

Alta Vista Inspection Services

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
John and Susan Doe

INSPECTION ADDRESS

12345 West Cactus Way, Phoenix, AZ. 85254

INSPECTION DATE

12/07/2004 1:00 pm



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

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

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GENERAL INFORMATION

Inspection Address: 12345 West Cactus Way, Phoenix, AZ 85254
Inspection Date: 12/07/2004 Time: 1:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 75 Degrees

Inspected by: Ron Peters, AZ Certified Home Inspector #38160

Client Information: John and Susan Doe
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Orientation: South

Approx.Year Built: 2002
Unofficial Sq.Ft.: 2756

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

PLEASE NOTE:

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

Report File: AV Sample Report_01JAN05

INTRODUCTION AND SCOPE OF WORK

INSPECTION STANDARDS This inspection and written report will be performed in accordance with the "Standards of Professional Practice" as set forth by the Arizona Chapter of the American Society of Home Inspectors (AZ ASHI). Inspections performed according to these guidelines are intended to provide the customer with a better understanding of the condition of the property, as observed at the time of the inspection. The inspection will not be a full or substantially complete disclosure of the entire property condition. Any written or verbal comments about systems, items or conditions that are outside the scope of the inspection are informal only and do not represent an inspection.

The buyers are advised to read the entire inspection report in order to be aware of all of the stated conditions associated with this property. Some of the concepts presented in the inspection report are not easily understood by all lay persons. Therefore, it is your responsibility to contact the inspector for further clarification or elaboration of any issue that you do not fully understand. This is especially important if you are not able to be present during the inspection summary. The inspector is not responsible for any misunderstandings that result from a failure to obtain further clarification. We encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property. Also, it is recommended that at least three bids are obtained from different contractors for any repairs.

The inspection and written report are performed for the sole, confidential and exclusive use and possession of the Customer (the party who paid Alta Vista for the inspection); the report is not transferable. Alta Vista will not be held responsible for use or misinterpretation of the inspection report by third parties. This report is protected by the applicable copyright laws, it may not be reproduced in any manner without written permission from Alta Vista Inspection Services.

Note that all pre-owned homes will have some degree of wear. If an item is indicated to be satisfactory (no major defects noted), this indicates that it appears to be functional for its intended purpose. This does not mean that it is cosmetically perfect or does not have any signs of wear or use. Cosmetic items, such as stains, marks, nicks or normal wear may not be included in the inspection. The inspection is not intended to include other minor defects that should be readily noticeable by the buyer(s). Items not specifically included in this inspection report are outside the scope of this inspection, and should not be considered to have been inspected. New homes should not have cosmetic damage. If cosmetic issues are noted in the inspection report for a new home, it is recommended that these are pointed out to the builder so they can be corrected.

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

We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

Any water stains may indicate current or previous water leakage. Mold may be found in areas with current or past high moisture levels and water leakage. Note that determining the presence of mold is outside the scope of this inspection. If any signs of stains or water damage are noted anywhere in the inspection report, further evaluation is recommended before closing by a specialist to determine if mold exists. If you are concerned

about the presence of mold, it is recommended that you have a specialist perform a complete mold assessment, including testing the indoor air.

Safety related issues (which should have the highest priority) are identified in the inspection report with the comment "Safety Issue" in the Explanations section. Please read the entire report to identify all safety issues. Please call the inspector if you do not understand the implications of any safety issues, or if you have any questions about any of the safety issues.

According to the Arizona ASHI Standards of Practice, the Inspector is required to "State any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons."

Immediate Major Repair means: A system or component that is unsafe or not functioning, which if not quickly addressed, will be likely to do one of the following:

1. Worsen appreciably
2. Cause further damage
3. Be a serious hazard to health and/or personal safety

Any systems or components that were found to be "in need of immediate major repair" are identified in the inspection report by one or more of the following comments:

(Correction/Repair Recommended) - It is recommended that these systems or components are corrected by a competent, qualified professional, with expertise in the applicable field, prior to closing.

(Evaluation Recommended) - Evaluation by a competent, qualified professional with expertise in the applicable field is recommended prior to closing, to determine if repairs are required, or the cost of repairs.

(Monitoring Recommended) - It is recommended that these items are monitored for deterioration or repaired.

(Safety Issue) - These are potential safety hazards; it is recommended that they are corrected immediately by a competent, qualified professional with expertise in the applicable field.

Some components that are not included in the AZ ASHI definition of "Immediate Major Repair", may also be identified by "Correction/Repair Recommended, Evaluation Recommended, Monitoring Recommended or Safety Issue" in the inspection report.

The Inspector is not making any determination as to whether the Buyer or Seller should have responsibility for making corrections. Some of the items that the Buyer may want to have repaired, may not be identified in the report as indicated above. Please consult with your Real Estate Agent, or contact your Inspector for further assistance, if required.

The entire inspection report should be reviewed in detail before proceeding with repair negotiations, or concluding the purchase of the home. The buyer(s) may have different priorities than the inspector. Therefore, the final decision regarding what constitutes a significant issue rest with the buyer(s). Estimates for any required repairs or replacement should be obtained if cost is the determining factor in proceeding with repairs/negotiations/or concluding the purchase of the home.

We recommend contacting the current owner for detailed instructions if any specialized equipment such as automatic irrigation systems, swimming pool/spa equipment, security systems, load controllers, intercoms, satellite systems, multi-stage heating/cooling systems, etc. that are installed at this home.

