

Advantage Inspection Service, Inc.

"The Inspectors You Can Trust - Since 1988"

8433 N. Black Canyon, Ste. 100 Phoenix AZ 85021

Tel: (602) 864-8331

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Ron Williams

INSPECTION ADDRESS

4695 E. Sanna, Paradise Valley, AZ

INSPECTION DATE

5/18/2009 8:00 am to 11:30 am



This report is the exclusive property of the Inspection Company and the Client whose name appears herein. Use or reliance on the findings of this report by any unauthorized persons is strictly prohibited.

GENERAL INFORMATION

Inspection Address: 4695 E. Sanna, Paradise Valley, AZ
Inspection Date: 5/18/2009 Time: 8:00 am to 11:30 am

Weather: Clear and Dry - Temperature at time of inspection: 90-100 Degrees

Inspected by: David Swartz, AZ Lic. #38046

Client Information: Ron Williams

Furnished: Yes
Structure Occupied: Yes
Number of Stories: One

Structure Style: Single Family

Structure Orientation: North

Estimated Year Built: 2002
Unofficial Sq.Ft.: 3500

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

PLEASE NOTE:

The service and further review recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property. The inspection and report is null and void if a signed contract does not exist between Advantage Inspection Service, Inc. and the Client.

Report File: Sample Home Inspection Report

SCOPE OF WORK

You have contracted with us to perform a general inspection in accordance with industry standards for the inspection profession. It is different 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, a general inspection is completed on-site at a fraction of the cost and within a few hours. Consequently a 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 need additional evaluation, are safety related or may lead to costs that would significantly affect your evaluation of the property.

We evaluate systems/components and report on their general condition. A Satisfactory or Operational notation does not mean that the item is perfect but that it is either functional or met a reasonable standard on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the surfaces around windows and doors, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects and may or may not note them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized and do not have the expertise to test for environmental contaminants, or comment on dry rot, fungus or mold. You should schedule any desired specialized inspections with the appropriate specialists before the close of escrow.

A building and its components are complicated and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. We promote candid and forthright communication between all parties because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, it is essential that you read the entire report and 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 and upgrades recommended could affect your evaluation of the property). Our service should not be construed as a warranty or guarantee.

Key to Terms and Symbols used in the Report:

FUNCTIONAL, SATISFACTORY or OPERATIONAL - The system or component appears capable of being used and is considered acceptable for its age and general usefulness. Evidence of past or present defects or additional notations may be present, however, the item is considered to be repairable or capable of generally satisfactory service within the limits of its age.

ATTENTION - Specific notation is made that issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, a complete evaluation is needed prior to closing escrow.

MONITOR - Item or condition should be monitored or repaired as required. Consult a qualified expert prior to closing escrow if not familiar with the requirements.

CONSULT SELLER - Consult the seller for past history/performance details and/or other general information prior to closing escrow.

CONSULT a PEST EXPERT - Conditions warrant consultation with a pest control/fungi/wood destroying organism inspector prior to closing escrow.

SAFETY NOTE - The notation refers to a condition that affects safety, complete evaluation and correction is needed prior to closing escrow.

+ - A plus sign at the beginning of a notation means that this is a comment that requires specific consideration prior to closing escrow.

Site

Our evaluation of the site features of a property does not include subterranean drainage systems, fountains, ponds, statuary, fire pits, BBQ's, play equipment or display/security lighting.

Grading-Drainage & Misc

Site Grading & Drainage Observations

Drainage appears Satisfactory based on a limited visual evaluation.

Exterior Elements

Driveways

The driveway was Satisfactory.

Walkways

Exterior walkways were Satisfactory.

Entry-Porch

The entry-porch was Satisfactory.

Patio-Cover

The patio-cover was Satisfactory.

Fences and Gates

The fences and gates were Satisfactory.

Structure

We do not typically comment on surface coatings, cosmetic deficiencies or normal wear and tear that would be readily apparent to the average person.

Structural Elements

Wall Structure Type - Observations

The wall structure appeared Satisfactory.

The structure walls are masonry.

Column Type - Observations

The columns appeared Satisfactory.

Columns exist that are precast concrete.

Wall Components

Type of Material

The exterior walls are clad with stucco and stone veneer.

Wall Covering Observations

The exterior wall cladding was Satisfactory.

