Aspen Home Inspections

SUMMARY REPORT

Client: Happy Customer

Inspection Address: Forest Highlands Lot 221, Flagstaff, AZ 86001
Inspection Date: 5/5/2011 Start: 10:00 am End: 2:00 pm

Inspected by: Scott Hartfield

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Components and Conditions Needing Service

Structural

Raised Foundation
Intermediate Floor Framing
• There are stains or moisture damage on the sub-floor beneath master bathroom shower

Exterior

Site & Other Observations
Landscaping Observations
• A tree limb is threatening the roof eaves and should be removed before it damages the roof

House Wall Finish
House Wall Finish Observations
• There is a small amount of settling on the entry rock veneer as well as settling fractures

Exterior Components
Walkways
• There is a small fracture in the entry walkway
Fences & Gates
• The fence at the rear of the structure contains wood to ground
Steps & Handrails
• Bottom step handrail leading to the upper deck has separated from joist

Balconies Guardrails etc
• Privacy wall is not secure and could be a safety issue

Roof

Composition Shingle Roof
Gutters & Drainage
• The gutters need to be cleaned and serviced to drain properly
• There is a gutter on the southwest corner that should be extended away from the structure

Wood Roof
Roofing Material
• The roofing material is deteriorated and should be evaluated by a roofing contractor
Flashings
• The valley flashings need to be cleaned and kept clean

Plumbing

Potable Water Supply Pipes
Pipe Insulation
• There are hot and cold water pipes running through unheated space which should be insulated

Chimney

Family Room Chimney
Weather Cap-Spark Arrestor
• The chimney has a spark arrestor but not a weather cap which is recommended
Crown or Termination Cap
• The mortar on the crown is not contoured correctly to shed water which is its intended purpose
Chimney Flashings
• Chimney flashing is bent and has obvious repairs to it

Living

Indoor Environmental Issues
Environmental Observations
• We have detected a mold-like substance within the residence

Living Room
Walls & Ceiling
• The walls have stress fractures that have resulted from movement

Bedroom 1

Main Bedroom
Walls & Ceiling
• The walls have stress fractures that have resulted from movement

Bathrooms

Main Bathroom
Stall Shower
• The stall shower had a critical leak at the time of inspection

Hallway

Primary Hallway
Walls & Ceiling
• The walls in the hallway have stress cracks or water damage

Laundry

Laundry Room
Valves & Connectors
• There is a leak on the cold-water shut-off valve that should be repaired

Aspen Home Inspections

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Happy Customer

INSPECTION ADDRESS

Forest Highlands Lot 221, Flagstaff, AZ 86001

INSPECTION DATE

5/5/2011 10:00 am to 2:00 pm

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: Forest Highlands Lot 221, Flagstaff, AZ 86001
Inspection Date: 5/5/2011 Time: 10:00 am to 2:00 pm

Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees
Humidity at time of inspection: 15%

Inspected by: Scott Hartfield

Client Information: **Happy Customer**

Structure Type: Wood Frame
Foundation Type: Crawlspace
Furnished: Yes
Structure Occupied: No
Number of Stories: Two

Structure Style: Craftsman

Structure Orientation: West

Estimated Year Built: 1998
Unofficial Sq.Ft.: 3700

People on Site At Time of Inspection: No one present

PLEASE NOTE:

This report is the exclusive property of Aspen Home Inspections 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 [insert your company name] and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Arizona Board of Technical Registration, and those that we 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 we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Forest Highlands Lot 221

SCOPE OF WORK

You have contracted with Aspen Home Inspections to perform a generalist inspection in accordance with the standards of practice established by Board of Technical Registration, 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.

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.

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.

Various Hard Surfaces

Common Observations

Informational Conditions

The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks have no significant cracks that would tend to suggest structural movement.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Raised Foundation

General Comments

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is

level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

Raised Foundation Type

Informational Conditions

The raised foundation is relatively new and should meet commonly accepted structural standards. However, you may wish to have this confirmed by a specialist.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawlspace Observations

Informational Conditions

The crawlspace is accessible and in acceptable condition.

