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PROPERTY CONDITION REPORT

Client(s):	Client Name
Property Address:	12345 Address Dr Town, AZ 85379
Realtor:	Agent Name, Realty Office
Date:	05/11/2024
Inspector:	Steve Anderson
Report #:	S051103-24RT

ATTENTION !!

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective, The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Warranty Plans are available for that purpose). Our SERVICE AGREEMENT/CONTRACT provides additional details, PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

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SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, irrigation system and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios and driveways leading to dwelling entrances and attached decks, balconies, stoops, steps, porches and their associated railings that are damaged or pose a safety issue.

Landscaping

The general landscaping is maintained and is in a generally acceptable condition with no encroachment.

Note: Low voltage lighting, if present, is not within the scope of a home inspection and therefore not inspected. We recommend that the landscaper be consulted as to the present condition of the low voltage lighting.

Irrigation System

An automatic irrigation system is installed.

There is a total of Three zones, which is for the front and back drip and grass areas.

The timer is located next to the main service panel.

Although not every head or emitter was checked or that every plant had water going to it, and in some cases where there is multiple zones, not all were inspected. The installed irrigation system appeared serviceable, maintained and is in a generally acceptable condition. Any exceptions are noted below.

Repair: Some of the pipe for the irrigation system is exposed to the sunlight and will degrade from ultraviolet rays. All exposed pipe should be sheltered from the sun and needs repair by a qualified contractor.

Monitor: Water from the irrigation system is hitting the exterior wall (stucco) and front of home. It is recommended

that the water be directed away from the house.

Repair: Although not every head or emitter was checked, it was observed that one or more of the emitters/heads were missing or broken and needs repair by a qualified contractor.

Note: Most irrigation systems require a certain amount of ongoing maintenance, which you should expect to budget for. If we tested the system, we would have clearly stated so above. However, if the system was run, we only ran it for a short time so it is difficult to detect all leaks, especially underground leaks. Irrigation leaks, especially long-term, can lead to problems. Leaks should be corrected immediately, especially when they are up against the house, such a valve leak or a leak in an irrigation box. These long-term leaks can change the soil condition under the foundation and result in unnecessary damage.

Site Grading - Drainage

The finish grading was completed and the grading around the foundation is fairly level. It is important that water around the foundation is draining away from house, which will require your observation and possibly some work every so often. This will prevent seepage into and/or below grade construction, keep water from enclosing habitable or usable

spaces (ponding), keep water from changing soil conditions and to relieve hydrostatic pressure. Any problems are noted below.

This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

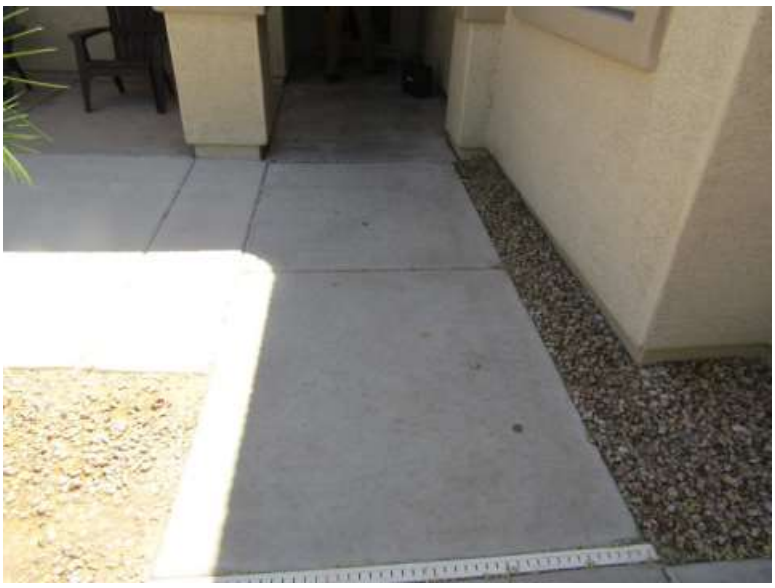
Driveway

The driveway for the building is concrete, which was in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only unless otherwise noted.

Some cracks are noted.

Walkway/Steps

The walkway for the building was surfaced with concrete. The walkway surface was in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.



Patio(s)/Deck(s)

The patio area was surfaced with concrete, which is in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only. Any exceptions are listed below.

The patio cover visible framing, decking and structural post/columns if present were observed to be in a generally acceptable condition.

Fences

The site fencing was mostly if not all concrete masonry block. The visible site fencing was observed to be in a generally acceptable condition and appeared serviceable with no noted safety concerns or any other adverse conditions unless otherwise noted.



Repair: A couple of the column caps are loose on the fence around the yard. This should be corrected for the safety of anyone playing around the fence, especially children.


Monitor: The fence is cracking, most likely from tree roots. Although it is still sturdy, it should be monitored to ensure the safety of anyone playing around the fence, especially children.

Gate(s)

The gate or gates for the site fencing were operated where possible and were observed to be in a generally acceptable condition and appeared serviceable unless otherwise noted. Keep in mind that most gates need to be adjusted every so often to work flawlessly so even if the gate is off a bit, it is considered normal or does not merit to be written up for a repair.

Yes. See below.

Note: It is important that the gate be self-closing and self-latching and that this mechanism work all times for the safety of any children in the neighborhood. **Note:** The gate was locked so it could not be tested. We recommend that the gate be tested as soon as possible. Also, it is important that the self-closing and self-latching mechanisms on this gate work for the safety of any children in the neighborhood.

