitchen Faucet is Currently 113.9 The U.S. Consumer Product Safety Commission (CPSC) urges all users to keep their water heater temps to 120 degrees Fahrenheit for scalding and bacteria prevention reasons.

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

2.7 - The kitchen faucet is loose and difficult to rotate and should be secured or repaired as necessary .

Trap and Drain

2.8 - The kitchen sink employs an unconventional flexible drainpipe that could contribute to blockages.

Valves & Connectors

2.9 - The Kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen.

Garbage Disposal

2.10 - The garbage disposal was functional during the inspection and responds to its controls. No leaking was noted at this time. NOTE: Garbage disposals commonly freeze up or stop working from lack of use, wear and age.

Exhaust Fan or Downdraft

2.11 - The exhaust fan or downdraft is functional and vents to the exterior.

Flooring

2.12 - The kitchen floor is not visable.

Walls & Ceiling

2.13 - The walls and ceiling are textured drywall and in acceptable condition.

Single-Glazed Windows

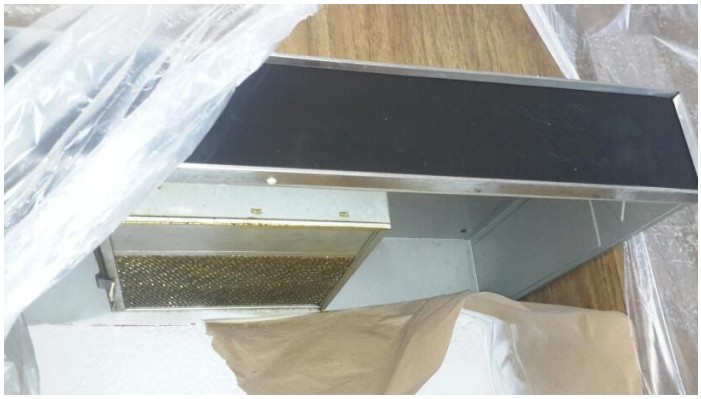
2.14 - The windows are functional.

Cabinets

2.15 - The accessable cabinets are functional, and do not have any significant damage.

Lights

2.16 - The kitchen cooktop light did not respond and needs service. Maybe a bad light bulb?



Outlets, Electrical

2.17 - All of the countertop outlets are functional and grounded. When this house was built (pre 1987) GFCI outlets were not required. Current modern homes all have GFCI protected outlets in the kitchen you may elect to have them updated for safety reasons. All outlets in the kitchen should have GFCI except for the fridge.

2.18 - A kitchen outlet has a hot/neutral reverse and should be further evaluated by a qualified electrician for service or replacement as necessary.

Section 3.0 - 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.

Laundry Room

Doors

3.1 - The laundry room doors need service to open and close properly.

Flooring

3.2 - The floor has no significant defects.

Walls & Ceiling

3.3 - The walls and ceiling are textured drywall and in acceptable condition.

Trap & Drain

3.4 - The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall.

Valves & Connectors

3.5 - The washing machine valves are older gate style valves. These valves are prone to failing and leaking as they age, especially if they are older. Since washing machine valves are rarely used, I recommend using caution when turning them on or off, as leaking may occur . To avoid possible leaking or valve failure, I recommend replacing these gate valves with newer ones.

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

220 Volt Receptacle

3.7 - The 220 volt receptacle for the dryer is in use and power supply was verified at the outlet. I recommend you should evaluate this outlet to be sure the dryer you plan on using here is compatible with it.

Dryer Vent

3.8 - The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

3.9 - There is alot of dryer lint at the exit point which could indicate a buildup of lint within the dryer ducting. I suggest having your dryer venting system cleaned.

To maintain your dryer vent, remove the outside cover on the vent, and use a special lint brush with an extendable handle to clean the inside of the pipe.

5 signs that your dryer vent is clogged and needs to be cleaned.

1. Drying time for clothes takes longer and longer.
2. Your clothing and the outside of the dryer are very hot.
3. You notice a burning smell.

4. The vent hood flap doesn't open properly. If you can view it
5. Its been longer than a year since your last inspection.

Lights

3.10 - The lights are functional and work on demand.

3.11 - The wall switches are functional and work on demand.

Outlets

3.12 - The outlets that were tested are functional but do not include ground fault interrupter circuits.

Laundry Area

Dryer Vent

3.13 - On average, the dryer vent in an average single family home should be cleaned a minimum of once per year. However, dryer vent cleaning needs vary from household to household. For example, if you have large family, you will need to have your dryer vent cleaned more frequently. You may want to ask the seller when the last time the vent was cleaned.