There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals.

Foundation or Stem Walls

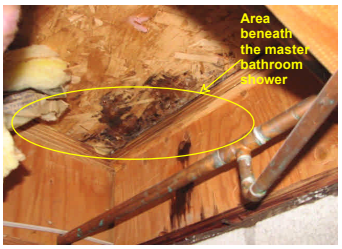
Informational Conditions

The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

Intermediate Floor Framing

Components and Conditions Needing Service

We recommend further inspection by a specialist to determine if there are issues of mold or compromised support material.



Electrical

Informational Conditions

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

Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

The floor insulation is in acceptable condition.

Caissons Grade Beams & Cables

Informational Conditions

The foundation components include caissons and grade-beams, the visible portions of which are in acceptable condition. However, we cannot speak with the authority of a geo-technical specialist, and you may wish to have a second opinion.

Basement

General Comments

Informational Conditions

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

Basement Foundation Type

Informational Conditions

The foundation is built over a basement and should meet commonly accepted standards. However, you may wish to have this confirmed by a specialist.

Basement Observations

Informational Conditions

The basement is accessible and in acceptable condition.

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.

Site & Other Observations

Landscaping Observations

Components and Conditions Needing Service

A tree limb is threatening the roof eaves, and should be removed by an arborist before it further damages the roof eaves.

A tree limb is threatening the roof eaves and should be removed before it damages the roof - *Continued*

Grading & Drainage

General Comments

Informational Conditions

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.

Moisture & Related Issues

Informational Conditions

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

Interior-Exterior Elevations

Informational Conditions

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

Drainage Swales

Informational Conditions

The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with wooden siding and rock veneer

House Wall Finish Observations

Components and Conditions Needing Service

There is a small amount of settling on the entry rock veneer. We recommend repair of the veneer and further inspection by a qualified specialist.

Exterior Components

General Comments

Informational Conditions

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.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Components and Conditions Needing Service

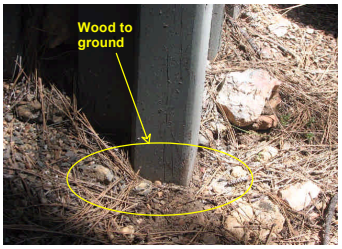
There is a small fracture in the entry walkway. We recommend further evaluation by a qualified professional.

Fences & Gates

Components and Conditions Needing Service

The fence at the rear of the structure contains wood to ground. We recommend service.

The fence at the rear of the structure contains wood to ground - *Continued*



Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Exterior Wooden Doors

Informational Conditions

The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

The patio cover or arbor is in acceptable condition.

Wood & Masonry Decks

Informational Conditions

The wood deck is in acceptable condition, and should be maintained and periodically sealed.

Steps & Handrails

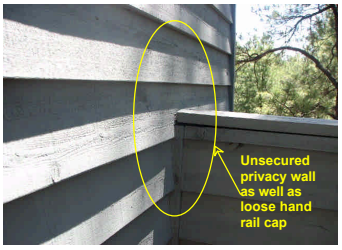
Components and Conditions Needing Service

Bottom step handrail leading to the upper deck has separated from joist. We recommend service.

Balconies Guardrails etc

Components and Conditions Needing Service

Privacy wall is not secure and could be a safety issue. We recommend service.



Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Roof

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

Composition Shingle Roof

Gutters & Drainage

Components and Conditions Needing Service

The gutters need to be cleaned and serviced to drain properly. We also recommend them to be further evaluated by a qualified professional.

There is a gutter on the southwest corner that should be extended away from the structure. This should be done by a qualified professional.