STRUCTURE & EXTERIOR

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components include the foundation, under-floor crawl space if present, the floor structure and wall structure, the exterior wall cladding, flashing, trim, eaves, soffits and the fascia boards.

Foundation

The foundation is a slab-on-grade, which is a concrete slab placed between walls and footings. The visible areas of the stem walls exhibited characteristics that indicate a generally acceptable condition.

Foundations and concrete slabs are affected by soil conditions. There are three basic types of soil naturally occurring in this area: sand, silt and clay. Clay soils are generally classified as "expansive." This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The swelling action of expansion soil can be powerful enough to lift a house. Researching and/or determining if expansive soil is or will be a problem are beyond the scope of this inspection. To determine if the house is in an area where there is expansive soil go to ftp://ftp-fc.sc.egov.usda.gov/AZ/phxshrinkswell.pdf.

No matter what type of soil, water should always be directed away from the house and any leaks should be addressed immediately to avoid unnecessary damage.

Floor Structure

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

Structure - Exterior

The exterior walls of the structure were constructed of wood frame. However, the wall structures of the building were observed to be in satisfactory condition with no obvious problem.

Wall Cladding (Exterior Wall Surface Material)

The exterior wall cladding of this building consisted of a cement stucco system, which is a breathable, drainable and durable exterior finished system. The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.





Note: The overall stucco is in good condition and is sealed with most minor cracks or blemishes being a cosmetic condition only. However, penetrations through the wall and joints between dissimilar materials need to be caulked periodically.

Structure - Columns

The structure columns were constructed of wood frame. However, the columns were observed to be in satisfactory condition.

The wall cladding for the columns consisted of a cement stucco, which appears serviceable and in a generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Trim

The trim for this building was wood and was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted. All trim should be kept caulked.

Flashing

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

Fascia - Eaves - Soffits

The fascia, eaves and soffits were wood. All was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted.

Entry Doors

The entry doors for the property were operated where possible and found to be in a generally acceptable condition and appeared serviceable unless otherwise noted. Keep in mind that most doors need to be adjusted and maintained every so often to work flawlessly or to keep the door sealed (update weather-striping) so as long as the doors worked and there is not obvious problems such as the door sticking or the door needs hardware repairs such as a strip plate adjustment, it will not be written up for a repair. Keep in mind that we expect you to change all of the locks (re-key) in the house for your safety the moment you move in.

Repair: The doorbell is not working properly. Problem could be the bell, the button, the transformer, wiring running between components or a combination of causes and needs repair by a qualified contractor.

Wood Destroying Organisms Inspection

NPI looks for evidence of wood destroying organisms and conditions conducive of infestation (conditions that may promote infestation). Our observation and reporting of any evidence of wood destroying organisms should not be confused with the state inspection report that may be required. A separate state report will be issued if contracted or hired to perform the wood destroying organisms inspection.

Condition conducive include the following:

1) Earth to wood contact (condition where wood is in contact with the ground and the building such as a wood fence or trellis).
2) Excessive cellulose debris (condition where there may be a pile of firewood against the house).
3) Faulty grade (condition where surface water tends to drain towards the house and/or the wood siding or stucco is at or below grade).
4) Excessive moisture (condition where there is a roof leak or plumbing leak and/or dryrot).

If any of these condition exist, then they could be listed below and/or throughout the report.

Note: We want to remind you that you should not plant any plants within two (2) feet of the house, because it could

disturb the existing pest treatment and/or will void the warranty if there is one. In addition, over watering plants too close to the house can cause unnecessary damage and it could attract wood destroying organisms.

Wood Destroying Organisms/Pests

Maintenance is the ideal remedy for this problem. Keep all gaps around penetration through stucco patched to prevent water infiltration and for pest protection. Caulk all gaps between the stucco and the stem wall. Many times the builder leaves large gaps between the weep screed, which is a perforated metal strip at the bottom of the stucco and the stem wall. Keeping this caulked will keep out many insects like crickets.

ATTIC / ROOF STRUCTURE

ATTIC / ROOF STRUCTURE

The ceiling and the roof structures. The insulation and vapor barrier in unfinished spaces. The ventilation, mechanical ventilation systems and water penetration.

Attic and Access Location

There were two (2) attic accesses installed and were as follows:

One was located in the garage ceiling and another one was located in the hallway ceiling.

Because of limited clearance and/or the potential for damage, our inspection of the attic was performed from the air handler/furnace platform only. As such, our observations were based on a limited view of all the attic space. Any access with no platform was performed from the access opening only. As such, our observations were based on a limited view of the attic space.

Ceiling Structure

The interior ceiling structure consists of the bottom chords of the roof trusses. Most of the ceiling structure is covered by insulation, but the viewable ceiling structure appear to be in a generally acceptable condition.

Roof Structure

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.







The roof structure (conventional framing and/or trusses) appeared serviceable with no noted problems.

Evidence of Leaks

There is no evidence of current water leaks into the accessible attic spaces.

Insulation

The table below lists the typical types of insulation found in most attic cavities today and the depth (thickness) required to obtain a given insulation value. It is usually recommended that enough insulation be installed to obtain the R value of 30.

INSULATION TYPE	DEPTH (THICKNESS)	ESTIMATED R VALUE
Wood cellulose	8"	30
Wood cellulose	10"	38
Blown in fiberglass	12.5"	30
Blown in fiberglass	16"	38
Fiberglass blanket	10"	30
Fiberglass blanket	12.5"	38

There was no insulation certificate and/or document found during the inspection to indicated depth and/or how much insulation should have been installed.

