3434 W. Anthem Way, Suite 118-453, Anthem, AZ 85086
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SUMMARY REPORT

Client: Home Buyer

Inspection Address: 1234 Hummingbird Lane, Anthem, AZ 85086
Inspection Date: 8/1/2004 Start: 8:00 am End: 11:30 am

Inspected by: Sean Preston

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

The inspection report can be viewed on the Internet
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Enter the following Client Name: sample and the Password: sample

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Structural

Slab Foundation
Slab Foundation Observations
Maintenance Items
• There are typical cracks in the foundation stem wall

Exterior

Wall Covering or Cladding
Wall Cladding Observations
Maintenance Items
• There are stress fractures in the stucco around the windows and doors resulting from movement

Grading and Drainage

Drainage Mode

Maintenance Items

• The gutter system drains to the ground

Components and Conditions Needing Service

• There are areas where draining is a concern

Exterior Features

Lights

Components and Conditions Needing Service

• Unable to activate the light at the front entry

Screens

Maintenance Items

• A few of the window screens are missing

Hard Surfaces

Maintenance Items

• There are cracks in the hard surfaces that confirm movement and potentially unstable soils

Fascia and Trim

Maintenance Items

• The fascia board and trim are in acceptable condition

Patio Fans

Maintenance Items

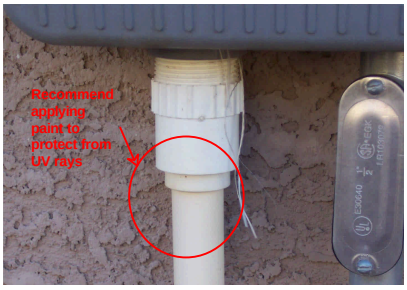
• The patio fans may not be rated for exterior use

Electrical

Maintenance Items

• The exterior low voltage lighting did not function

• The PVC for the landscape wiring should be painted



Components and Conditions Needing Service

• The electrical connection at the landscape timer appears to have been performed by amateur

• The outlet at the back patio extends away from the wall

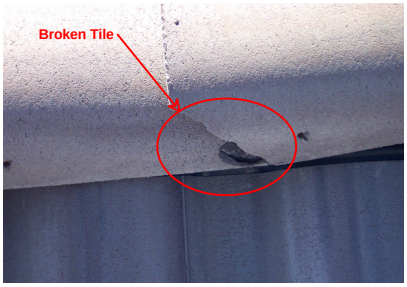
Roof/Attic

Concrete Tile Roof

Damaged Tiles

Maintenance Items

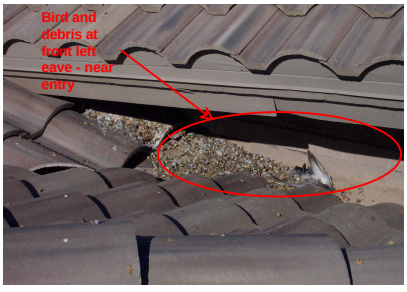
• There are a number of concrete tiles that are cracked or chipped but not separated



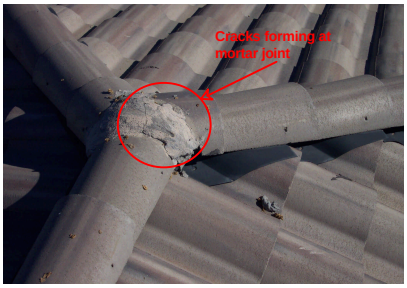
Pest

Maintenance Items

• There is evidence of birds living beneath the eaves of the roof



Mortar Joints
Maintenance Items
• Some of the mortar joints are loose



Heating and Air Conditioning

Heat and AC - System 2
Drip Pan
Maintenance Items
• There is no drip pan beneath the coil on the horizontal furnace which is recommended

Chimney

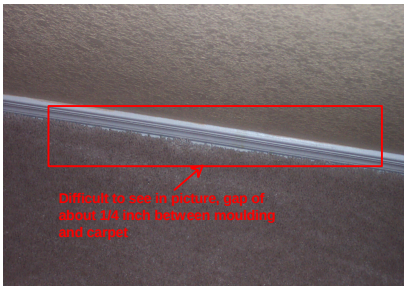
Family Room Chimney
Gas Only Fireplace
Components and Conditions Needing Service
• Gas Only Fireplace Not Functioning Properly
Gas Log Starter
Components and Conditions Needing Service
• The log starter does not respond and should be serviced