Wood Roof

General Comments

Informational Conditions

Wood shingles and shakes are among the oldest of roofing materials, but they are coming under increasing criticism and are no longer permitted in some jurisdictions. They are comprised of uniformly thin shingles or thick shakes, installed on either spaced or solid sheathing. Spaced sheathing consists of strips of wood that run perpendicularly to the rafters, on which the shingles or shakes are fastened. These are easily broken, and are now considered to be seismically vulnerable and structurally suspect. In addition, the open spaces between them permit a fire to draft more rapidly, and whatever chemical fire-retardant the shakes or shingles may have been impregnated with diminishes over time. Wood roofs with solid sheathing are structurally sounder, but are still not permitted in some jurisdictions. Regardless, whereas such roofs have a life expectancy of twenty-five years, which is similar to many other roofs, they tend to weather more rapidly and must be carefully monitored and maintained.

Method of Evaluation
Informational Conditions
We evaluated the roof and its components by walking on its surface.
Estimated Age
Informational Conditions
The roof appears to be the same age as the residence, or 13 years old.
Roofing Material
Components and Conditions Needing Service
The roofing material is deteriorated and should be evaluated by a roofing contractor before the close of escrow, because the cost of replacing the roof could significantly affect your evaluation of the property.
Flashings
Components and Conditions Needing Service
The valley flashings need to be cleaned and kept clean.

Plumbing

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

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

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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

Pressure Relief Valves

Informational Conditions

There is a pressure relief valve on the plumbing system, as required.

Recirculating Systems

Functional Components and Conditions

The hot water circulating pump is functional. However, the components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions.

Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

Pipe Insulation

Components and Conditions Needing Service

There are hot and cold water pipes running through unheated space, which should be insulated to guard against freezing and energy loss.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the garage side yard .

Gas Main Observations

Functional Components and Conditions

The gas main is functional. No service needed.

Gas SupplyPipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

The hot water is provided by two 15 year old 50 gal capacity located in the garage

Common Observations

Informational Conditions

The water heater is functional but beyond its warranty period.

Water Shut-Off Valve & Connectors
Functional Components and Conditions
The shut-off valve and water connectors are functional.
Gas Shut-Off Valve & Connector
Functional Components and Conditions
The gas control valve and its connector at the water heater are functional.
Vent Pipe & Cap
Functional Components and Conditions
The vent pipe is functional.
Relief Valve & Discharge Pipe
Informational Conditions
The water heater is equipped with a mandated pressure-temperature relief valve.
Drain Valve
Functional Components and Conditions
The drain valve is in place and presumed to be functional.
Combustion Air Vents
Informational Conditions
The water heater does have appropriate combustion-air vents.

Irrigation or Sprinklers

Automatic Sprinklers
Informational Conditions
We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Waste & Drainage Systems

General Comments
Informational Conditions
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.
Type of Material
Informational Conditions
The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.
Drain Waste & Vent Pipes
Functional Components and Conditions
Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.
Private Waste Disposal System
Informational Conditions
This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid deposing of grease within the system.

Well or Private Water Systems

General Comments

Informational Conditions

The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The residence is served by a 200 amp, 220 volt panel, located in the rear of the residence.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

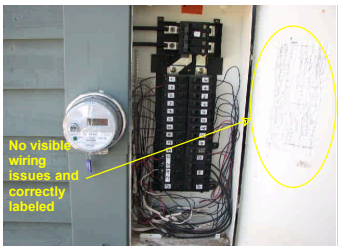
Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.



The residence is wired predominantly with a modern vinyl conduit known as Copper Romex.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is grounded to foundation steel, known also as a UFR ground.

Heat-A/C

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

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of a 16 year-old furnace with an evaporator coil that is located in the plenum , and a 16 year-old condensing coil that is located in the side yard.