The type of insulation used to insulate the home was wood cellulose and blown in fiberglass.

The estimated average depth of the attic insulation was 10½ to 12 inches. The insulation visible to inspect was adequate and properly installed. Any exceptions are noted below.

Condition of Attic

The attic space where visible was in generally acceptable condition.

Exhaust Vents

The visible vents are installed in a acceptable manner and are extended out the roof as required by current standards unless otherwise noted.

Ventilation

The ventilation appeared to be adequately installed consistent with the acceptable application at the time of construction. Vents are located both in the ridge area and low in the eaves area. The type of vents are gable vents and soffit vents. and roof vents.

Vapor Barrier

There was no vapor barrier noted in the attic cavity.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, adequate flashing, skylights, chimneys and roof penetrations.

Roof Type

The roofing structure type is a, "Medium slope" which is considered to be between 4 in 12 and 6 in 12 (4" rise to every 12" run). Because of the low slope structure, the inspector was able to walk on the surfaces of the roof and visually inspect the accessible roofing components.

Rooftop Material

The main roof covering for this structure was a flat concrete tile.

A portion or portions of the roof over the house is covered with a Mineral Coated Roll Roof (MCRR). This material is used over the flat portion and/or portions of the roof.

The roof covering on the main structure is the first covering.

The roof surface material for the home is 20 years old.

Tile Roof Condition / Installation

The roofing materials were walked on and appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the material at the time of construction except for the following:

Repair: There is one cracked/broken field tile that should be replaced to prevent the possibility of water draining under the tiles and having access to the underlayment and needs to be repaired by a qualified contractor. The tile is on the east facing.

Further Review: Given the age of the home and the age of the felt paper (secondary system), we recommend a roofer evaluate the felt paper to determine the remaining life of the material.

Patio Roof Condition / Installation

The roof surface material for the patio covering was asphalt rolled composition, which appears 4-6 years old and has a average life expectancy of 10 - 15 years. The patio covering surface appears serviceable and to be sealed and in a generally acceptable condition. Any exceptions are noted below. The perimeter and laps need to be checked periodically to ensure the roof is sealed because the sun is hard on the roof and causes areas to lift especially at the perimeter resulting in water intrusion.

Rooftop Flashings and Valleys

The connection and penetration flashing were not fully visible to the inspector. However, the visible flashing appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the tiles.

Roof Drainage Systems

The main roof of the building has valley flashing and flashing to direct the water off of the roof. All of the flashing appears to be in generally acceptable condition except where otherwise noted. However, these valleys and flashings need to be checked for debris on a periodic basis to ensure proper drainage off of the roof.

No gutters are installed for drainage. Gutters are always recommended so drainage is controllable.

The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

PLUMBING SYSTEMS

THE SCOPE

Interior water supply and distribution systems including materials, supports, and insulation, fixtures, and faucets. Functional flow, functional drainage, cross connection, anti-siphon devices and leaks. the drain, waste and vents systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The draining sumps, sump pumps and related piping. The location of main water and main fuel cut-off valves.

Main Piping

Water and waste water service was provided by a municipal or community system.

The visible main water supply line/pipe material, which carries the water to the building, was copper.

The water supply pressure for the building (psi), measured at an exterior hose bib was. 65-70.

Note: The house has been equipped with a water softener. Water softeners and/or any whole house filtering system is not within the scope of a home inspection and therefore not inspected. It is recommended that the manufacturer is contacted for information concerning the unit and testing to ensure the unit is working properly.

The domestic water supply main shut-off valve is located on the West exterior side. The building's main water shut-off valve was operated using normal hand pressure. Operation of the valve from time to time should keep it functional and maximize its useful life.

Distribution Piping

The visible water supply piping material on the interior of the building used to deliver water to the plumbing fixtures is a combination of flexible plastic (PEX) and copper. The visible and accessible distribution piping was generally in acceptable condition and was adequately supported with no signs of leakage or failure. Functional flow was tested by operating multiple faucets at the same time and judged to be satisfactory. Any exceptions are listed below. Most of the water supply lines are located in the attic area and insulation restricts viewing in most areas.

Recommend supply lines be insulated in the attic.

The exterior hose bibs were properly installed and had vacuum breakers (anti-siphon valves) installed to protect the potable water supply. The hose bibs where found to be in a generally acceptable condition unless otherwise noted.

Drain Waste Vent Piping

Building waste lines sometimes experience blockage due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or pipes that have no running water available for testing such as the laundry drain. The drain lines at this location may not be tested for functional drainage.

The visible drain, waste and vent piping material within the building was plastic. Functional drainage was tested by operating multiple faucets at the same time and judged to be satisfactory. The system appeared to be in generally acceptable condition with no apparent signs of leakage of failure unless otherwise noted in another section of the report.

Terms: All recommendations are based from the professional expertise of the technician. We do not guarantee that our inspection will identify all existing or potential problems. National Property Inspections Goodyear shall not be held liable for the cost of repair or replacement by defects that occur after our inspection to include acts of nature, ground movement, obstructions, roots, abuse, etc... National Property Inspections Goodyear will locate areas of interest and approximate location and depths will be given. All measurements are approximate and not guaranteed. Because of the possibility of conflicting utilities or electrical or atmospheric disturbance that may have affected our equipment, no guarantee is made of the exact locations, depths, or position of any potential problem areas. Excavation of such an area is done at your risk and should only be done after consultation with an excavation expert. We do guarantee that we will use our best effort and workmanlike manner to provide you with the information you have requested. Your sole remedy for any dissatisfaction with our service is a refund of the price you have paid to National Property Inspections.