If the seller(s) and buyer(s) reach an agreement in which the seller(s) agree to arrange for repairs to be completed, it is recommended that the buyer(s) obtain a copy of the receipts and warranty papers for any work performed. It will be essential that the buyer(s) have these documents if the original repairs are not satisfactory, or if any device fails while under warranty. It is also suggested that all repairs be completed by competent licensed contractors. If the seller(s) offer to provide the labor and material to complete any repairs,

it is recommended that the buyer(s) stipulate that the repairs will be reviewed and approved by a qualified inspector who will be selected by the buyer(s). The buyer(s) may also wish to stipulate that the inspection fee (including follow up inspections, if the repairs are not completed properly) are to be paid by the seller(s). The Alta Vista Inspection Services fee for performing re-inspections and producing a written report, as described above, is \$125.00 for the first hour, \$87.50 per hour thereafter, billed in 15 - minute increments. This fee is subject to change, please call for a quote.

The structure was not inspected for environmentally hazardous materials such as mold/mildew, radon gas, asbestos, lead paint, electromagnetic radiation, water contamination, water quality, etc. Nor was it inspected for termites, other wood destroying organisms, pests, or other vermin. Recommend contacting a professional who specializes in these types of inspections if these issues are a concern for you. See the Contract Agreement For Inspection Services, Section #12 "ITEMS AND SYSTEMS NOT INCLUDED IN THIS INSPECTION" for other items that are specifically not included in the inspection or report.

Alta Vista Inspection Services, has been employed to inspect the previously referenced building and provide information regarding the "as is" condition of this building. In the event of any errors and/or omissions in this report, due to hidden or latent defects existing at the time of inspection, the liability of Alta Vista Inspection Services is limited solely to an amount not to exceed the lesser of the damage suffered as a result of the errors and/or omissions or 100% of the fee received by Alta Vista Inspection Services for the performance of the inspection. The inspection and report is for the sole and exclusive use of the Customer (the party who paid Alta Vista for the inspection); the report is not transferable. The information included in this report is based on observations made at the time of the inspection. All structures and their components change over time. This inspection report is only valid for the first year after the date of the inspection and should not be relied on after that time. Please contact Alta Vista Inspection Services if further clarification or assistance is required.

Structure

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

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Exterior Walls & Ceilings

Portions of the exterior walls are covered with stucco.

Issue: Some cosmetic imperfections were noted at the exterior.

Explanation: It should be expected that pre-owned homes will have some dings, dents, stains, etc. Identifying specific cosmetic imperfections is outside the scope of the home inspection. If cosmetic imperfections are noted at a new home, these should be pointed out to the builder for correction.

Issue: Small cracks were noted at the exterior wall(s) or ceiling(s)

Location: At exterior of building

Explanation: Buildings have a tendency to settle over time, which will usually cause some exterior cracks to form. Since even small cracks may result in water leakage, it is recommended that any cracks/gaps are sealed.

Eaves Soffits Fascia

The eaves, soffits and fascia were satisfactory. (No major defects were noted.)

Exterior Trim

The exterior trim was satisfactory. (No major defects were noted.)

Foundation

The foundation is a poured concrete, slab on grade, design.

Issue: Small cracks were noted in the foundation

Location: For example, at the stem walls

Explanation: Buildings have a tendency to settle over time, which will usually cause some exterior cracks to form. In new construction and older buildings, cracks less than 1/8 inch wide are considered acceptable without repair. It is recommended that small cracks be monitored to determine if they become larger over time.

Basement

This building does not have a basement.

Crawlspace

This building does not have a crawlspace.

Exterior Doors

The exterior doors were satisfactory. (No major defects were noted.)

Columns

The exterior columns are wood post or wood frame construction.

The exterior columns were satisfactory. (No major defects were noted.)

Exterior and Site Grading

Our evaluation of the exterior of a property conforms to the Arizona ASHI Standards of Practice and industry standards, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Exterior site grading and drainage

The exterior grading and drainage was satisfactory. (No major defects were noted.)

Driveway

Issue: Uneven driveway was noted (potential trip hazard)

Location: At the driveway

Explanation: A tripping hazard may exist if settling, uplifting, construction, etc. results in two adjacent surfaces of uneven height. (Safety Issue)

Sidewalk

The sidewalk(s) were satisfactory. (No major defects were noted.)

Front Entry

The front entry floor was satisfactory. (No major defects were noted.)

Patio

The patio floor was satisfactory. (No major defects were noted.)

Fences & Walls

Issue: Small cracks were noted in the fence or wall at yard

Location: At various locations

Explanation: Small cracks are caused by normal settling and are considered acceptable, even in new construction. Recommended monitoring the cracks for enlargement.

Issue: Slight or moderate rusting was noted at metal fence

Explanation: Metal fences typically rust over time if there is any exposed metal. Newer fences will usually not have rust unless the metal was not properly prepared, primed and painted. (Repair Recommended)

Retaining Wall(s)

Issue: No visible drainage holes were noted near the bottom of the retaining wall(s)

Explanation: Drainage holes are usually installed near the bottom of retaining walls to prevent water from becoming trapped behind the wall, which may damage the wall. From a practical standpoint, due to the limited rainfall in the Phoenix area, this is rarely a problem. If this is a concern for you, further evaluation is recommended before closing.