Washer, Dryer

Washer

3.14 - At the time of inspection the washer was working. It was ran momentarily on one cycle and and appeared to be working correctly. This is a limited washer inspection and you should ask the seller about all the appliances and ask about any issues.

Dryer

3.15 - The dryer was breifly tested and produced heat and appeard to be working on at least one cycle. Efficiency or capability was not tested.
This is a limited Dryer inspection and you should ask the seller about all the appliances.

Section 4.0 - 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. The plumbing supply pipes are visually inspected at the available sections of piping that are not hidden behind walls, ceilings, floors, foundations, attics etc. It is very common for the only visible portion of pipes to be at the stems beneath sinks and toilets. I highly recommend further evaluation of the supply plumbing in this residence, especially if the home has had a re-pipe, if the home once contained galvanized pipes (usually built in or before the 1960's) or had polybutelene pipes (used up until around 1997). 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.

Electric Water Heaters

General Comments

4.1 - 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 120 degrees fahrenheit to kill microbes and 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

4.2 - Hot water is provided by a 2007, 40 capacity, Bradford-White brand electric water heater located in the laundry room.

Disclaimer- Water heaters are only checked for leaks and if they work or not. They are not ran continuously to determine the length of hot water. You should ask the seller about that and have them disclose any known issues with the hot water.

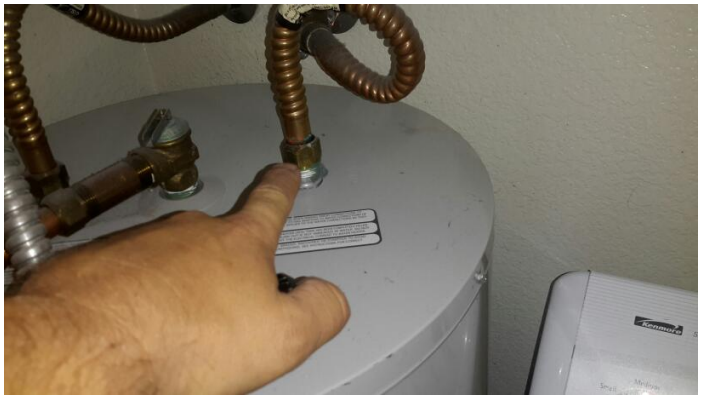
Electrical Connections

4.3 - The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

4.4 - The shut-off valve and water connectors appear functional but was not tested.

4.5 - There is a leak at the water connector on the inlet side, which should be repaired by a plumber.



Relief Valve & Discharge Pipe

4.6 - The discharge pipe from the relief valve includes a flexible line and should be replaced with a solid copper discharge pipe. This is because flexible lines can become kinked and possibly prevent the relief valve from working properly in the event it needs to release temperature or pressure and may cause a dangerous situation.

Drain Valve

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

Drain Pan & Discharge Pipe

4.8 - The water heater is not equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Soft Water and Water Treatment Systems

General Comments

4.9 - If there were water treatment systems such as soft water and reverse osmosis they were not evaluated during this inspection. They were viewed for obvious signs of leaking only. I recommend contacting the manufacturer or a qualified technician for further review or demonstration.

Waste & Drainage Systems

General Comments

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

Drain Waste & Vent Pipes

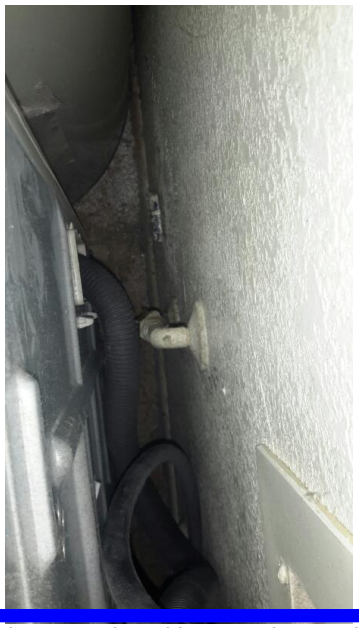
4.11 - Based on industry recommended water tests, the drainpipes are functional at this time and functional drainage was noted. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection.

Potable Water Supply Pipes

Water Main Shut-off Location

4.12 - The house water shut-off valve is located behind the washer. The house water shut off valve is an older style and less reliable gate type valve. Since main shut-off valves are operated infrequently, it is not unusual for them to become "frozen" or stuck in place over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Further evaluation and service as you feel necessary is recommended from a qualified plumber before the close of escrow.