Purpose of this Sewer Scope Inspection National Property Inspections Goodyear was retained to conduct a Sewer Scope inspection which consists of a video inspection of the main sewer lateral, routed from the home to the municipal main. The purpose of the Sewer Scope inspection is to note the condition of the main sewer lateral, and to identify components in need of immediate repair. We will not inspect secondary lines, such as kitchen or bathroom drain lines, unless requested by customers for an extra fee. The recommendations in this report are based upon our professional experience; opinions may vary from professional to professional. Our inspection is designed to comply with accepted industrial standards whenever possible and will be performed in a non-destructive manner. All locates should be verified by repair professionals. This report is based on information obtained at the site at the given date and time of

the Sewer Scope inspection. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. We can make no representations regarding conditions that may be present but concealed or inaccessible during the Sewer Scope inspection.

Method and Breadth of Inspecting and Reporting The Sewer Scope inspection is conducted in the following manner: A camera device is inserted into the main sewer line, the inspection process is recorded, and a report is created to outline the findings. A proper access into the sewer line is necessary (typically via a clean-out) to perform this service. It may be necessary to remove a toilet base to provide access. This report will consist of the following items: (1) A copy of the video recording indicating visible issues, and (2) a written report summarizing all findings. The evaluation will be based on visual observations and data collected from the inspection camera equipment. This report is for the exclusive use of our client and is not intended for any other purpose.

NOTE: This inspection and report are not intended to be technically exhaustive. Your Sewer Scope inspector is not a civil engineer, plumber, or drain layer. The purpose of performing the visual inspection is purely a preliminary screening to determine whether any conditions exist that may require more extensive investigation by an expert or specialist in the field. This report is generated totally objectively based upon the limitations of the devices and tools used by the Sewer Scope inspector and based on the degree of access that was available at the time of the inspection. This inspection and report will not be indicative of what could develop over time.

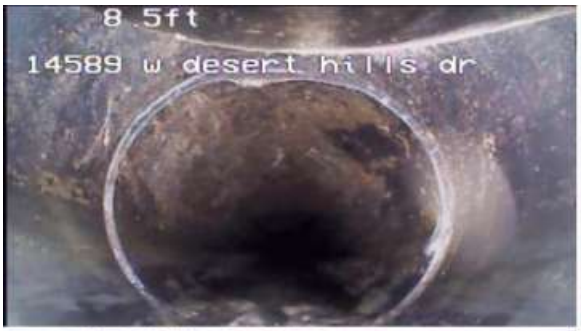
Precautionary Measures: Avoid flushing thick debris/foreign debris (Feminine products, flushable/personal wipes, grease, etc...) that does not breakdown or flow thoroughly. These types of waste products can cause intermittent clogs or obstructions leading to poor function or back ups of the sewer/drain system.

Have the line cleaned soon, then as part of a routine preventative maintenance program. Perform a routine cleaning at least one time every 3-5 years. The following are photos from the cleanout in front to the city connection. The lines are clean except one connection at 22.6ft there is a root mass covering half of the line that should be removed by a plumber.

Obstruction viewed at 22.6 ft possible tree roots. A plumber should be consulted.

city connection at 44ft.

photos of drain line under the slab.




21.9ft
14589 w desert hills dr


43.3ft
14589 w desert hills dr7


44.3ft
14589 w desert hills dr7


6.4ft
14589 w desert hills dr7


34.5ft
14589 w desert hills dr7


42.2ft
14589 w desert hills dr7


52.2ft
14589 w desert hills dr7


60.0ft
14589 w desert hills dr7


67.6ft
14589 w desert hills dr7

Main Sewer Cleanouts

The drain cleanouts are located. in the front and are in a generally acceptable condition. A sewer line inspection was performed.

Gas System Piping

The gas meter was located on the East side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. The visible gas supply piping system was observed to be in generally acceptable condition. There was no test for gas leaks performed.

ELECTRICAL

SCOPE OF THE ELECTRICAL INSPECTION:

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

Service Entry

The service entrance that supplies the power to the building's main service panel was an underground (buried) type service. Because it is buried, the main service entry is not visible for the inspection, except for the riser to the meter, which was found to be in generally acceptable condition. The service conductor was not visible. Any problems are noted below.

Main Service Panel

The meter and the main service disconnect and/or panel is located on the exterior of the building on the East side.

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

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

The main disconnect for the electrical system is a single throw main breaker that is located at the top of the panel.

The electric meter and main service panel were observed to be in satisfactory condition and securely attached to the building, any exceptions are noted below.

Subpanel

The subpanel is located at the pool equipment and appears serviceable and in generally acceptable condition unless otherwise noted.

Repair: Several of the screws to secure the panel inner cover are missing.

Branch Circuit Wiring

The visible branch circuit wires from the breakers that exits the panel and go out to the appliances, receptacles and lights appears serviceable and to be in a generally acceptable condition unless otherwise noted below.

The branch circuit conductors (wires) were all copper.

Repair: The light for the attic installed air handler is not working, but it may just need a new bulb.

Electrical Grounding

Electrical Grounding appeared to be adequate and in a generally acceptable condition. All systems required to be bonded (grounded) to the electrical system (plumbing and/or gas) were adequately bonded to the main service panel unless otherwise noted.