Common Observations

Informational Conditions

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

Furnace
Functional Components and Conditions
The furnace is functional.
Vent Pipe
Informational Conditions
The vent pipe has no visible deficiencies.
Circulating Fan
Functional Components and Conditions
The circulating fan is clean and functional.
Gas Valve & Connector
Informational Conditions
The gas valve and connector are in acceptable condition.
Combustion-Air Vents
Informational Conditions
The combustion-air vents appear to be adequate to support complete combustion.
Return-Air Compartment
Informational Conditions
The return-air compartment is in acceptable condition.
Evaporator Coil
Functional Components and Conditions
The evaporator coil is functional.
Condensate Drainpipe
Informational Conditions
The condensate drainpipe discharges correctly outside the residence.
Drip Pan
Functional Components and Conditions
The drip pan is functional.
Condensing Coil
Functional Components and Conditions
The condensing coil responded to the thermostat and is functional.
Condensing Coil Disconnect
Functional Components and Conditions
The electrical disconnect at the condensing coil is functional.
Refrigerant Lines
Informational Conditions
The refrigerant lines are in acceptable condition.
Thermostats
Functional Components and Conditions
The thermostat is functional.
Registers
Functional Components and Conditions
The registers are reasonably clean and functional.
Flexible Ducting
Informational Conditions
The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Family Room Chimney

General Lined Masonry

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Components and Conditions Needing Service

The chimney has a spark arrestor but not a weather cap, which is recommended.

Crown or Termination Cap

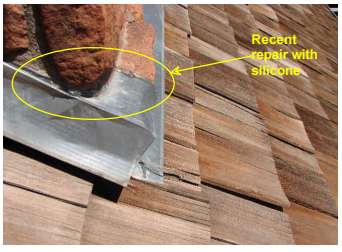
Components and Conditions Needing Service

The mortar on the crown is not contoured correctly to shed water, which is its intended purpose, and should be serviced.

Chimney Flashings

Components and Conditions Needing Service

Chimney flashing is bent and has obvious repairs to it. We recommend service.



Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace
Informational Conditions
The fireplace is in acceptable condition.
Damper
Functional Components and Conditions
The damper is functional.
Hearth
Informational Conditions
The hearth is in acceptable condition.
Mantle
Informational Conditions
The fireplace mantle is in acceptable condition.

Living

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.

Indoor Environmental Issues

Environmental Observations
Components and Conditions Needing Service
We have detected a mold-like substance within the crawlspace as well as the master shower inner wall, which should be evaluated by a mold specialist or environmental hygienist. However, you can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at http://www.epa.gov/iaq/molds/moldguide.html/, which can be downloaded.

Main Entry

Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

Doors

Functional Components and Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

The walls have stress fractures, which have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.

Main Bedroom

Location
Informational Conditions
The main bedroom is located NE corner of the structure.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Components and Conditions Needing Service
The walls have stress fractures, which have resulted from movement. We can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly.
Dual-Glazed Windows
Functional Components and Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.

Bedroom 1

Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Functional Components and Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.

Bedroom 2

No Recommended Service
Informational Conditions
We have evaluated the bedroom, and found it to be in acceptable condition.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.

Bedroom 3

No Recommended Service
Informational Conditions
We have evaluated the bedroom, and found it to be in acceptable condition.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.

Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
The closet and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were unobstructed and able to be tested are functional.

Bathrooms

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

Main Bathroom

Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls have typical cosmetic damage that is commensurate with time and use.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Cabinets
Informational Conditions
The cabinets are in acceptable condition.
Sink Countertop
Functional Components and Conditions
The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sink and its components are functional.
Hydro-Spa
Informational Conditions
The hydro-spa is functional but should be flushed with a cleanser if not used frequently.
Stall Shower
Components and Conditions Needing Service

The stall shower had a critical leak at the time of inspection. The leak was bad enough that the water to the residence had to be terminated by the Forest Highlands security staff immediately after they had turned it on. This has been an ongoing leak as there are signs of mold or mildew behind the shower mixer valve. We recommend further inspection by qualified professionals.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Guest bath 1

No Recommended Service

Informational Conditions

We have evaluated the main bathroom, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Informational Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets are functional and include ground-fault protection.