4.13 - There is a water connection behind the washer that is coroded that should be evaluated and repaired as necessary.



Section 5.0 - 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, especially if you are concerned or desire more information.

Various Hard Surfaces

Common Observations

5.1 - The visible portions of the hard surfaces are in acceptable condition.

5.2 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but I am not a specialist and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

5.3 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

5.4 - The floor structure consists of a poured slab that could include reinforcing steel. Carpet, tile, vinyl or other types of floor covering preventing viewing the entire floor structure.

Slab Foundation

General Comments

5.5 - 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.

Method of Evaluation

5.6 - The slab foundation was evaluated on the exterior, by examining 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, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

5.7 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

Section 6.0 - 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. For example, many homes built during and before the 1970's may have aluminum wiring including in the house electrical system. Aluminum wiring during this time has been known to cause problems. 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. It would be prudent to have a qualified electrician evaluate the entire electrical system in your home if it was built in or before the 1970's. 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.

Main Panel

General Comments

6.1 - 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.

6.2 - The electrical breaker panels are recommended for routine maintenance from a qualified electrician about every five years or so. This is mainly because of the heat that is generated while components are in use. The normal heating and cooling can cause the wires and their contacts to become loosened over time and create the potential for breakers to overheat or not work properly. While this service is not mandatory, we strongly recommended having your main electrical breaker panel evaluated by a qualified electrician, before the close of escrow, especially if it is over five years old.

6.3 - Low voltage items are not evaluated or checked during the inspection. Items and systems such as: security alarms, cable or telephone connections, internet connections, low voltage junction boxes and connections, intercoms, speakers, low voltage wiring etc. I recommend contacting a qualified technician for further review of any of these items, including those not mentioned.

Service Entrance

6.4 - The main conductor lines are underground. This is characteristic of modern electrical services but because the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

6.5 - The residence is served by a 100 amp, 120/240 volt I-T-E brand breaker panel located in the In the exterior storage area.

Main Panel Observations

6.6 - The panel main disconnect is at the meter face.

Panel Cover Observations

6.7 - The exterior panel cover is in acceptable condition.

6.8 - The interior panel cover is in acceptable condition.

Wiring Observations

6.9 - The visible portions of the wiring have no deficiencies and copper wiring was noted.

Circuit Breakers

6.10 - There are no visible deficiencies with the circuit breakers.

Grounding

6.11 - The panel is grounded to a water pipe at the water heater.

Section 7.0 - 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 and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating and cooling ducts and other components.

Primary Attic

Common Observations

7.1 - The attic in the master bedroom closet and the outside hatch are painted, caulked shut. We recommend opening the hatches to allow access to the attic for viewing.

Section 8.0 - EXTERIOR

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, 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.

Exterior Components

General Comments

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

Exterior Doors

8.2 - I recommend re-keying or changing the exterior door locks and deadbolts as a safety precaution.

Doorbell

8.3 - The doorbell is functional and works on demand.

Fences & Gates

8.4 - The side gate is difficult to operate and needs service to open, close and made to latch.

Outlets, Electrical

8.5 - The outlets that were tested are functional, three prong grounded outlets, and include ground-fault protection. They reset in the garage. All exterior outlets may not have been located and/or tested.

House Wall Finish

House Wall Finish Type

8.6 - The house walls are finished with stucco over masonry block.

House Wall Finish Observations

8.7 - The exterior house wall finish is in acceptable condition.

Grading & Drainage

General Comments

8.8 - 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. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however 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 can have an adverse affect on health.

Interior-Exterior Elevations

8.9 - 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 I cannot guarantee that.

Exterior Storage Area(s)

Picture of storage areas.

8.10 - Picture of shed

Walls & Ceiling

8.11 - There is moisture intrusion by the exterior storage area that should be evaluated and repaired as necessary

Entry Door

8.12 - The exterior storage area door knob screw should be screwed in.

Section 9.0 - ROOF

There are many different roof types, which we evaluate by walking on their surfaces whenever possible. 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.

Concrete Tile Roof

Exterior Observations

9.1 - I strongly recommend checking with the HOA or property management regarding your personal, individual and financial responsibilities regarding the roof and what happens if leaks or moisture intrusion cause damage to your home or someone elses.

Roofing Material

9.2 - Viewed at least 1 cracked roof tiles that should be evaluated and repaired or replaced as necessary by a qualified roofer or technician. These issues should be repaired to help prevent wearing of the protective layer beneath the roof covering or possible moisture intrusion within the residence.