GFCI (Ground Fault Circuit Interrupter)

The GFI circuitry within the outlet checks for a difference between the current in the black and white wires and any difference as low as 5 milliamps will trip the GFCI if working properly. GFCI's should be tested monthly by pressing the test bottom on the outlet and replaced if there is ever a problem. Not every receptacle is required to be protected today will be on a GFCI circuit because of changes in standards over the years. In homes built to comply with the National Electrical Code (the Code), GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990). If the home was built before any of these dates listed above and even two years after the date, then we recommend that you see the safety suggestions at the end of this report. The electrical receptacles are protected with Ground Fault Circuit Interrupt protection as required by current standards at the time of construction and tested correctly. Any areas of concern are noted below.

AFCI (Arc Fault Circuit Interrupter)

AFCI's (Arc Fault Circuit Interrupter) are newly-developed electrical devices (breakers) designed to protect against fires caused by arcing faults in the home electric wiring. The AFCI (Arc Fault Circuit Interrupter) breaker, will shut off a circuit in a fraction of a second if arcing develops. The current inside of an arc is not always high enough to trip a regular breaker. AFCI breakers serve a dual purpose, they shut off electricity in the event of an "arcing fault", but it will trip when a short circuit or an overload occurs. AFCI's should be tested monthly by pressing the test bottom on the breaker and replaced if there is ever a problem. Not ever circuit required to be protected today will be protected because of changes in standards over the years. In homes built to comply with the National Electrical Code (the Code), AFCI protection is required for all bedroom circuits as of January 1, 2002 or when the local jurisdiction adopted the code. The 1999 edition only required the bedroom outlets to be on the AFCI's. If the home was build before any of the dates listed above and even two year after the date (sometime it takes the local jurisdiction several years to adopt the newest codes) , then we recommend that you see the safety suggestions at the end of this report. The required circuits are protected with Arc Fault Circuit Interrupt protection as required by current standards at the time of construction and tested correctly. Any areas of concern at noted below.

Garage Electrical

All electrical service to the garage and in the garage does not appear to pose any safety concerns and is found to be in a generally acceptable condition unless otherwise noted below or anywhere else in this report.

Switches / Receptacles

A random selection of switches and receptacles were tested and observed to be in an acceptable condition at the time of the inspection unless otherwise noted.

Safety Concern: One or more of the receptacles tested in the house has reverse polarity (wired incorrectly) and needs repair by a qualified contractor. Namely the bathrooms.

Fixtures/Lights

The light fixtures were tested where possible and appeared serviceable. Visually the lights/fixtures were installed properly and in a generally acceptable condition unless otherwise noted. Any ceiling fans installed were operated on medium speed. Photocells or motion sensors if present prevent testing of exterior lights. In addition, recessed lights that periodically go off and then turn back on could have problem with the thermostatic heat sensor (switch) or are over heating for some other reason. However, these problems do not always surface during the course of the inspection because of the small amount of the time we are in the home. In addition, there is usually at least one light fixture that does not illuminate and usually just needs a new bulb to solve the problem. In some cases, it may beyond needing just a bulb, but we would not know that because we do not change the bulb.

Repair: One or more of the interior light fixtures did not illuminate. Most likely, replacing the bulb will solve the problem.

Smoke Detectors

The smoke detector(s) were present with any exceptions noted below. Their "test" buttons should be tested every month to make sure they operate as designed. Be aware that this method only verifies battery and horn function, but does not test the sensor unit.

Carbon Monoxide Detectors

The carbon monoxide detectors were present and should be operated with their "test" buttons every month to make sure they operate as designed. That method only verifies battery and horn function, but does not test the sensor unit.

Structural Wiring (Low Voltage Wiring)

Just about all homes have low voltage wiring (telephone, cable and/or data). Most new homes have structural wiring panels to better organize the low voltage wiring throughout the house. Structural wiring is not within the scope of a home inspection and therefore not inspected. Be sure to consult the builder or the installer to have any questions you may have addressed. The builder and/or the installer should be contacted if any problem with the structural wiring should arise.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. If the problem is not simply a bad bulb, it is normally necessary to contact an electrician to resolve the difficulty. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly.

KITCHEN & APPLIANCES

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances. Sinks, fixtures, functional water flow, functional drainage and associated drain, waste and vent systems. No attempt is made to turn and/or try any of the angle valves under the sink due to there tendency to develop leaks, especially if they have not been tested on a regular basis.

Cabinets/Countertops

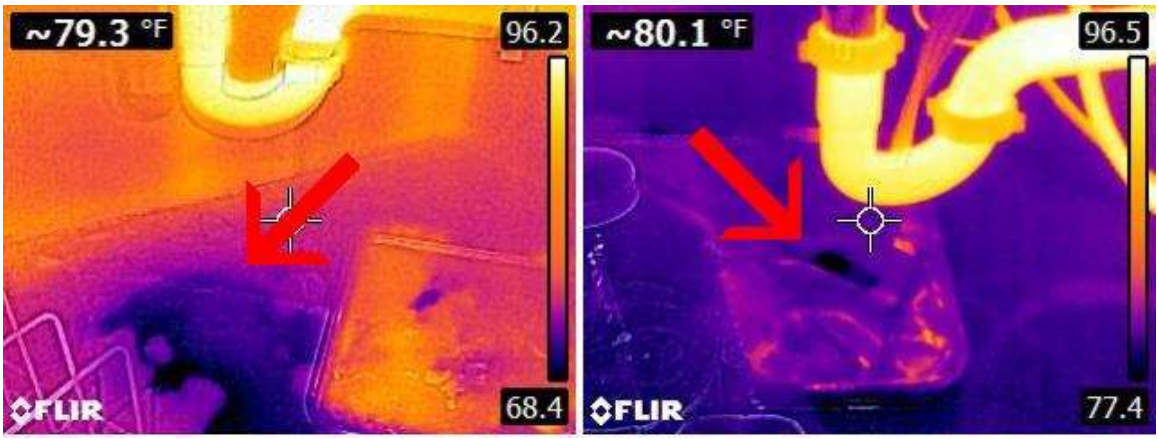
The cabinets and countertops appear to be in a generally acceptable condition.