Wall Flashings

Wall flashing was Satisfactory where visible (inspection limited - most flashing is not visible for inspection).

Fascia-Soffits-Trim

The fascia-soffits-trim were in Satisfactory condition.

Chimney

Chimney Observations

The chimney appeared Satisfactory.

Spark Arrestor - Rain Cap

A Satisfactory spark arrestor/rain cap is in place on the chimney.

Concrete-Masonry Foundation

Method of Evaluation

We evaluated the slab foundation on the exterior by examining the stem walls that project above the soil. Interior not visible due to floor coverings (inspection limited).

Slab-Foundation Observations

Visible slab-foundation components appeared Satisfactory (inspection limited).

Attic-Roof

We will not attempt to enter an attic that has less than twenty-four inches of clearance, is restricted by components like ductwork, or when insulation obscures framing making mobility hazardous. Also, we do not move the insulation, which may obscure other components or defects. If the entire attic or portions of the attic are not accessible, components like: insulation, piping, ductwork, vapor retarder, etc. were not inspected in those areas. We access the roof to examine the surface or note that our access was limited. Roof flashings are not completely visible due to roofing materials and therefore inspection of the flashing is limited. The inspection will not include a prediction of remaining life-expectancy or a guarantee against leaking.

Clay Tile

Method of Evaluation & Location

+ We were unable to safely access the roof and evaluated it from several vantage points with binoculars and/or a ladder.

Secondary roof surface.

Clay Tile Roof Observations

+ Maintenance and review required at tiled roof - Attention.

+ We observed approximately 30+ broken roof tiles needing replacement, further review needed - Attention.



Foam

Method of Evaluation & Location

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

Primary roof surface.

Foam Roof Observations

- + Prior roof patching evident - Consult Seller.
- + Maintenance and review is required at the foam roof area - Attention.
- + Cracking was observed at the coating surface, repairs needed - Attention.



Flashing-Penetrations

Flashing Observations

Flashings at the roof appeared Satisfactory where visible (inspection limited).

Skylights

Skylight Observations

The skylight(s) appeared Satisfactory.

Parking

Garage

Overhead Doors

The garage door(s) were Operational.

Overhead Door Opener

The garage door opener was Operational and the auto-reverse functioned.

Fire Separation

The firewall and fire door in the garage appeared Satisfactory (fire ratings not verified).

Walls and Ceiling

The garage walls and ceilings were Satisfactory where visible.

Laundry

NOTE - We do not test clothes dryers or washing machines and their water supply valves/connectors and drainpipes. Keep in mind that clothes washer supply valves and piping often develop new leaks during the move-out/move-in process - watch carefully for leaks.

Laundry Area Comments

Observations

The laundry area appeared Satisfactory.

Dryer Connection

The dryer connection is both 240 volt electric and natural gas.

Dryer Vent

Visible portions of the dryer vent appeared Satisfactory.

Exhaust Fan

The exhaust fan in the laundry room was Operational.

Plumbing

The inspection includes evaluation of functional flow & drainage. Concealed piping will not be evaluated or identified for type during this inspection, description of material type noted in the report refers to visible portions only. Some plastic piping like polybutelene and pex can be problematic and require additional steps beyond this inspection to identify and analyze. Additional evaluation of waste lines by video scanning should be considered for properties constructed before the 1960's. Shut-off valves are not operated by the inspector. If the property has a gas system and appliances, you must realize that our inspection for leaks is limited to the use of the inspector's sense of smell only. Contact the fuel supplier for system leak testing (not part of this inspection) prior to closing escrow.

Meter & Supply

Type of Material

Copper piping appears to exist in the run from the meter to the structure (where visible - other piping types may exist).

Meter & Supply Piping Observations

The supply piping appears Satisfactory where visible at meter and riser areas (underground sections not identified or evaluated).

+ Water meter box is overfilled with soil-rock, meter was covered (view obscured). We recommend correction to provide access to the shut-off valve - Review.

Main Shut-Off Observations

+ The main water shut-off valve was not located - Consult Seller.

Present - Water Softener

+ Water softener service/repair suggested - Attention.

Distribution Piping

Type of Material

The building is served by copper potable water pipes (where visible - other piping types may exist).

Distribution Piping Observations

- + The distribution piping was Operational (functional flow Satisfactory) except Adverse Conditions noted - Review.
- + Anti-siphon protection is missing at the irrigation system (required) - Safety Note.