Foam Roof

General Comments

9.3 - The roof is comprised of a foam material. This material was originally formulated for use by the US Navy, and is rarely used for residential purposes and should be evaluated by a licensed contractor who is familiar with the product. Such roofs are typically flat or low-pitched and do not drain rapidly, and for this reason they should be kept clean and inspected regularly. However, they can be walked on with soft-soled shoes. The first indication of wear will be a pitting of the surface. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Nonetheless, we recommend a specialist evaluation.

Method of Evaluation

9.4 - The roof and its components were evaluated by walking on its surface.

Roofing Material

9.5 - The foam roofing material is deteriorated and you should talk to the HOA about who's responsible to get the roof repaired and when it is scheduled for repair.





Section 10.0 - LIVING AREAS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may 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. The hermetic seals

General Interior

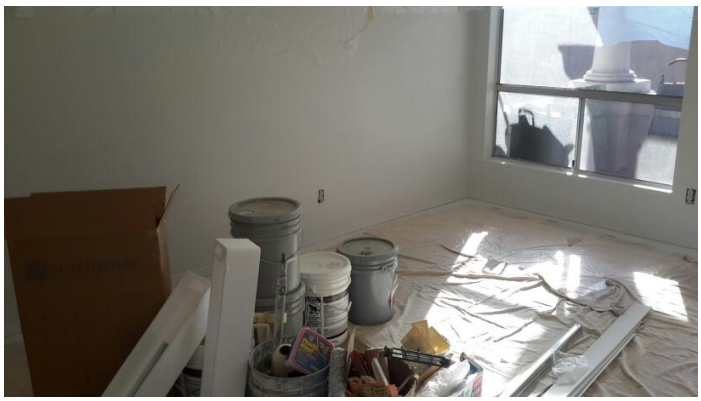
Living Area General Observations

10.1 - This property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, toilets and tubs for wet conditions during this same period.

Living Room

Living Room Picture

10.2 - Picture of Living Room



Flooring

10.3 - Floors not visable

Walls & Ceiling

10.4 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

10.5 - The windows are functional.

Outlets

10.6 - The outlets that were tested are functional three prong grounded outlets.

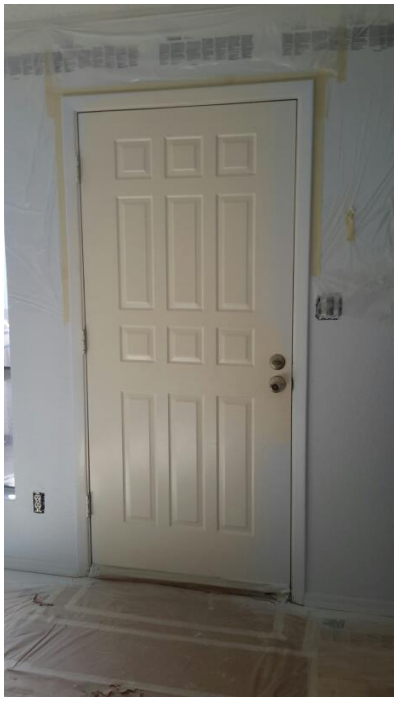
Smoke Detectors

10.7 - There was a smoke detector in the living room. I recommend they should be checked periodically for fire safety and replaced as necessary.

Main Entry

Main Entry Picture

10.8 - Picture of Main Entry



Doors

10.9 - Light can be seen at the front door and needs a new weather seal. This is important to prevent moisture and bug intrusion.

Walls & Ceiling

10.10 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

10.11 - The window is satisfactory and in good condition.

Lights

10.12 - The lights are functional.

Section 11.0 - 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 or tub overflows.

Master Bedroom Bathroom

Size and Location

11.1 - The main bathroom is a full bath and located adjacent to the master bedroom.

Doors

11.2 - The door is functional.

Walls & Ceiling

11.3 - The walls and ceiling are in acceptable condition.

Cabinets & Closets

11.4 - The cabinets are in acceptable condition at the time of inspection.