Sink

The kitchen sink and all of its related components (drain line, faucets and water supplies) were operated and appeared to be adequate and in a generally acceptable condition except for the following:

Repair: There is a leak from the base of the faucet when the water is on and needs repair by a qualified contractor.

Repair: Water is leaking from under the sink at one or more of the drain connections and needs repair by a qualified contractor.

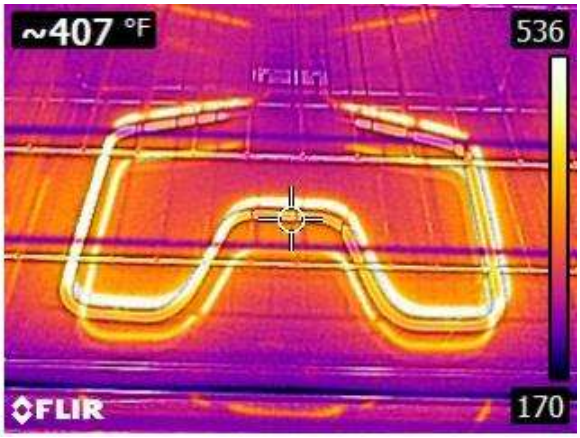


Appliances

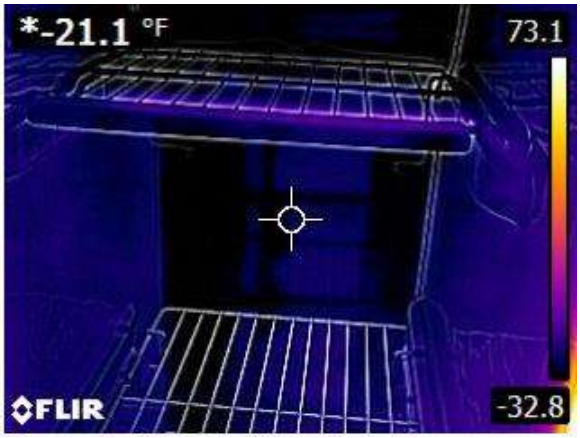
The kitchen appliances were turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The following appliances were on site during the inspection:

Range/Oven:

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



Refrigerator temperatures:



Kitchen Ventilation:

Kitchen ventilation was provided by an exhaust fan under the microwave exhausting to the exterior, which was tested and was found to be adequate and fully operational at the time of the inspection unless otherwise noted below.

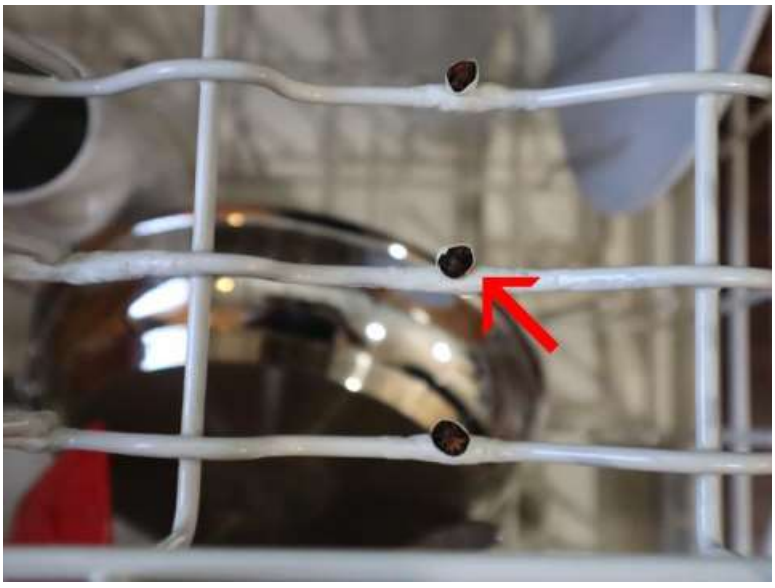
Microwave:

The microwave was tested with normal operating controls and appeared to be working. A microwave leakage test was not performed.

Dishwasher:

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or a high loop in the drain line to prevent the possibility of sucking contaminated wastewater into the dishwasher from the disposal.

Monitor: Some rust has formed on the dishwasher racks. The cleaned dishes need to be monitored for any signs of rust deposits. If this is happening, then the racks will need to be replaced.



Disposal:

Note: A disposal was not installed at the time of inspection.