Gate(s)

Issue: Inoperable gate lock(s) were noted

Explanation: The pin for the gate latch is broken. (Repair Recommended)



Plants near building

Issue: Plants were noted near the building foundation

Location: By the foundation for the building

Explanation: If large plants grow near the foundation, their roots can damage the foundation and their branches can damage the side of the house and the roof. Recommend monitoring the plants for adverse affects.

Roof/Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to the Arizona ASHI Standards of Practice and industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Since our inspection of the roof is a visual inspection and we may not be able inspect the entire roof, it is recommended that if any issues are noted, the entire roof should be completely evaluated by a competent licensed roofing contractor before closing, to determine if there are any other items that need to be corrected.

Concrete or Clay Tile Roof

The roof is covered with concrete roof tiles.

The tile roof was inspected by walking on it.

Issue: Chipped roof tiles were noted

Location: At various locations on the roof

Explanation: According the Arizona Registrar of Contractors, tiles may be installed with chipped corners, as long as the area of the tile that is missing is smaller than the size of a quarter. Often, the portion of the tile that is chipped off can be glued back in place using tile adhesive. Chipped tiles are usually a cosmetic issue.

Issue: Cracked or broken roof tiles were noted

Location: About three broken tiles were noted at the NE corner of the roof

Explanation: Cracked and broken tiles may result in premature deterioration of the roofing paper due to UV degradation. Water may also leak into the roof at the cracked/broken tiles. (Repair Recommended)

Issue: Gaps noted in the mortar on the roof

Explanation: Mortar should be installed at certain locations on the tile roof to make these areas water-resistant. If there are gaps in the mortar, the roof may leak in this area. (Repair Recommended)



Flashing & Roof Penetrations

Issue: A portion of the roof drains towards wall

Location: By the front entry

Explanation: Roofs that slope towards a wall of the home may result in leakage at the wall. A typical example is the roofs that are on either side of a front entry, which slope towards the wall on either side of the front entry. This type of construction is less than ideal, but is often accepted by the local building authorities. It is usually not practical to modify the slope of the roof. Therefore, it is recommended that these areas be routinely monitored for potential water damage. (Evaluation Recommended)

Issue: Gap(s) were noted at the roof flashing

Explanation: If there are large gaps at the flashings/penetrations the areas with gaps may leak. (Repair Recommended)



Issue: Loose flashing was noted at roof penetrations

Location: On the roof

Explanation: If roof flashing is loose, it may be lifted by the wind (usually during a rain storm) and may result in a gap or roof opening that moisture can enter. (Repair Recommended)



Gutters Downspouts Scuppers

This building is not equipped with gutters, downspouts or scuppers. Recommend having these installed.

Attic

Portions of the roof are supported by trusses.

The attic area was inspected by entering the attic space. The inspection is limited to those items that can be seen from the attic work platform.

This table lists typical types of insulation and depth (thickness) required to obtain a given insulation value. It is usually recommended that enough insulation is installed at the building ceiling to obtain a 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

No insulation document was found during the inspection to indicate how much insulation should have been installed in the attic.

Some portions of the attic are insulated with fiberglass blanket insulation.

The estimated average depth of the insulation in the attic was 8 to 10 inches.

Issue: There were some inaccessible attic areas

Location: At back of attic, above the garage, above the master bedroom closet

Explanation: There were some areas of the attic that were not readily accessible and were not visually inspected. If this is a concern for you, further evaluation is recommended before closing.

Issue: Missing insulation was noted on the ceiling (Some insulation has been displaced)

Explanation: Insulation should be installed between any heated/cooled area and any area that is not heated/cooled. Areas in the attic above spaces that are not heated/cooled, such as garages, patios and front porches, do not require insulation. (Repair Recommended)



Plumbing

We evaluate plumbing systems and their components in accordance with the Arizona ASHI Standards of Practice and industry standards, which include testing for pressure and functional flow. Functional flow is determined by opening each of the fixtures and faucets and observing the volume of water flow. Functional drainage is determined by observing the rate at which the water drains out of the plumbing fixtures. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

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

systems should be evaluated by a specialist before the close of escrow.

Most of the plumbing system in the building is not visible. Therefore the inspector may not be able to determine all of the types of materials used for the plumbing system. If determining the presence of steel, or plastic plumbing systems (such as Polybutylene, PVC, CPVC, PEX, etc.) is important to you, further evaluation by a licensed plumbing contractor is recommended before closing.

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Main service pipe and pressure

The visible water main pipe is copper pipe or copper tubing.

The water pressure at the water main was about 50 to 60 psi. This is within the recommended water pressure range, which is 40 to 80 psi.

Main valve location-condition-pressure

The main water shut off valve is located at the west side of the house.

A water pressure regulator is installed at the water main. This is an advantage, since it provides a means to reduce the water pressure, if required.

The main water shut off valve and visible piping were satisfactory. (No major defects were noted.)

Water distribution pipe

The visible water distribution system is copper pipe or tubing. Most of the plumbing system in the building is not visible. Therefore the inspector may not be able to determine all of the types of materials used for the plumbing system. If determining the presence of steel, or plastic plumbing systems (such as Polybutylene, PVC, CPVC, PEX, etc.) is important to you, further evaluation by a licensed plumbing contractor is recommended before closing. (Evaluation Recommended)

The visible water distribution piping system, supports, insulation (where required) and volume of water flow was satisfactory. (No major defects were noted.)