Living Areas

Family Room
Dual-Glazed Windows
Maintenance Items
• A window lock is missing or does not engage and should be serviced

Bedrooms

All Bedrooms
Flooring
Maintenance Items
• The first bedroom carpet may need to be stretched



Master Bedroom
Lights
Components and Conditions Needing Service
• The light switch is marked broken

Bedroom 3
Lights
Maintenance Items
• The wall switch in the third bedroom feels worn

Bathrooms

Shared Bathroom
Sink Faucet Valves etcTrap & Drain
Maintenance Items
• The right hand sink stopper needs adjusting
Tub-Shower
Maintenance Items
• The tub-shower drains too slowly and should be serviced

Common Areas

Kitchen
Outlets
Components and Conditions Needing Service
• The outlet on the north side of the bar shows momentary wiring issues

Garage
Lights
Components and Conditions Needing Service
• One of the ceiling can lights would not operate
• Could not identify the function of the right switch by the service door
Entry Door Into the House
Maintenance Items
• The entry door is equipped with a device designed to hold the door open

Garage Sink

Components and Conditions Needing Service

• The garage is stubbed for a utility sink

Hallway

Smoke Detectors

Maintenance Items

• The smoke detector in the hallway has the battery compartment open

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Home Buyer

INSPECTION ADDRESS

1234 Hummingbird Lane, Anthem, AZ 85086

INSPECTION DATE

8/1/2004 8:00 am to 11:30 am

GENERAL INFORMATION

Inspection Address: 1234 Hummingbird Lane, Anthem, AZ 85086
Inspection Date: 8/1/2004 Time: 8:00 am to 11:30 am
Weather: Partly Cloudy - Temperature at time of inspection: 100 Degrees

Inspected by: Sean Preston

Client Information: Home Buyer
1234 Hummingbird Lane, Anthem, AZ 85086

Structure Type: Conventionally Framed
Furnished: Yes
Number of Stories: One

Structure Style: Single Family Dwelling

Structure Orientation: East

Approx.Year Built: 2000
Unofficial Sq.Ft.: 2500

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: Sample

SCOPE OF WORK

You have contracted with Hummingbird Property Inspection to perform a generalist inspection in accordance with the standards of practice established by the State of Arizona, a copy of which is available upon request, and which can be read or downloaded by visiting http://www.btr.state.az.us. 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 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 indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, 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 better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist,. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Mold and mildew are different forms of fungi, or microscopic organisms that feed on organic matter and propagate by means of airborne spores. Mold can take many different forms. 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 do represent a 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 look at very closely. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. 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, 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.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by 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 suspect 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 disperse 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 EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region 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 does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in 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 might be deemed to be prudent before the close of escrow.

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. 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 are keenly aware of cracks, and will alert you to their presence 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.

Structural Elements

Wall Structure

Functional Components and Conditions

The walls are conventionally framed and are in acceptable condition.

Floor Structure

Functional Components and Conditions

The floor structure consists of a poured slab and is in acceptable condition.

Ceiling Structure

Functional Components and Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system and is in acceptable condition.

Roof Structure

Functional Components and Conditions

The roof structure consists of an engineered truss system and is in acceptable condition.

Slab Foundation

Method of Evaluation

Functional Components and Conditions

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

Slab Foundation Observations

Maintenance Items

There are cracks that are typical of a home of this age and in this area. Recommend addressing drainage concerns and further monitoring of the cracks as part of a regular maintenance routine.

Exterior

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 typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually 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.

Wall Covering or Cladding

Type of Material

Informational Components

The exterior house walls are clad with stucco.

Wall Cladding Observations

Maintenance Items

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Recommend continued monitoring with patching as required

Site & Other Observations

Landscaping Observations

Functional Components and Conditions

The landscaping should be maintained at least 12" away from the home. At the time of the inspection, proper clearance is maintained between the vegetation and the home.