POOL/SPA & EQUIPMENT

The Pool/Spa and associated equipment were inspected per the Arizona Standards of Professional Practice for Arizona Home Inspectors, which is available online at http://www.az.gov.btr. For many owning a pool is or spa is a wonderful treat, one of the great enjoyments in life. It provides the perfect setting for family entertainment or personal relaxation. However, a pool or spa is also a great responsibility. You must not only keep up with the maintenance required with owning a pool, but you must provide a safe environment for family members and visitors, swimmers and non-swimmers alike. In part, this means making sure the water is clean, securing the area around the pool, providing constant supervision of children and making sure your equipment is safe. With a little imagination and maybe some sports equipment or water toys, you can transform your pool into a center for fun games for all ages. However, the ultimate fun will be determined by the rules you adopt and the methods you use to ensure the safe use of your new pool or spa. To better understand inherent dangers and how to ensure a safe environment, it is vital you read The POOL AND SPA SAFETY PUBLICATIONS put out by the U.S. Consumer Product Safety Commission at http://www.cpsc.gov/cpscpub/pubs/chdrown.html.

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment and a current water bill. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on natural or LP gas pool heaters are not lit during the inspection.

The overall pool condition appeared to be acceptable for its age. Any defects and/or repairs required are noted below. Routine maintenance will include keeping the water chemically balanced and sanitary, maintaining the supporting equipment and cleaning the surfaces. You can contact a pool service company to perform these items, or you can do some or all of them yourself.

General Comments

The area where the underside of the coping/deck meets the water line tiles, best seen from within the pool should always be sealed so water does not get up under the deck and create problems.

Pool Surface

The pool surface is aggregate surface (pebble tec)

The pool surface appears to be in a general acceptable condition for its age.

Pool Decking

The pool deck surfaces were in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

Skimmer & Basket

The pool skimmer and basket is in a general acceptable condition for the age of the pool. The basket and weir door were present and appeared to function properly.

Visible Plumbing Lines

The lines appear to be adequate with no evidence of leakage and in a generally acceptable condition.

Pumping Equipment

The pump was in good working order at the time of the inspection and appeared to be in a generally acceptable condition. Any exceptions are noted below.

Further Review: We were unable to operate the water feature, consult the seller for further information.

There was no evidence of air leakage through the system at the time of the inspection.

Drain cover ok.

The hair/lint filter appears adequate and no significant air bubbles noted.

chlorine floaters.

The aerator was operating at the time of the inspection and appeared serviceable.

Filtering Equipment

The pool is being cleaned by a cartridge filter. Cartridge filters are rapidly becoming popular because they are safe, effective and demand no complicated backwashing or disposal. Unfortunately, the cartridges need to be replaced from time to time. A cartridge's life span depends on the pool's use and environment. The more dirt that gets into the pool, the more often the cartridges will need to be replaced. For more information on cartridge filters, contact your local pool supply store.

Pressure gauge was operating normally.

Pool Light

An underwater light was present and worked at the time of inspection and appeared serviceable.

Ground Fault Circuit Interrupter (GFCI)

There was a GFCI installed to protect the under water light and it was tested with the test button and it tested correctly. It is important that the GFI be tested monthly to ensure it is working properly and protecting the underwater light at all times.

Electrical/Bonding

All the electrical controls, including any sub-panels and/or timers are installed correctly and appear serviceable except for the following:

Safety Concern: The pool pump's metal housing is not bonded as it needs to be for safety. Usually there is a clamp on the housing for this purpose.

INFRARED IMAGING

How Thermal Imaging Works?

Thermal imaging uses a specially-designed camera to register changes in temperature, or heat energy, across surfaces in a home and/or building. Trained inspectors use this radiometric infrared camera to scan the building and/or home for evidence of temperature changes. The camera converts the information into a digital image with heat changes depicted in various colors or shades of gray. The images are than interpreted by the inspector to provide the owner, or buyer with additional information.

What is Thermal Infrared Energy?

- **Light and Heat:** Thermal IR energy is more commonly known as "heat". Everyone is familiar with heat because of our sense of touch. But what exactly is heat? Heat is a form of light invisible to our eyes, but detectable with our skin. Visible light is part of a large spectrum of energy that includes other familiar electromagnetic energy regions: microwaves, radio waves, ultraviolet, and X-rays all are forms of light that we can not see. The colors of a rainbow form a continuous spectrum of light in the visible wavelength region as does the "light" in the other regions. Infrared light occurs at wavelengths just below red light, hence the name, infra- (below) red. Near-infrared is the "color" of the heating coil on an electric stove just before it glows red. The thermal (or mid-) infrared colors are found at even longer wavelengths.

- **Glowing vs. Reflecting:** Light that we see with our eyes originates from a glowing source, such as a light bulb or the sun, but that light also can reflect off of surfaces and reach our eyes. This allows us to see things that don't emit their own light. Infrared light also is emitted and reflected. Unlike visible light though, infrared light is emitted by any object that has a temperature above absolute zero. With hotter temperatures comes brighter infrared light until the object emits visible light. A good example would be a burner an electric stove.

What makes thermography so useful?

- It is non-contact: thermography does not intrude upon or affect a target at all. We only look at naturally emitted radiation that will be there, whether we look at it or not. This is an important condition for many applications.
- It is two-dimensional: comparison between areas of the target is possible: we can measure temperature in two points or a hundred points in the same image and compare them. Thermography visualizes thermal patterns so that analysis can be done.
- It is real time

Infrared thermography defined: Infrared thermography is the science of acquisition and analysis of thermal information from a non-contact thermal imaging device.

LIMITATIONS:

As with any technology such as this there are limitations and it is important that you understand this. Limitation included the following:

If the temperature inside the building is the same as outside, there will be no heat flow and the results will be poor. There needs to be at a minimum of a 9°F (5°C) temperature difference between the inside and outside.