Issue: Polybutylene tubing noted at some portions of the fire protection piping

Explanation: In some installations, water piping utilizing plastic polybutylene may be more prone to leakage than other types of plumbing materials. If this is a concern for you, further evaluation is recommended before closing to determine if there is any other polybutylene plumbing in the house and if repairs are required. (Evaluation Recommended)



Drain-Waste-Vent pipe

The visible waste/drain/vent pipe is plastic. Most of the plumbing system in the building is not visible. Therefore the inspector may not be able to determine all of the types of materials used for the plumbing system. If determining the presence of steel, or plastic plumbing systems (such as Polybutylene, PVC, CPVC, PEX, etc.) is important to you, further evaluation by a licensed plumbing contractor is recommended before closing. (Evaluation Recommended)

The visible drain/waste/vent pipes were satisfactory. (No major defects were noted.)

Plumbing supports and insulation

The visible piping supports and insulation were satisfactory. (No major defects were noted.)

Gas pipe

The main gas shut off valve was located at the west side of house.

The visible gas piping system was satisfactory. (No major defects were noted.)

Water heater

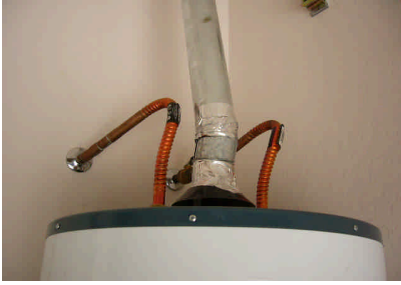
The energy source for the water heater is gas.

One water heater is installed at this building.

Issue: The water heater gas flue was not properly secured

Location: At the water heater

Explanation: A gas flue that is not properly secured can become loose; resulting in the exhaust fumes entering the house. Most building standards require that three mechanical fasteners be used at each gas flue connection, (the fasteners should be evenly spaced around the flue) and where the gas flue connects to the water heater draft hood. (Safety Issue)



Irrigation (Lawn watering) system

The irrigation system (exterior vegetation watering system) is controlled by an automatic timer.

Testing irrigation systems (exterior vegetation watering systems) is outside the scope of the AZ ASHI Standards of Practice, therefore they are not tested unless specifically requested and an additional inspection fee is paid for this service. Irrigation systems are usually amateur installed, high maintenance systems that are prone to failure. Therefore, it can be assumed that some or all of the irrigation system will not be functional and it is highly recommended that these systems be reinspected before closing. It is also recommended that you contact the current owner for details regarding the operation of the irrigation system. Our inspection of the irrigation system consists of operating the automatic controller and manual valves, and performing a visual inspection to check for water flow at a representative number of sprinklers, bubbler and drip heads. The inspection is not comprehensive. The irrigation system is not tested to verify that the plants are receiving an adequate amount of water. The irrigation controller should be seasonally adjusted to provide the appropriate amount of water to the plants. Recommend contacting a competent landscape contractor for additional information. Due to the infrequent nature of their operation, flood type irrigation systems usually cannot be tested during the inspection

Issue: Irrigation system was installed near the foundation

Location: At or near the building foundation

Explanation: Some homebuilders stipulate that irrigation systems should not be installed near the foundation of the home. Saturating the soil near the foundation with water can cause damage to the foundation and house. In addition, moist soil near the foundation may be attractive to termites. (Evaluation Recommended)

Issue: Instructions were missing for the irrigation control panel(s)

Location: At the irrigation control panel

Explanation: As part of preparing for the inspection, the owner/builder should ensure that the instructions for the irrigation system are readily available. If instructions are not readily available for the automatic controller at the time of the inspection, the inspection of the irrigation system will be limited. Programming many of these systems is like programming a digital watch. Accidentally pressing the wrong control buttons or operating them in the wrong sequence could alter or delete the preset irrigation program. Recommend having the irrigation system reevaluated before closing. Also recommend obtaining a copy of the instructions so the system can be correctly operated and reprogrammed if required.

Electrical

We evaluate electrical systems in accordance with the Arizona ASHI Standards of Practice and industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if

the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

The electrical system was visually inspected. Items that are not visible are not included in the inspection. The inspection of components such as lights, switches, outlets, ceiling fans, etc. is limited to checking a representative number of these items and operating them using normal controls. Therefore, if a defective component is noted, it is recommended that all of the other components are checked to verify that they are properly installed and functional before closing. This inspection does not include the determination of the adequacy of the system or any of the components.

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Service Supply

The electric service provided to the main building is 120 Volt and 240 Volt, with underground feeder.

Main electric service conductor was not visible. The type of material used for the conductor and the condition of the conductor could not be determined.

Main Service Grounding System

The visible components of the main electric service grounding system were satisfactory. (No major defects were noted.)

Main Electric Panel

The main electric panel was located at the exterior of the building, on the west side of the building.

The main circuit current overprotection devices were circuit breakers.
The branch circuit current overprotection devices were circuit breakers.

The approximate size of the main electric panel is 200 Amps

The visible components of the over current devices (circuit breakers and/or fuses) were satisfactory. (No major defects were noted.)

Electrical branch wiring

Romex type wire was used for the branch wiring system.

A representative number of the visible components of the electrical branch wiring system were inspected and these were satisfactory. (No major defects were noted.)

Electric outlets

A representative number of the visible components of the electrical outlets were inspected and these were satisfactory. (No major defects were noted.)