Grading and Drainage

Flat and Level Pad

Functional Components and Conditions

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

Drainage Mode

Maintenance Items

There are gutters used on the north side of the house. The gutters direct the water underground through drainage pipe. A sample of the pipes were traced for afew feet and it appears that they extend away from the foundation. The actual method that the drains disperse the water is unknown. Recommend installation of traditional downspout extensions in replacement of current system;.

Components and Conditions Needing Service

Drainage from this home should flow from the backyard forward. It appears that this flow is not being achieved. On the left side of the home adjacent to the side entry door, there is a increase in slope of the land near the gate Also at the right side backyard near the extended patio, it appears that there is another lowspot . The result is the water settling in the area. With the expansive clay soils in Anthem, it is recommended that the grading be corrected to promote flow from the backyard to the front.

Interior-Exterior Elevations
Functional Components and 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.

Exterior Features

Outlets
Functional Components and Conditions
The outlets that were tested are functional and include ground-fault protection.

Lights
Components and Conditions Needing Service
Unable to activate the light at the front entry. This may be the result of a burned out bulb or a larger electrical issue. Recommend replacement of bulb and demonstration that light properly functions. If it does not function properly, recommend further evaluation with repair as necessary by a qualified licensed electrician.

Doors
Functional Components and Conditions
The exterior doors are in acceptable condition.

Sliding Glass Doors
Informational Components
The sliding glass door is tempered and in acceptable condition.

Windows
Informational Components
The windows are dual-pane with metal framing.

Screens
Maintenance Items
A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed. The screens that are missing are at the back of the house

Driveways
Functional Components and Conditions
The driveway is in acceptable condition. The left side of the drive does have a drop of about 6" to the yard, This can present a trip hazard. Recommend leveling area to left of driveway to same height as driveway.

Hard Surfaces
Maintenance Items
There are cracks in the back patio that confirm movement. Whereas such movement may be attributed to common settling and curing, it can also be indicative of expansive soils that can predicate continuous movement, and we recommend that you have a geo-technical evaluation.

Walkways
Functional Components and Conditions
The walkways are in acceptable condition.

Yard Walls
Functional Components and Conditions
The yard walls are functioning as intended. At the time of the inspection, the yard walls stability was tested and their stability was found to be proper.

Fences and Gates
Functional Components and Conditions
The gate is in acceptable condition.

Fascia and Trim
Maintenance Items
The fascia board and trim are in acceptable condition. There is an area where the board at the fascia had bowed, unable to detect water damage from the attic space.

Patio Fans

Maintenance Items

The patio fan is functional, but it may not be rated for exterior use.

Electrical

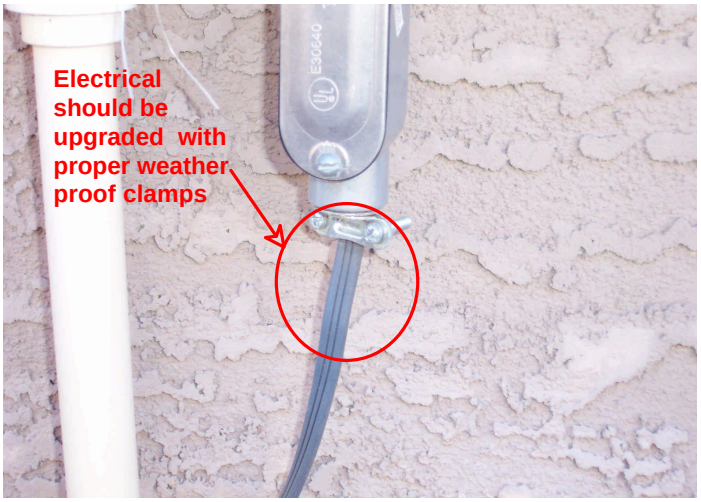
Maintenance Items

The low voltage outdoor lighting was turned on at the transformer. The lights throughout the yard did not respond. Recommend having the owner demonstrate the lighting or seek further evaluation and repair as necessary by a licensed electrician.

The PVC conduit used for the landscape controls should be painted to protect from the suns damaging UV rays.

Components and Conditions Needing Service

The electrical connection at the landscape timer appears to have been performed by an amateur. The clamp does not provide a weather tight seal and typical installation is hardwired. Recommend repair by licensed electrician.