Other limitation include wind speed, dry condition (lack of rain). It is important that the thermographer is certified to

distinguish between hot spots and reflections.

For more information about infrared technology go to: http://www.infraredtraining.com/ir_primer.asp

The following are positive and corrective remarks noted at the time of inspection with the IR camera.

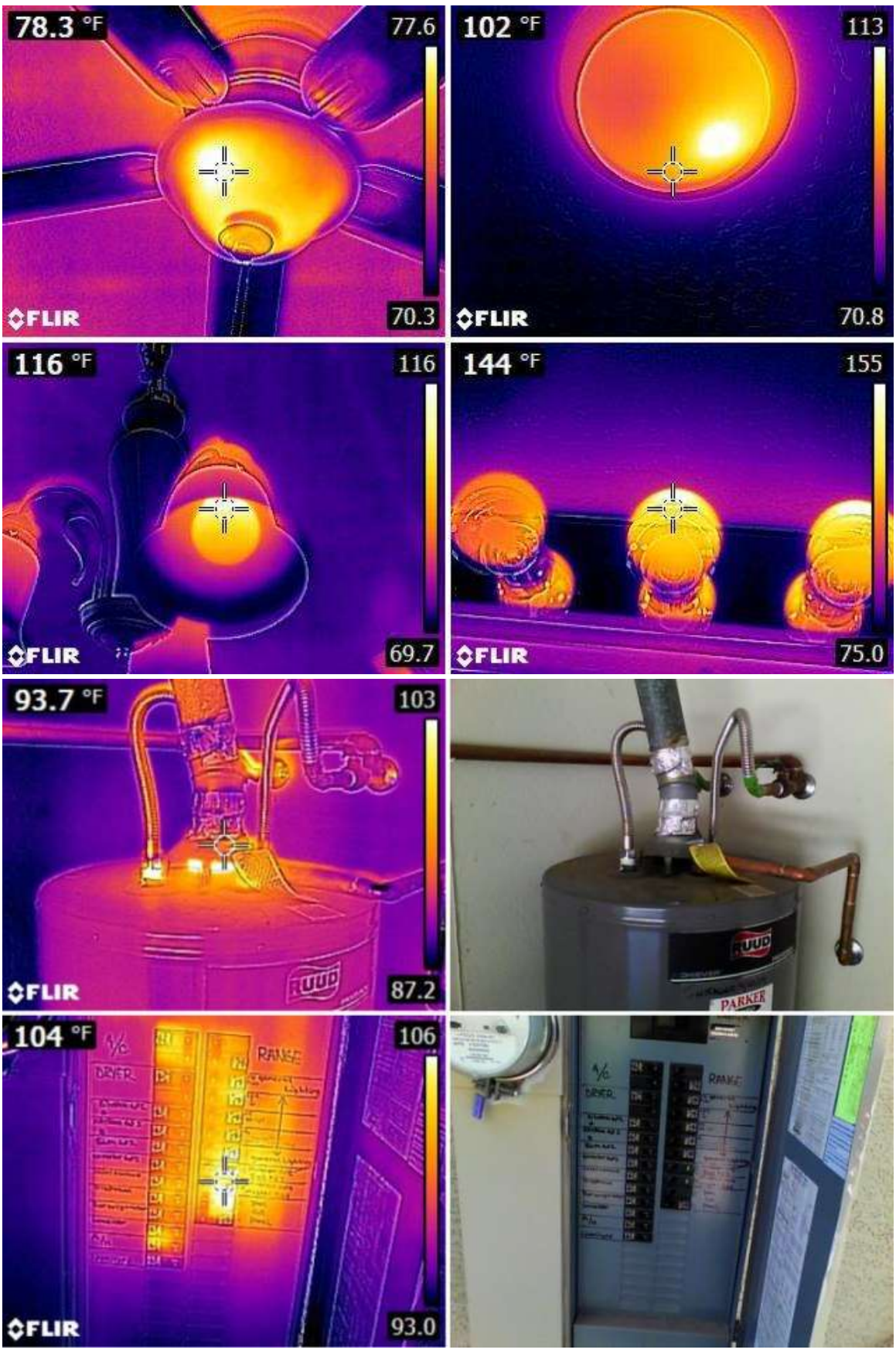
Insulation

For the amount of insulation installed and any recommendations, see the insulation section under the attic. At a minimum, there should be enough insulation installed to obtain the R value of 30. There are companies you can contact to evaluate thermal loss and make recommendation to prevent it. Every home has a certain amount of thermal loss in some areas such as at the very corner of the ceiling at the eaves due to different means of heat transfer. The same goes for the corners at the floor. However, any areas of concern where insulation is short and/or possibly missing is noted below.

Note: There are areas with no insulation and/or very little insulation, especially at the eaves as seen from the IR camera (yellow areas, which are insulation voids where hot air is infiltrating the conditioned areas of the home). Any correction here will reduce thermal loss between the home and the attic.

Electrical

There was no visual sign of any electrical problem seen with the IR camera. Any exceptions are noted below.


78.3 °F
77.6
70.3
FLIR
102 °F
113
70.8
116 °F
116
69.7
144 °F
155
75.0
93.7 °F
103
87.2
RUUD
PARKER
104 °F
106
93.0
RANGE
DRYER

Evidence of Leaks

There is no visual evidence of current water leaks noted unless otherwise noted in the report or seen with the IR camera. Any exceptions are noted below.