Issue: GFCI outlet(s) are required

Location: At the west side of the garage, at the SW exterior corner of the house

Explanation: Depending upon the age of the house and other factors, Ground Fault Circuit Interrupter (GFCI) outlets are usually installed in certain locations to reduce the potential for electrical shock. Recommend verifying other outlets that require GFCI protection. (Safety Issue)

Lights & Switches

A representative number of the visible components of the lights and light switches were inspected and these were satisfactory. (No major defects were noted.)

Miscellaneous Electrical Components

Issue: The door bell did not appear to be functional

Explanation: The doorbell may fail for several reasons: defective button (switch), wiring defects, inoperable transformer, broken bell, it may be disconnected, etc.

Heating and Air Conditioning

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

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

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists.

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

Our inspection of the heating/cooling system is a visual inspection and we may not be able inspect the entire system, or operate it in all modes. Since the heating/cooling system is one of the most expensive components of the property and our limited inspection may not identify all of the potential issues, it is recommended that the entire heating/cooling system is evaluated by a competent licensed heating/cooling contractor before closing, to determine if there are any items (besides the ones that we identify) that need to be corrected.

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Heating System

The energy source for the heating system is gas.

The heating systems are central forced air type units.

Two heating systems are installed at this building.

The visible portions of the heating system(s) were satisfactory. (No major defects were noted.)

Cooling System

The energy source for the cooling system is electricity.

The cooling systems are forced air, split type systems with external condensers and internal cooling coils.

Two cooling systems are installed at this building (not including window type cooling units).

Issue: Ambient temperature was too low to test the cooling system

Location: All cooling units

Explanation: If the ambient temperature has been below 60 degrees within the last 24 hours, air conditioners should not be operated because they may be damaged. Therefore, this unit could not be tested at time of inspection. If this is a concern for you, further evaluation is recommended before closing.

Air Distribution System

Two air distribution systems were installed at this building.

Issue: Restrictive air filter(s) were noted

Location: At the air return grilles

Explanation: In a properly designed air distribution system, the resistance to airflow of the filter is taken into account when the air circulation fan is selected. If the original type of filter is replaced with a filter that has a higher resistance to airflow (such as "high efficiency" or "reusable" plastic/metal mesh type filters), the airflow across the heating cooling system and air circulation throughout the entire house can be adversely affected.

Chimney and Fireplace

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

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Fireplace(s)

This building has one fireplace.

The fireplace is constructed of metal.

The visible components of the fireplace(s) were satisfactory. (No major defects were noted.)

Chimney(s)

This building has one fireplace chimney.

Issue: Fireplace chimney(s) not fully visible (inspection limited)

Location: This comment applies to all fireplace chimneys

Explanation: Due to the height of the house or the location of the chimney it will not be fully visible at time of inspection. In this case, the inspection is limited to what can be seen. If this is a concern for you, further evaluation is recommended before closing.

Issue: The fireplace flue or chimney was too close to combustibles (The left photo shows the label indicating that at least 2 inches of clearance should be maintained between the flue and combustible materials.)

Explanation: Fireplace flues must not be too close to combustible materials such as wood, insulation, wiring, etc. or a fire may result. Insufficient clearances should be corrected. (Safety Issue)



Interior

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

Since the condition of these items may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Any water stains may indicate current or previous water leakage. Mold may be found in areas with current or past high moisture levels and water leakage. Note that determining the presence of mold is outside the scope of this inspection. If any signs of stains or water damage are noted anywhere in the inspection report, further evaluation is recommended before closing by a specialist to determine if mold exists. If you are concerned about the presence of mold, it is recommended that you have a specialist perform a complete mold assessment, including testing the indoor air.

Interior Walls-Ceilings-Closets

Drywall is used at some of the interior walls and/or ceilings.

The interior walls and ceilings were satisfactory. (No major defects were noted.)

Interior Flooring

The first floor construction type is concrete slab.

The interior flooring was satisfactory. (No major defects were noted.)

Interior Doors

The interior doors were satisfactory. (No major defects were noted.)

Windows

Some of the windows installed at the building are dual pane windows. If the inspector indicates that single pane or dual pane windows were observed, this means that some of the windows that were observed were either single pane or dual pane windows. Some of the windows may not have been readily visible or accessible during the inspection. If the presence of single pane or dual panes windows are important to you, it is recommended that all of the windows are rechecked to verify their type before closing.

Issue: Access to some windows was partially obstructed

Explanation: If the windows are partially obstructed by furniture, window blinds, drapes, etc., the inspector may not be able to determine if the window is broken, if the dual pane window seal is damaged, if the screens are damaged, if the window opens/closes/locks properly, etc. It is recommended that the buyer (or their representative) pay particular attention to the windows during the final walk-through prior to closing.

Bathrooms

Our evaluation of bathrooms conforms to the Arizona ASHI Standards of Practice and industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans.

Since the condition of the bathrooms may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Master Bathroom

The visible portions of the bathroom counter tops and cabinets were satisfactory. (No major defects were noted.)

The visible portions of the bathroom sink(s) were satisfactory. (No major defects were noted.)

The toilet(s) were satisfactory. (No major defects were noted.)

The visible portions of the bathtub/shower were satisfactory. (No major defects were noted.)

The bathroom ventilation satisfactory. (No major defects were noted.)