The outlet at the back patio extends away fromt the wall. Recommend repair by a licensed electrician

Roof/Attic

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 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, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer 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.

Attic

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Access & General Condition

Informational Components

There is clear access to enter and evaluate the attic. The attic was accessed through the scuttle hole in the Garage.

The attic was accessed through the scuttle hole in the laundry room. The attic was found to be in acceptable condition.

Framing

Functional Components and Conditions

The roof decking is OSB sheathing and is in acceptable condition.

Informational Components

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

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

Ventilation

Functional Components and Conditions

The attic area is ventilated with a combination of roof vents and soffit vents and should be adequate.

Electrical

Functional Components and Conditions

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

Plumbing Vents

Functional Components and Conditions

The plumbing vents are in acceptable condition.

Water Pipes

Informational Components

The water pipes could not be observed from the attic

Exhaust Ducts

Functional Components and Conditions

The visible portions of the exhaust ducts are functional.

Heat Vents

Functional Components and Conditions

The heat vents within the attic appear to be functional.

Blown-In Cellulose Insulation

Functional Components and Conditions

The attic is insulated, with approximately nine-inches of blown-in cellulose, which meets or is close to current standards.

Concrete Tile Roof

Method of Evaluation

Informational Components

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

Age and General Evaluation

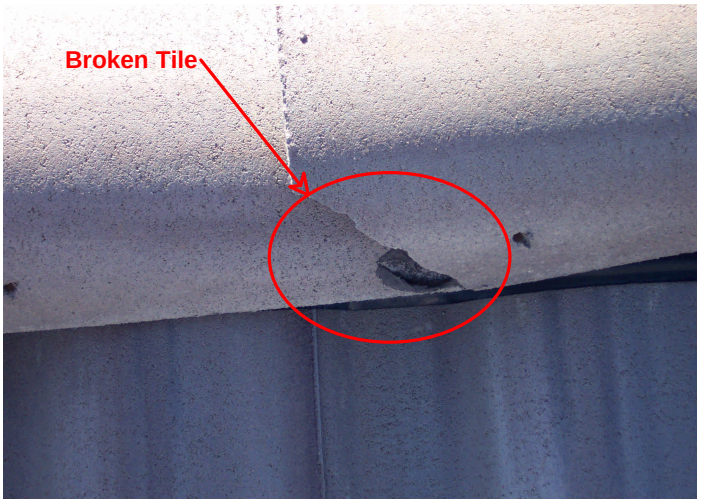
Functional Components and Conditions

We estimate this concrete tile roof to be approximately 1 years old.The roof is in acceptable condition, but this is not a guarantee against leaks. Because of it's age, recommend further analysis by licensed roofing contractor.

Damaged Tiles

Maintenance Items

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



Flashings and Penetrations

Functional Components and Conditions

The roof flashings and penetrations are in acceptable condition.

Gutters and Drainage

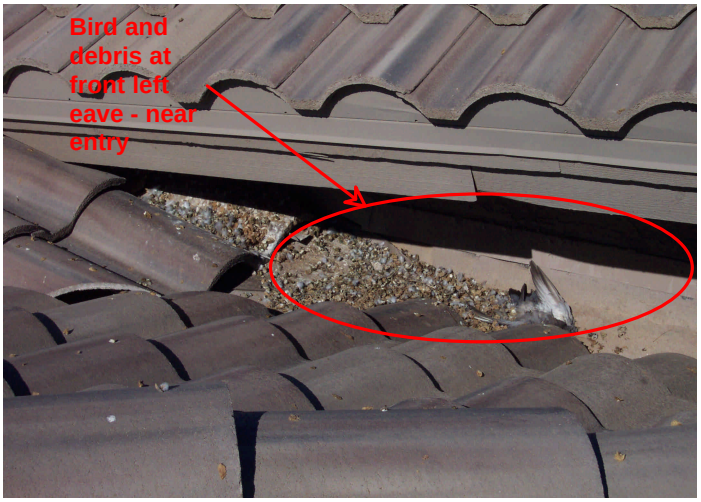
Functional Components and Conditions

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

Pest

Maintenance Items

There is evidence of birds living beneath the eaves of the roof. Recommend further evaluation and removal of the birds with a qualified pest control specialist.