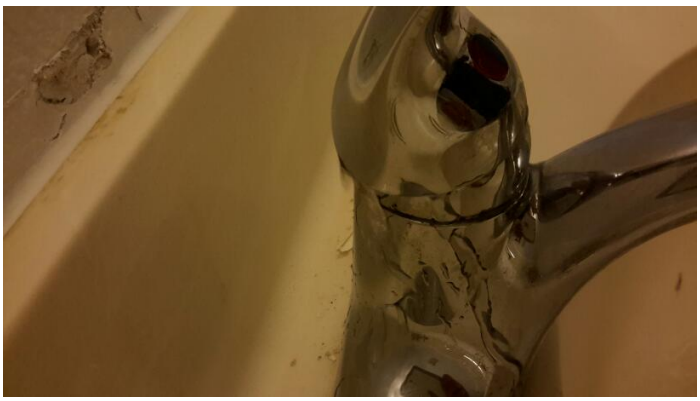
Sink Countertop

11.5 - The sink countertop is functional.

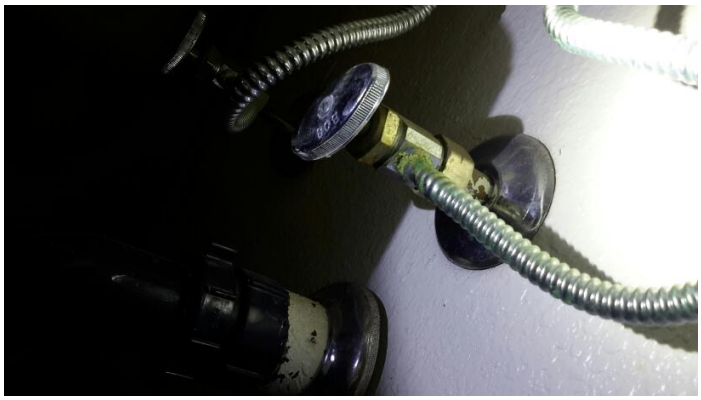
Sink Faucet Valves & Connectors Trap & Drain

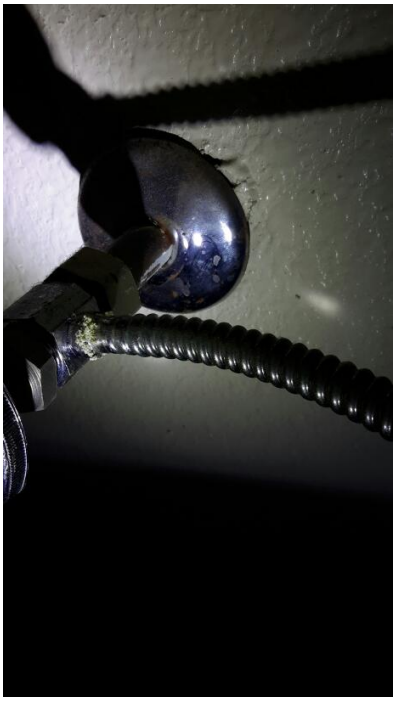
11.6 - The master bathroom sink and its components are functional. Hot and cold water supply was verified; no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.

11.7 - In the master bathroom the sink faucet leaks around the stem while in use, and should be repaired or replaced as necessary to help prevent moisture damage.



11.8 - In the master bathroom corrosion and/or mineral build-up was observed on the master bathroom Right and left shut-off valve . This corrosion or build-up may prevent the shut-off valve from working properly, especially if emergency shut-off is needed. I recommend a qualified, licensed plumber should evaluate and repair or replace this valve or connection as necessary.





11.9 - The master bathroom mechanical sink stopper is missing or incomplete and should be serviced or replaced as necessary.

Tub

11.10 - The master bathrooms tub stopper is missing or incomplete, and should be repaired or replaced.

11.11 - The master bathroom shower is dripping from its connection point and should be repaired to not drip.

Tub-Shower

11.12 - The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

Toilet & Bidet

11.13 - The toilet is functional, flushes properly and no leaking noted.

Exhaust Fan

11.14 - The master bathroom exhaust fan is functional and works on demand.

Lights

11.15 - The lights are functional and work on demand.

11.16 - The wall switches are functional and work on demand.

Outlets, Electrical

11.17 - The outlets are functional and include ground-fault protection (GFI) that resets in the master bathroom.

Hallway Bathroom

Size and Location

11.18 - The hallway bathroom is a full bath and located off the main hallway.

Doors

11.19 - The door is functional.

Walls & Ceiling

11.20 - The walls and ceiling are in acceptable condition.

Cabinets & Closets

11.21 - The cabinets are in acceptable condition.

Sink Countertop

11.22 - The sink countertop is functional.