Hall Bathroom

The bathroom counter tops and cabinets were satisfactory. (No major defects were noted.)

The bathroom sink(s) were satisfactory. (No major defects were noted.)

The toilet(s) were satisfactory. (No major defects were noted.)

The bathtub/shower were satisfactory. (No major defects were noted.)

The bathroom ventilation satisfactory. (No major defects were noted.)

Kitchen

Please note that testing most kitchen appliances is outside the scope of the inspection as detailed in the Arizona ASHI Standards of Practice. As a courtesy to the buyer, the inspector will usually operate the kitchen appliances using the normal controls to verify that they are functional. We do not check thermostats or timers, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Since the condition of the kitchen appliances, sinks, cabinets, etc. may change between the time of our inspection and closing, it is highly recommended that they are rechecked during your final walk through inspection before closing.

Kitchen Counter Top & Cabinets

The kitchen counter top and cabinets were satisfactory. (No major defects were noted.)

Kitchen Sink

The kitchen sink was satisfactory. (No major defects were noted.)

Disposal Unit

The kitchen disposal unit was satisfactory. (No major defects were noted.)

Range & Oven

Issue: No effective anti-tip device was noted at the oven

Explanation: There does not appear to be an effective device installed on the oven to prevent it from tipping. Children may use the oven door as a step to reach the kitchen counter top. There have been situations when this has resulted in the oven tipping over onto the child, or containers of hot water spilling onto the child. (Safety Issue)

Dishwasher

The dishwasher was satisfactory. (No major defects were noted.)

Refrigerator

The refrigerator was satisfactory. (No major defects were noted.)

Microwave

The microwave was satisfactory. (No major defects were noted.)

Other Appliances

The presence of an ice maker or in-door water/ice dispenser was noted. (Usually as part of the refrigerator). Testing ice makers or water and ice dispensers is not within the scope of the inspection. If the refrigerator or separate ice maker and/or water and ice dispenser is included with the sale of the home, it is recommended that these appliances are checked during the final walk through before closing.

Pool and Spa

Inspecting swimming pools and spas is outside the scope of the AZ ASHI Standards of Practice, therefore they are not tested unless specifically requested and an additional inspection fee is paid for this service. Swimming pools and spa are high maintenance systems that are prone to failure. Therefore it is highly recommended that these systems are reinspected before closing. It is also recommended that you contact the current owner for details regarding the operation of the pool/spa system. Our inspection of the pool/spa consists of operating the pumps and performing a visual inspection for missing components, physical damage, and functional water flow. The inspection is not comprehensive. Components of the pool/spa that are not visible cannot be

inspected. The inspection does not include: checking for leakage from unexposed (underground) plumbing, testing water purification systems, remote controls or automatic controllers.

Our inspection of the pool/spa is a visual inspection and we may not be able inspect the entire system, or operate it in all modes. Since the pool/spa is one of the most expensive components of the property and our limited inspection may not identify all of the potential issues, it is recommended that the entire pool/spa system is evaluated by a competent licensed swimming pool contractor before closing, to determine if there are any items (besides the ones that we identify) that need to be corrected.

Since the condition of the pool/spa may change between the time of our inspection and closing, it is highly recommended that the pool/spa and associated equipment is rechecked during your final walk through inspection before closing.

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

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

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

Pool & Spa interior surface and deck

The surface coating of the pool/spa is Pebble-Tek type.

The pool and/or spa surface and deck were satisfactory. (No major defects were noted.)

Pool or Spa Filter

The pool and/or spa filter(s) were satisfactory. (No major defects were noted.)

Pool or Spa Pump(s)

The pool and/or spa is equipped with a water circulation pump.

The pool and/or spa pump(s) were satisfactory. (No major defects were noted.)

Pool or Spa Piping & Water flow

Issue: There does not appear to be an anti-siphon valve installed for the pool or spa

Explanation: An anti-siphon valve should be installed at each potable water supply for the pool/spa to reduce the potential for pool/spa water being siphoned into the drinking water supply for the house. (Safety Issue)

Pool Cleaner

The pool cleaner is a built-in (pop-up, in floor) type of system.

The pool cleaning system was satisfactory. (No major defects were noted.)

Pool and Spa Electrical

The pool and/or spa electrical system was satisfactory. (No major defects were noted.)

Pool & Spa Security

The pool and/or spa security (barrier) system was satisfactory. Recommend rechecking the pool/spa security before closing. (No major defects were noted at time of inspection.)

Miscellaneous

Since the condition of the equipment may change between the time of our inspection and closing, we recommend that you recheck these items during your final walk through inspection prior to closing.

Vehicle Parking

Issue: Stored items were noted in the garage (inspection limited)

Explanation: Garages are often used as storage areas. Areas that are not visible cannot be inspected. It is recommended that the buyer pay particular attention to these areas during the final walk through before closing.

Issue: Small cracks were noted in the garage floor

Explanation: Small cracks (typically less than 3/32" wide and less than 1/8" vertical displacement) are caused by normal settling or installation practices and are considered acceptable, even in new construction. (Monitoring Recommended)

Overhead Garage Door(s)

This building has one overhead garage door.

The overhead garage door(s) were satisfactory. (No major defects were noted.)

Garage to House Door

The door between the garage and the house was satisfactory. (No major defects were noted.)

Laundry Room or Laundry Area

The laundry room or laundry area was satisfactory. (No major defects were noted.)