Mortar Joints

Maintenance Items

There are multiple mortar joints on the tile roof that have become loose. Recommend repair by a competent and qualified roofing contractor.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, 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 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 acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or 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 isolated batches of them 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, which we recommend having 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 before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

Informational Components

The main water shut-off valve is located at the front of the residence and is in acceptable condition.

Main Sewer Cleanout
Functional Components and Conditions
The main sewer cleanout is located at the front of the home and is in acceptable condition.
Potential Cross Connections
Informational Components
The home was inspected for potential plumbing cross connections. At the time of the inspection, no cross connections were identified.
Functional Flow
Functional Components and Conditions
The functional flow of water was tested by operating multiple fixtures simultaneously. The flow of water during the test is acceptable.
Copper Water Pipes
Functional Components and Conditions
The potable water pipes are in acceptable condition.
Pipe Insulation and Supports
Informational Components
The potable water pipes appear to be adequately insulated. The various materials of insulations can include oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams, and asbestos. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.
Hose Bibs
Functional Components and Conditions
The hose bibs are located at the front and rear of the home and are in acceptable condition.

Waste and Drainage System

Type of Material
Informational Components
The residence is served by ABS drain waste and vent pipes.
Drain Pipes Waste Pipes and Vent Pipes
Informational Components
Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Water Heaters

Age Capacity and Location
Informational Components
Hot water is provided by a 5 year old, 50 gallon gas water heater that is located in the garage. The hot water heater is in acceptable condition.
Combustion Chamber
Functional Components and Conditions
The combustion chamber is clean, and there is no evidence of a leak.
Vent Pipe and Cap
Functional Components and Conditions
The vent pipe and cap on the gas water heater are functional.
Combustion Vent Ports
Functional Components and Conditions
The water heater does have appropriate combustion-air vents.
Pressure Release Valve and Discharge Pipe
Functional Components and Conditions
The water heater is equipped with a mandated pressure-temperature relief valve and plumbed correctly to the exterior of the home.

Drain Valve
Functional Components and Conditions
The drain valve of the gas water heater is in place and presumed to be functional.
Gas Shut-Off Valve and Connector
Functional Components and Conditions
The gas control valve and its connector at the water heater are functional.
Water Shut-Off Valve and Connectors
Functional Components and Conditions
The shut-off valve and water connectors on the gas water heater are functional.

Gas Components
Gas Pipe Observations
Functional Components and Conditions
The visible portions of the gas pipes appear to be in acceptable condition.
Gas Main Shut-Off Location
Informational Components
The gas main shut-off is located in the side yard . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.
Gas Main Observations
Functional Components and Conditions
The gas meter is located at the front of the house and is in acceptable condition.

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. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we 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 potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel
Service Entrance
Functional Components and 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.
Size and Location
Informational Components
The residence is served by a 200 amp, 120/240 volt panel, located in the side yard.
Main Panel
Functional Components and Conditions
The main panel and its components have no visible deficiencies. The entrance conductors are copper. The

branch wiring is copper.

Exterior Cover Panel

Functional Components and Conditions

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

Interior Cover Panel

Functional Components and Conditions

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

Wiring

Informational Components

The copper wiring in the main panel is in acceptable condition

Circuit Breakers

Functional Components and Conditions

The main over current protection is a single throw breaker, which is in acceptable condition.

Grounding

Functional Components and Conditions

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

Branch Wiring

Branch Circuit Conductors

Informational Components

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

Wiring

Informational Components

The branch wiring is copper. The size of wire is proper to the protection device attached to it. The condition of the wires is acceptable.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers.

The most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Type of Fuel

Informational Components

The residence is served by a gas-fueled heating system.

Split-System Age and Location

Informational Components

Central heat and air-conditioning are provided by a forced air split-system, consisting of a 5 year-old air handler with an evaporator coil that is located in the attic , and a 5 year-old condensing coil/heat pump that is located in the side yard.