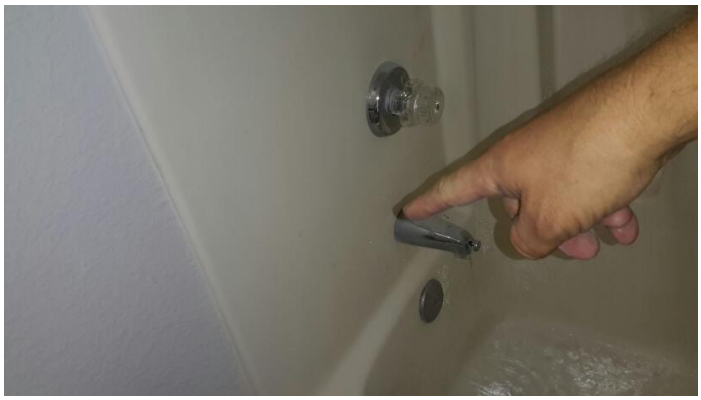
Sink Faucet Valves & Connectors Trap & Drain

11.23 - The sink and its components are functional. Hot and cold water was verified and no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.

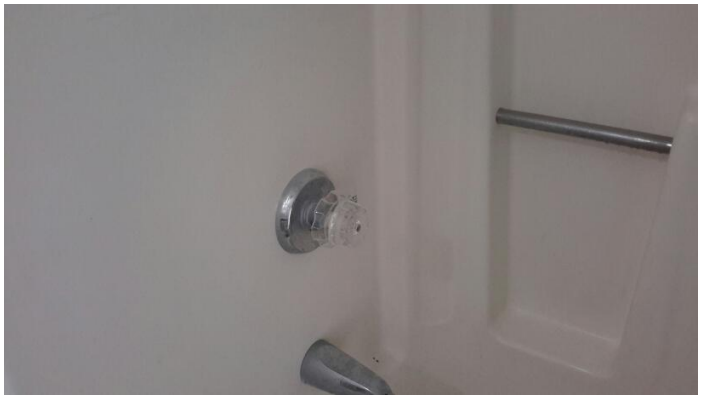
Tub-Shower

11.24 - In the hallway bathroom the mechanical tub stopper is missing or incomplete and should be repaired or replaced.

11.25 - In the hallway bathroom the I recommend caulking or sealing around shower valves and faucets etc to help prevent moisture intrusion behind or into the walls. Monitoring these areas is also recommended to help ensure an adequate seal is in place.



11.26 - In the hallway bathroom tub/shower the hot and cold water lines are reversed and should be serviced or correctly labeled as you feel necessary. Hot water is on the right side and cold water is on the left side; this is opposite of the usual set up. I recommend correcting this issue to help prevent the possibility of a scalding type injury. This may be as easy as turning the cartridge 180 degrees but you should consult with a plumber.



Toilet & Bidet

11.27 - The toilet is functional and flushes properly. No leaking was noted.

Exhaust Fan

11.28 - The hallway bathroom exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

Lights

11.29 - The lights are functional.

11.30 - The wall switches are functional and work on demand.

Outlets

11.31 - The outlets are functional and include ground-fault protection (GFCI). The GFCI resets in the master bathroom.

Section 12.0 - 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.

Master Bedroom

Master Bedroom Picture

12.1 - Picture of Master Bedroom

Doors

12.2 - The door is functional.

Floors

12.3 - The master bedroom the floor has no significant defects.

Walls & Ceiling

12.4 - The master bedroom walls and ceiling are in acceptable condition.

Closets

12.5 - The closet and its components are functional.

Lights

12.6 - The lights are functional.

Outlets & Switches

12.7 - Outlets three prong grounded outlets and functional.

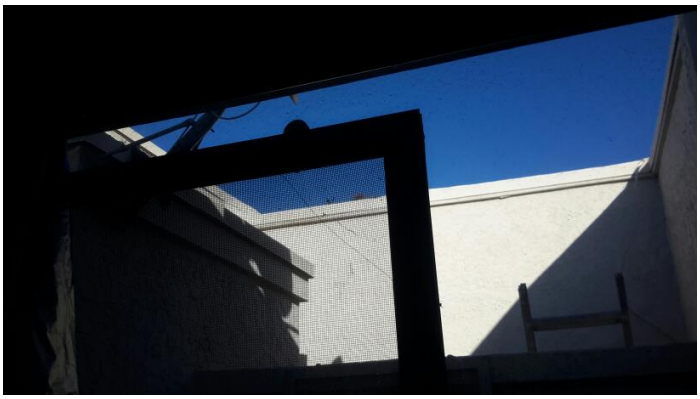
12.8 - The bedroom wall switches are satisfactory and work on demand.