Miscellaneous Comments

Issue: Stored items noted (inspection limited)

Explanation: Kitchen cabinets, bathroom cabinets, hall cabinets, garages, garage cabinets, closets, etc. are often used as storage areas, especially for homes built on concrete slabs that do not have basements.

Personal items such as furniture, rugs, window treatments, etc. can also restrict access or limit visibility. Areas that are not visible cannot be inspected for evidence of leakage, stains, damage, etc. It is recommended that the buyer pay particular attention to these areas during the final walk through before closing or have these areas reinspected after the stored personal items have been removed.

Issue: The installation of Central or Omega type fire sprinklers is suspected

Location: Throughout the house

Explanation: Some Omega brand sprinkler heads, manufactured by Central Sprinkler Co., are subject to a safety recall by the U. S. Consumer Product Safety Commission. For more information, contact the Consumer Product Safety Commission at 800.638.2772 or www.cpsc.gov. (Evaluation Recommended)



Issue: The dusk to dawn - motion sensor lights were not inspected

Explanation: Inspecting the dusk to dawn - motion sensor lights and similar equipment is outside the scope of the inspection. Therefore, dusk to dawn - motion sensor lights and similar equipment are not included in the normal inspection. If you are concerned about the dusk to dawn - motion sensor lights and similar equipment, we recommend that they be inspected before closing.

Issue: The fire sprinkler system was not inspected

Explanation: Inspecting the fire protection sprinkler system and similar equipment is outside the scope of the inspection. Therefore, the fire protection sprinkler system and similar equipment are not included in the normal inspection. Note that certain types of fire protection sprinklers have been subject to safety recalls. If you are concerned about the fire protection sprinkler system and similar equipment, we recommend that they be inspected before closing.

Issue: The landscape light(s) were not inspected

Explanation: Most landscape lighting systems are relatively inexpensive devices that do not substantially affect the overall value of the home. They are usually amateur installed, high maintenance systems that are prone to failure. Testing the landscape lights is outside the scope of the inspection. Therefore, these systems are not included in the normal inspection unless specifically requested and an additional fee is paid for their inspection. If you are concerned about the operation of the landscape lights(s), we recommend that they be inspected before closing.

Issue: The security system was not inspected

Explanation: Inspecting the security system and similar equipment is outside the scope of the inspection. Therefore, the security system and similar equipment are not included in the normal inspection. If you are concerned about the security system and similar equipment, we recommend that they be inspected before closing.

Issue: The clothes washer and/or clothes dryer were not inspected

Explanation: Washing machines and clothes dryers are movable (not built in) appliances, and testing them is outside the scope of the home inspection. If the operation and verifying the proper installation of the washer/dryer is a concern for you, further evaluation is recommended before closing.

Estimated Age of Major Components

The building inspector will attempt to estimate the age of some of the major components installed at the building as a courtesy to the buyer. The ages listed below are only rough estimates; the buyers are advised to verify the age of these components. The actual life span for any particular component is the result of many variables; some components will last longer (or require repair or replacement sooner) than the average life span. Note that the Alta Vista 100 Day Inspection Guarantee does not cover any components or systems that are indicated to be beyond their normal useful life.

Estimated Age of Major Components

The exterior paint/stain in this area has an average life expectancy of about 5 years.
The exterior paint/stain is estimated to be over 5 years old.

The typical useful life span for a water heater in this area is about 5 to 10 years.
The water heater is estimated to be 5 to 10 years old.

The typical useful life span for an air conditioner condenser system in this area is about 10 to 15 years.
The AC condenser systems are estimated to be 5 to 10 years old.

The typical useful life span for an air handler/furnace/cooling coil system in this area is about 10 to 15 years.
The air handler/furnace/cooling coil systems are estimated to be 5 to 10 years old.

The typical useful life span for kitchen appliances is about 5 to 10 years.
The dishwasher is estimated to be over 5 years old.

The typical useful life span for kitchen appliances is about 5 to 10 years.
The kitchen disposal is estimated to be over 5 years old.

The typical useful life span for kitchen appliances is about 5 to 10 years.
The microwave is estimated to over 5 years old.

The typical useful life span for kitchen appliances is about 5 to 10 years.
The range/oven is estimated to be over 5 years old.

The typical useful life span for kitchen appliances is about 5 to 10 years.
The refrigerator is estimated to over 5 years old.

SUGGESTED SAFETY IMPROVEMENTS

Newer homes often have safety features that are not found in older homes. The rules that govern the construction and remodeling of homes are periodically revised. These rule revisions usually require the installation of the best safety devices that are currently available, or the installation of existing safety devices in more locations. Smoke detectors are one example of increased safety requirements in newer homes. These devices were once considered a luxury, later one smoke detector had to be installed in all new homes, eventually several smoke detectors were required in new homes, now smoke detectors are required near and in every bedroom (among other places) of new homes.

The following are items that the buyer may want to consider upgrading if safety is a priority. These items may not have been required when the home was built, so the seller may not be required to install them when they sell their home. If, in the opinion of the inspector, any of these items should have been installed in the home as standard equipment, these items will usually be included as an "issue noted" in the inspection report. Some of the items listed below may not apply to this house.