Split-System General Evaluation
Functional Components and 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 was tested in the heat cycle and is functional.
Vent Pipe
Functional Components and Conditions
The furnace vent pipe is functional.
Gas Valve and Connector
Functional Components and Conditions
The gas valve and connector are in acceptable condition.
Combustion-Air Vents
Functional Components and Conditions
The combustion-air vents for the gas furnace are functional.
Return-Air Compartment
Functional Components and Conditions
The return-air compartment is in acceptable condition.
Evaporator Coil
Functional Components and Conditions
The evaporator coil is functional.
Condensate Discharge Pipe
Functional Components and Conditions
The primary condensate pipe discharges at the right side of the home.
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.
Refrigerant Lines
Informational Components
The refrigerant lines are in acceptable condition.
Service Disconnect at the Coil
Functional Components and Conditions
The electrical disconnect at the condensing coil is functional.
Differential Temperature Readings
Informational Components
We did not test the air-conditioning coil because the ambient temperature is too low, and testing the coil could damage it.
Thermostat
Functional Components and Conditions
The thermostat is located in the hall adjacent to the bedrooms. The thermostat is in acceptable condition.
Registers
Informational Components
The registers are functional and provide heating and cooling to all of the habitable rooms.
Flexible Ducts
Functional Components and Conditions
The flexible ducts are in acceptable condition
Air FIlter
Functional Components and Conditions
The air filter is located in the hallway ceiling. At the time of the inspection, filtration was provided by a

disposable air filter in acceptable condition. The air filter appeared to have been recently changed.

Air Filter

Functional Components and Conditions

The air filter is located in the hallway ceiling. At the time of the inspection, filtration was provided by a disposable air filter in acceptable condition. The air filter appeared to have been recently changed.

Heat and AC - System 2

Type of Fuel

Informational Components

The residence is served by an electrically fueled heating system.

Heat Pump and Air-Handler

Informational Components

The heat pump responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil.

Return-Air Compartment

Informational Components

The return-air compartment is in acceptable condition.

Evaporator Coil

Informational Components

The evaporator coil is functional.

Condensate Discharge Pipe

Informational Components

The primary condensate pipe discharges at the right side of the home.

Drip Pan

Maintenance Items

There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

Refrigerant Lines

Informational Components

The refrigerant lines are in acceptable condition.

Electrical Disconnect at the Condensing Coil

Informational Components

The electrical disconnect at the condensing coil is functional.

Differential Temperature Readings

Informational Components

We did not test the air-conditioning coil because the ambient temperature is too low, and testing the coil could damage it.

Registers

Informational Components

The registers are functional.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. Our inspection of them is that of a generalist and not a specialist. However, significant areas of 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 or drafting ability and recommend that they be

video-scanned before the close of escrow.

Family Room Chimney

Gas Only Fireplace

Components and Conditions Needing Service

The fireplace within the family room is designed for the burning of natural gas only. With any gas burning fireplace, the damper is to remain partially open at all times. Could not start the fireplace. Further, the switch that operates the fireplace does not throw smoothly and there appears to be a surge in the nearby TV when the switch is thrown. The TV briefly shows static when the switch is operated. Recommend further evaluation and remedy as suggested by a qualified licensed electrician.

At the end of the inspection, retried the fireplace at this time it did work with no surge to the TV and the fire ignited. Recommendation is to have the associated electrical components inspected by a qualified and licensed electrican.

Damper

Informational Components

The damper is functional.

Gas Log Starter

Components and Conditions Needing Service

The log starter does not respond and should be serviced.

Ornamental Gas Logs

Informational Components

The ornamental gas log fire is functional.

Glass Doors

Informational Components

The fireplace glass doors are functional.

Direct Vent Fireplace

Informational Components

The fireplace at the family room is a direct vent fireplace. This type of fireplace does not utilize a chimney but instead vents directly out the exterior wall behind it. The fireplace is in acceptable condition.
Use caution when usinghte fireplace as the exterior vent will become very hot.

Living Areas

The living areas include, the entry way, living room, dining room, family room, den, hallways and such. The report will indicate the condition of all areas. Individual defects will be referenced to the room that the defect is associated with, to assist in future evaluation and repair of any defects.

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 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, and common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist.

All Living Areas

Lights

Functional Components and Conditions

The lights throughout the living area are functional.

Outlets

Functional Components and Conditions

The outlets throughout the living area were tested and are functional.