Bedrooms

Doors

12.9 - The door is functional.

12.10 - Exterior door screen is off the tracks and has damage to the screen that you may want repaired.



Floors

12.11 - The bedroom floors have no significant visible defects and are in satisfactory condition.

Walls and ceilings

12.12 - The visible bedroom walls and ceilings throughout the residence are in acceptable condition.

Closets

12.13 - The bedroom closets are in satisfactory condition.

Lights

12.14 - The bedroom lights are functional and work on demand.

Outlets & Switches

12.15 - The bedroom outlets that were tested are three prong grounded outlets and functional.

12.16 - The bedroom wall switches are satisfactory and work on demand.

Section 13.0 - 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, or within the inspection perioed if possible, 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. Having the heating and cooling system fully evaluated by a qualified HVAC technician before the close of escrow and at least annually is recommended, regardless of its condition, because we rely heavily on these systems during the warmer months and summer months in Arizona.

General Hvac Notes

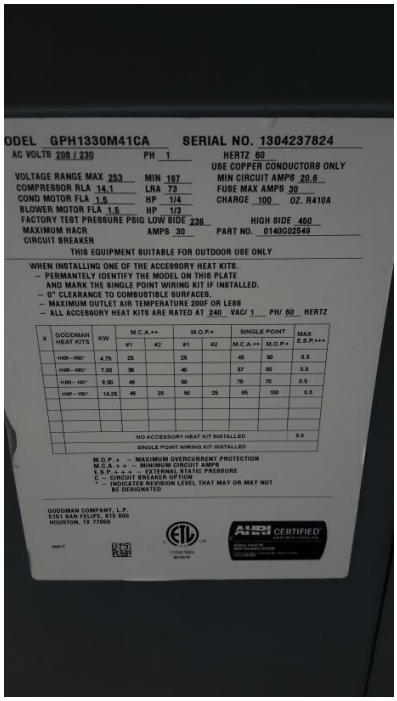
NOTE TO BUYER ABOUT HVAC UNITS

13.1 - It is important to know that a general home inspection is a limited inspection. HVAC units are quickly checked for Air leaks in easily accessible ducting at the unit, air splits and functionality. They are not a lengthy specialized inspection we do not check Freon levels etc. We do not remove any panels etc. We operate the HVAC units using normal operating controls. HVAC units can go out at any time and there may be issues a home inspector is not expected to find. Therefore, we always recommend having a air conditioning specialized inspection if you are concerned. HVAC units can last 15-20 years or more depending on proper Maintenance. If your Air conditioner is more that 15-20 years, or the label is unreadable It is recommended that a Full Inspection from a licensed HVAC contractor is performed before the end of escrow.

HVAC Packaged Heat Pump Systems

Age & Location

13.2 - Central heat and air-conditioning are provided by a packaged 2013, 2.5 total ton capacity, Amana brand heat pump located ion the roof.



Return-Air Compartment

13.3 - The filter in the return air compartment is missing and should be replaced soon and frequently changed no later than every two or three months. If filters are not changed regularly, the coils and the ductwork can become dirty and contaminated, which can be expensive to clean and service or replace.

Differential Temperature Readings

13.4 - The heating responded and achieved an acceptable differential temperature split between the air entering the system and that coming out. 21.9 degrees difference noted with a split of 96.9 degrees at the supply air registers and 75 degrees at the return.

Heat Pump & Air-Handler

13.5 - The heat pump responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil. We only tested it breifly and it was working well.

Condensate Drainpipe

13.6 - The condensate drainpipe discharges correctly outside the residence.

Registers

13.7 - The registers are reasonably clean and functional.

Metal Ducting

13.8 - The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Thermostats

13.9 - The thermostat was located in the main hallway

Section 14.0 - THERMAL IMAGING

Thermal Imaging

About Thermal Imaging

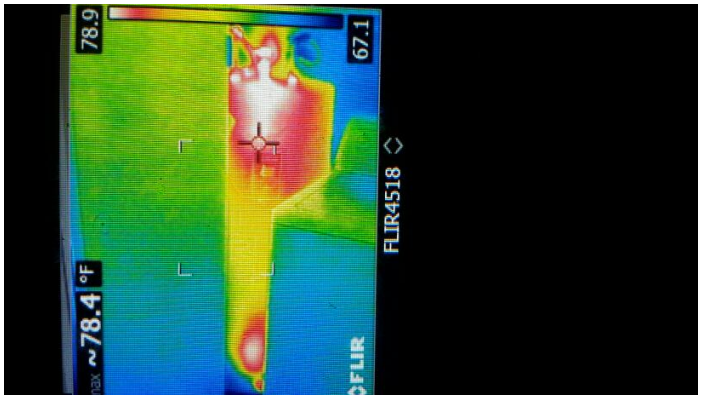
14.1 - Thermal images included in this inspection report are provided as a courtesy, they are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Disclaimer: It is important to note that thermal Imaging only reads temperature differences. It can not see through walls. If the surface is the same temperature the image will be one color