1. It is recommended that the buyer have new keys made, and the tumblers changed, for the exterior locks to enhance personal safety.
2. If the fireplace chimney exits at the side of the house where it is within reach of small children, it is recommended that an additional barrier be provided for the fireplace chimney so children cannot come in contact with the chimney.
3. Installing a lock on the main electric panel can help to enhance personal safety.
4. If the home has two prong electric outlets, converting to three prong outlets can help to enhance personal safety. A licensed electrical contractor should be consulted for additional guidance.
5. Ground Fault Circuit Interrupter (GFCI) outlets provide a higher level of safety than two prong or three prong grounded electrical outlets. This is especially important when an electrical device is used in a wet location. If GFCI outlets are not currently installed in the kitchen and bathrooms, in the garage, near the swimming pool, for the light in the swimming pool and at exterior outlets, recommend contacting a reputable electrical contractor to install GFCI outlets to enhance personal safety. A competent, licensed electrical contractor should be consulted for additional guidance.
6. Arc Fault Safety Circuit Interrupter (AFCI) devices can help reduce fires associated with electric outlets due to arcing. The latest building standards require AFCI protection for bedroom outlets. A competent, licensed electrical contractor should be consulted for additional guidance.
7. Current standards require that smoke detectors be installed in each sleeping room and each hallway near each sleeping room. Recommend having additional smoke detectors installed if smoke detectors are not installed in these locations.
8. Vacuum breakers installed at the exterior hose bibbs can prevent contaminated water from entering the potable water supply through a garden hose. It is recommended that vacuum breakers be installed at the exterior hose bibbs and garage hose bibbs to enhance personal safety, if vacuum breakers are not currently installed at any of these locations.
9. If natural gas (or propane) appliances are installed in the house, it is recommended that carbon monoxide detectors be installed to enhance personal safety. Under certain circumstances, natural gas (or propane) appliances can release carbon monoxide, which is an odorless, poisonous gas.
10. Recommend checking/resetting the hot water temperature at the water heater. It is usually recommended that the hot water temperature should not exceed 120 degrees Fahrenheit. You may wish to set the hot water temperature for a lower temperature if there are small children in the home.
11. Some municipalities require that water heaters installed in a garage are protected by a post to prevent the

water heater from being hit by an automobile, which can knock over the water heater and separate the gas line (if installed), resulting in leaking gas. If a barrier is not currently installed, adding a post or other barrier can help to enhance personal safety.

12. Newer kitchen ovens are required to have an anti-tip device installed on the oven so it cannot tip over. (Sometimes children will use the oven door as a step when they are trying to get to the kitchen counter top. In addition, setting a heavy object on the open oven door may cause the oven to tip.) If no anti-tip device is currently installed, it is recommend that this device is added to the kitchen oven.

13. Newer overhead garage door openers are required to have a device that can detect an obstruction (such as a small child) that is in the path of the door. If no obstruction detector (such as a photo-electric obstruction detector) is currently installed, it is recommended that a reputable overhead door contractor be contacted to install obstruction detectors for the overhead garage door. Obstruction detectors may reduce the risk of injury or damage.

14. If the distance between the balusters (the uprights for the railing) at the stairs and hall is wider than that allowed by current standards (typically four inches), it is recommended having the balusters modified if small children will be in this home. This requirement is to reduce the possibility of a small child getting their head stuck between the balusters.

15. Installing a security system (or activating the system currently installed) can help to enhance personal safety. You may also want to consider reprogramming the security system and garage door openers.

16. Upgrading the barrier system (i.e. fences, locks, self-closing devices, etc.) for the swimming pool/spa, can help to enhance personal safety and protect small children. See the Arizona Association of Realtors website at www.aar.com for more information.

17. If the swimming pool is an older model with a single, grated drain grate, having it replaced (by a licensed swimming pool contractor) with a newer type, can help to enhance personal safety.

18. If small children are in the home, installing childproof covers and locks, can help to protect the children.

19. Many types of fire protection sprinkler heads currently installed in homes have been subject to safety recalls by the Consumer Product Safety Commission. Recommend having the fire protection sprinkler heads in the home evaluated to determine if they are subject to a safety recall. For more information see www.cpsc.gov and www.sprinklerreplacement.com.

20. Some newer homes are required to have a secondary catch pan under the water heater to catch the water when the water heater eventually develops a leak. This pan has a drainpipe connected to it to dispose of the water. If the water heater does not have a secondary catch pan and drain pipe, installing this system can reduce the risk of damage to your home and contents due to leakage from the water heater.

21. Some newer homes with clothes washers (washing machines) on the second floor are required to have a secondary catch pan under the clothes washer to catch the water if the washing machine develops a leak. This pan has a drainpipe connected to it to dispose of the water. If the washing machine does not have a secondary catch pan and drain pipe, installing this system can reduce the risk of damage to your home and contents due to leakage from the washing machine.

22. Newer homes are designed so that emergency personnel can enter bedroom windows in case of an emergency. To meet the current safety standards, the bottom of the windows (window sill) should not be higher than 44 inches above the floor, and the window opening should be at least 24 inches tall and 20 inches wide. Older homes were sometimes constructed with bedroom windows that are relatively high and/or small. Often, the windows in older homes do not meet the current safety standards. If the bedroom windows in the home you are purchasing do not meet the current safety standards, it is recommended that the windows are modified. Note that this modification can be very expensive.

23. Make sure that goods such as medicines, or products that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers are stored where small children cannot reach them

24. Recommend contacting the Consumer Product Safety Commission, or visiting their website: www.cpsc.gov for additional safety suggestions.

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