Doors

Functional Components and Conditions

The doors in the living areas are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Informational Components

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

Closets

Functional Components and Conditions

The closets are functional.

Family Room

Dual-Glazed Windows

Maintenance Items

A window lock is missing, or does not engage ,and should be serviced. At the back window in the family room. The lock did engage but not freely.

Bedrooms

The Bedroom areas include all of the bedrooms. The report will indicate the condition of all bedrooms. Individual defects will be referenced to the room that the defect is associated with, to assist in future evaluation and repair of any defects.

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

All Bedrooms

Smoke Detectors

Informational Components

Each of the bedrooms has a smoke detector. We do not test the operation of smoke detectors. It is recommended that the testing of smoke detectors be part of an on-going maintenance program with periodic testing.

Doors

Functional Components and Conditions

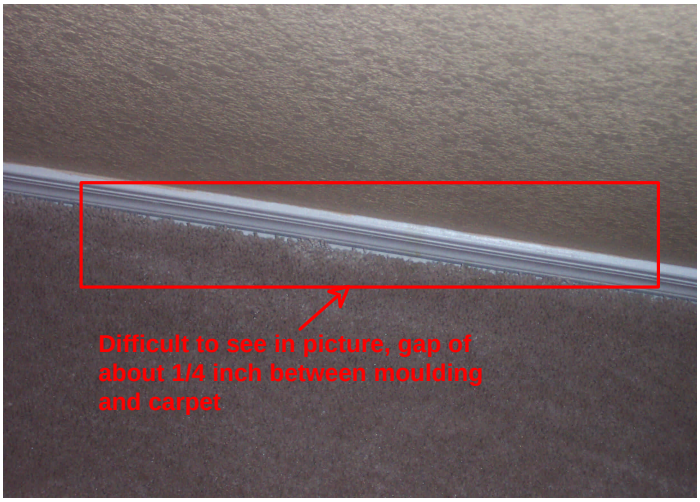
The bedroom doors are functional.

Flooring

Maintenance Items

At the first bedroom on left (currently used as an office) there is a gap between the molding and the carpet.

Typically such an item is not reviewed during an inspection as it is cosmetic. As the buyers were not present, it was included in the report.



Walls & Ceiling
Informational Components
The walls and ceiling in the bedrooms are in acceptable condition.
Dual-Glazed Windows
Informational Components
The windows that were unobstructed were checked and found to be functional.
Closets
Functional Components and Conditions
All of the bedrooms closets and its components are functional.
Lights
Functional Components and Conditions
The lights are functional.
Outlets
Functional Components and Conditions
Outlets were tested in each of the bedrooms and found to be functional.

Master Bedroom

Lights
Components and Conditions Needing Service
Upon testing the equipment, it appears that the fan itself may be in need of repair or replacement. The light operates but the fan rubs when engaged. Recommend further evaluaiton by a licensed electrician with repairs as required.

Bedroom 3

Lights
Maintenance Items
The wall swith is the third bedroom (adjacent to master) feels loose and worn. Although it is currently operational, recommend replacement by qualified electrician.

Bathrooms

The bathroom areas include all the bathrooms within the home. The report will indicate the condition of all bathrooms. Individual defects will be referenced to the bathroom that the defect is associated with, to assist in future evaluation and repair of any defects.

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

All Bathrooms

Outlets
Functional Components and Conditions
The bathroom outlets are functional and include ground-fault protection.
Lights
Functional Components and Conditions
The lights are functional.
Exhaust Fan
Functional Components and Conditions
The bathroom exhaust fans are functional.
Flooring
Informational Components
The floor have no significant defects.
Doors
Functional Components and Conditions
The bathroom doors are functional.
Walls & Ceiling
Informational Components
The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
The windows that were unobstructed were tested and found to be functional.
Toilet
Functional Components and Conditions
The toilet are functional and secure.
Cabinets
Functional Components and Conditions
The bathroom cabinets are functional.
Sink Countertop
Functional Components and Conditions
The bathroom sink countertops are functional.
Sink Faucet Valves etc Trap & Drain
Functional Components and Conditions
The bathroom sinks and their components are functional.
Tub
Functional Components and Conditions
The tub is functional.
Tub-Shower
Functional Components and Conditions
The tub/shower is functional.