A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that may ever have existed or exist. It is a valuable tool that helps better the chances in finding important defects but not a guarantee.

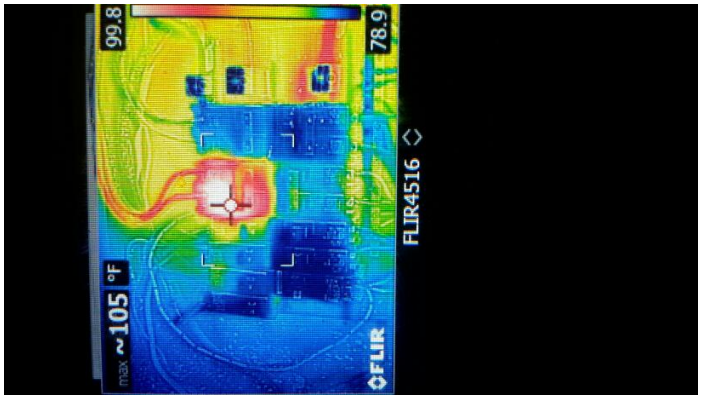
Water Heater

14.2 - This thermal image of the Electric water heater appears to be working properly, with no signs of leaking.



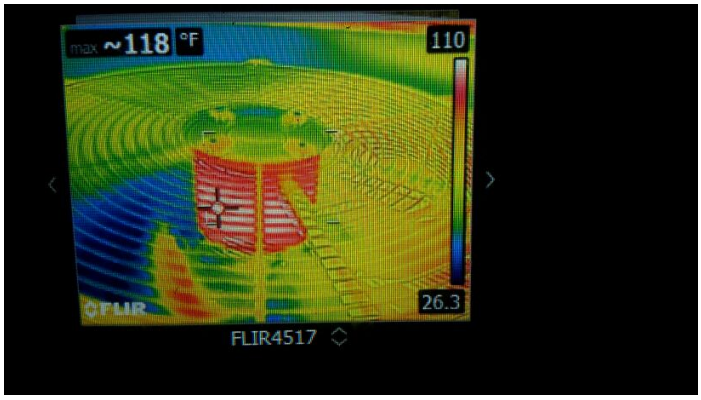
Electrical

14.3 - The thermal image of the electrical breakors and electrical within the panel are in use but within normal tempurature range.



Air Conditioner Coil

14.4 - The Air conditioner(s) were scanned with the thermal camera and it appears to be operating normal with no signs of the fan bearings overheating.



Section 15.0 - WHEN THINGS GO WRONG.

When things go wrong

When things go wrong

15.1 - WHEN THINGS GO WRONG

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things wed like you to keep in mind.

INTERMITENT OR CONCEALED PROBLEMS:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

NO CLUES:
These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.
We Always Miss Some Minor Things:
Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect peoples decisions to purchase.

CONTRACTORS ADVICE:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

LAST MAN IN THEORY:
While our advice represents the most prudent thing to do, many contractors are reluctant to

undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he wont want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.
Most Recent Advice Is Best:
There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.
As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

WHY DIDN'T WE SEE IT?
Contractors often say, I cant believe you had this house inspected, and the inspector didnt find this problem. There are several reasons for these apparent oversights:
Most Contractors Have No Clue Whats Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state whats included and excluded from the standard home inspection.
Most contractors have no clue this document exists and many of them have a tendency to blame the Home Inspector for any issue found, regardless of whether the issue is within the scope of the standard home inspection.
Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. Its impossible for contractors to know what the circumstances were when the inspection was performed.

THE WISDOM OF HINDSITE: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.
A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

WE'RE GENERALIST:We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
An Invasive Look:Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform invasive or destructive tests.
Not Insurance:In conclusion, a home inspection is designed to better your odds of not purchasing a money pit. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Report Conclusion

Congratulations on the purchase of your new home. Since 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 and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) 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 completely satisfied 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 rooter 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 manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professional?s to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

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

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