Hall Bath

Size and Location
Informational Conditions
The hall bath is a full and located in the hallway accessing the guest bedrooms.
Doors
Functional Components and Conditions
The door is functional.
Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Cabinets
Informational Conditions
The cabinets are in acceptable condition.
Sink Countertop
Functional Components and Conditions
The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The sink and its components are functional.
Tub-Shower
Functional Components and Conditions
The tub/shower is functional.
Toilet & Bidet
Functional Components and Conditions
The toilet is functional.
Exhaust Fan
Functional Components and Conditions
The exhaust fan is functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open 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

Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Sink & Countertop
Functional Components and Conditions
The sink and countertop are functional.
Cabinets
Functional Components and Conditions
The cabinets are functional, and do not have any significant damage.
Valves & Connectors
Functional Components and Conditions
The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.
Faucet
Functional Components and Conditions
The sink faucet is functional.
Trap and Drain
Functional Components and Conditions
The trap and drain are functional.
Garbage Disposal
Functional Components and Conditions
The garbage disposal is functional.
Gas Cooktop
Functional Components and Conditions
The gas cook top is functional.
Built-in Electric Oven
Functional Components and Conditions
The electrical oven is functional, but was neither calibrated nor tested for its performance.
Dishwasher
Informational Conditions
The dishwasher is old, and will obviously not be as efficient as a newer one.

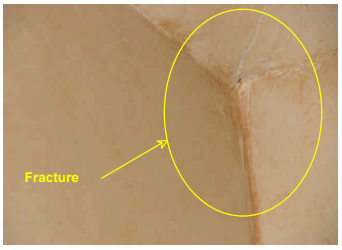
Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan or downdraft is functional.
Built-in Microwave
Functional Components and Conditions
The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional and include ground-fault protection.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Flooring
Informational Conditions
The floor has no significant defects.
Walls & Ceiling
Components and Conditions Needing Service
The walls in the hallway have stress cracks or water damage. We recommend further inspection by a qualified professional.



Closets & Cabinets
Informational Conditions
The closet, or closets, is in acceptable condition.

Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional.

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

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Valves & Connectors

Components and Conditions Needing Service

There is a leak on the cold-water shut-off valve that should be repaired.

Trap & Drain

Functional Components and Conditions

The trap and drain are functional.

Gas Valve & Connector

Functional Components and Conditions

The gas valve and connector are functional.

220 Volt Receptacle

Informational Conditions

A 220 volt receptacle for the dryer is not in use and was not tested.

Lights

Functional Components and Conditions

The lights are functional.

Outlets
Functional Components and Conditions
The outlets that were tested are functional.

Garage

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

Double-Car Garage

Slab Floor
Informational Conditions
The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
Walls & Ceiling
Informational Conditions
The walls are sheathed and in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Firewall Separation
Functional Components and Conditions
The firewall separating the garage from the residence is functional.
Entry Door Into the House
Informational Conditions
The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
Garage Side Door
Functional Components and Conditions
The side door is functional.
Garage Door & Hardware
Functional Components and Conditions
The garage door and its hardware are functional.
Automatic Opener
Functional Components and Conditions
The garage door opener is functional.
Lights
Functional Components and Conditions
The lights are functional, and do not need service at this time.
Outlets
Functional Components and Conditions
The outlets that were tested are functional, and include ground-fault protection.

Attic

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

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch on the rear deck.

Method of Evaluation

Informational Conditions

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

Framing

Informational Conditions

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

Ventilation

Informational Conditions

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

Electrical

Informational Conditions

The electrical components that are fully visible appear to be in acceptable condition.

Heat Vents

Informational Conditions

The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Functional Components and Conditions

The visible portions of the exhaust ducts are functional.

Blown-In Cellulose Insulation

Informational Conditions

The attic is adequately insulated, but not necessarily to a maximum standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the residence was constructed.

ICBO Certified Building Inspector # _____
ICBO Certified Mechanical Inspector # _____
ICBO Certified Combination Dwelling Inspector # _____
IAPMO Certified Mechanical Inspector #_____
California Real Estate Inspection Association "C.P.I." # _____
Structural Pest Inspector License #_____
AHERA Certified Building Inspector #_____

Inspector

REPORT CONCLUSION

Forest Highlands Lot 221, Flagstaff, AZ 86001

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

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

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

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