Stall Shower
Functional Components and Conditions
The stall shower is functional.

Shared Bathroom

Sink Faucet Valves etcTrap & Drain
Maintenance Items
The stopper at the right hand sink needs adjusting. The stopper does not lock in place once engaged.
Tub-Shower
Maintenance Items
The tub/shower drains too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.

Common Areas

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

Kitchen

There is no recommended service
Informational Components
We have evaluated the kitchen in compliance with industry standards, and found it to be in acceptable condition.
Outlets
Components and Conditions Needing Service
The outlet at the north side of the bar, indicated an open neutral. Upon testing and resetting the GFCI, the wiring was shown as being proper. Recommend further evaluation with remedy as necessary by a licensed electrician.
Lights
Functional Components and Conditions
The lights are functional.
Electrical Range and Oven
Functional Components and Conditions
The electric range and oven is functional, but was neither calibrated nor tested for its performance.
Garbage Disposal
Functional Components and Conditions
The garbage disposal is functional.
Built-in Microwave
Functional Components and Conditions
The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.
Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan or downdraft is functional.
Dishwasher
Functional Components and Conditions
The dishwasher is functional.

Sink
Functional Components and Conditions
The sink is functional.
Faucet
Functional Components and Conditions
The sink faucet is functional.
Valves and 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.
Trap and Drain
Functional Components and Conditions
The trap and drain at the sink are functional.
Cabinets
Functional Components and Conditions
The kitchen cabinets are functional, and do not have any significant damage.
Counter Top
Functional Components and Conditions
The counter top is functional.
Flooring
Informational Components
The floor has no significant defects.
Walls and Ceiling
Functional Components and Conditions
The walls and ceiling in the kitchen are acceptable.

Laundry

Outlets
Functional Components and Conditions
The outlets in the laundry room that were tested are functional.
Lights
Functional Components and Conditions
The lights in the laundry room are functional.
Exhaust Fan
Functional Components and Conditions
The exhaust fan in the laundry room is functional.
Dryer Vent
Informational Components
The visual inspection shows the dryer venting properly.
Flooring
Informational Components
The floor has no significant defects.
Doors
Functional Components and Conditions
The door, or doors, in the laundry room are functional.
Walls and Ceiling
Informational Components
The walls and ceiling in the laundry room are in acceptable condition.
Cabinets
Functional Components and Conditions
The cabinets in the laundry room are functional.

Garage

Garage Door and Hardware

Functional Components and Conditions

The main garage door is functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional. Auto-reverse was tested and operates properly.

Lights

Components and Conditions Needing Service

One of the ceiling can lights would not operate. This may be the result of a burned out bulb or a larger electrical issue. Recommend replacement of bulb and demonstration of the light operating properly. If the light does not function properly recommend furhter review by a qualified licensed electrician.

Could not identify the function of the right switch by the service door. Recommend demonstration by owner as to what the switch operates.

Outlets

Functional Components and Conditions

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

Slab

Functional Components and Conditions

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

Firewall

Functional Components and Conditions

The firewall in the garage is functional.

Entry Door Into the House

Maintenance Items

The entry door is equipped with a device designed to hold the door open. Recommend removal of the device as this device compromises the fire safety design of the self-closing garage entry door.

Walls and Ceiling

Informational Components

The garage walls are in acceptable condition.

Ventilation Ports
Functional Components and Conditions
The ventilation ports are functional.
Garage Side Door
Functional Components and Conditions
The side door is functional.
Garage Sink
Components and Conditions Needing Service
The use of ABS pipes for the drainage pipe does not meet fire code. Recommend repair by licensed plumber.

Hallway
Smoke Detectors
Maintenance Items
The smoke detector in the hallway has the battery compartment open. Recommend confirming proper battery replacement and closing the battery compartment.

AFFILIATIONS AND CERTIFICATIONS

_____
Sean Preston
State of Arizona Certification # 41510

Hummingbird Property Inspection
602-312-6266
www.hproinspect.com

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; 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 or alarms on the exterior doors of all pool or spa properties.

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

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

Thank you,

Sean Preston
Inspector

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