Distribution Piping Supports

The distribution piping supports were Satisfactory where visible.

Distribution Piping Insulation

No distribution piping insulation is installed at visible sections of piping - this is a normal condition in this climate zone and no action is required.

Hose Bibs

- + Some hose bibs are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Safety Note. [front]

Waste and Vent Piping

Type of Material

The building is served by ABS plastic waste and vent pipes.

Waste and Vent Pipe Observations

The waste and vent piping was Operational (functional drainage Satisfactory).

Waste and Vent Piping Supports

The waste and vent piping supports were Satisfactory where visible.

Gas System

Gas Main - Shut Off Location

The gas main shut-off is located on the side of the building.

Gas System Observations

The visible portions of the gas piping appears Satisfactory and supported where necessary.

Water Heater - Gas

Gas Water Heater Size

Gas water heater(s) are 1 unit(s) at 50 gallons.

Water Heater Location & General Observations

- Water heater(s) were Operational.
- The water heater normal operating control were Operational.
- Water heater location - garage closet.

Automatic Safety Controls

Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

TPR Safety Valve and Discharge Pipe

The water heater is equipped with a mandated TPR safety valve, testing this device is not part of the inspection.

Combustion Venting

The combustion venting on the gas water heater appears Satisfactory.

Vent Pipe and Cap

The vent pipe and cap on the gas water heater is Satisfactory where visible.

Issues - Water Shut-Off Valve and Connector

- + Corrosion noted at water heater shut off valve - Monitor.

+ Evidence of past water heater piping leaks noted - Monitor.



Heat-Cool

The inspection includes identifying and evaluating systems and their components. We do not dismantle the heating-cooling system, nor do we evaluate the following components: electronic air-cleaners, humidifiers, in-line duct motors or dampers, all areas of the heat exchanger. We do not perform airflow diagnostic testing at the registers and it is imperative that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include a warranty or guarantee on the systems.

Gas Heater Size & Type

Gas Heater Size & General Comments

Gas heater(s) are 1 unit(s) at 100,000 btu's.

Gas heater(s) are 1 unit(s) at 75,000 btu's.

Gas Heater Location

Gas heater location - garage closet.

Gas heater location - interior closet.

Gas Heating System Observations

Operational Notes

The gas heating system was Operational (function and safety controls).

Gas Valve and Connector

The gas valve and connector appear Satisfactory.

Automatic Safety Controls

Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

Vent Pipe & Cap

The furnace vent pipe appeared Satisfactory where visible.

Combustion-Air Vents

The combustion-air vents for the gas furnace appeared Satisfactory.

Electric Cooling System Size & Type

Cooling System Size & General Comments

Electric air conditioner(s) are 1 unit(s) at 5 tons.

Electric air conditioner(s) are 1 unit(s) at 3 tons.

Cooling System Location

Electric cooling system location - exterior ground mounted.

Electric Cooling System Observations

Operational Notes

The cooling system was Operational. We test this by evaluating the differential temperature split between the air entering the system and that coming out (should be 16 to 22 degrees F.).

Issues - Refrigerant Line

+ Insulation is damaged at the refrigerant lines of the cooling system, replace as required - Attention.



Distribution-Duct System

Distribution-Duct System Observations

+ No heating and cooling provision was observed at the west bathroom and the master bedroom alcove - Review.

Registers

The registers appeared Satisfactory.

Filter(s) & Return Air Compartment

Filter & Return Air Compartment Observations

Filter was located at the air handler compartment area.

+ Dirty heating/cooling system filter(s) were noted - Attention.

+ The return-air compartment is dirty and should be serviced - Attention.



Controls-Thermostats

Thermostat

The thermostat(s) were Operational.

Electrical

The inspection includes identifying the type and capacity of the service and evaluating panels, overcurrent protection, wiring, system ground, and a representative number of switches and outlets. It is essential that any service recommendations or upgrades that we make be completed well before the close of escrow because a specialist could reveal additional deficiencies or recommend upgrades. Generally, the comments made in this section are safety related and critically important. Adding Arc Fault Circuit Interrupter (AFCI) protection, a newly designed breaker to stop arcs and sparking from occurring, should be considered.

Main Panel

Type of Service Entrance Wiring

The service entrance wires were not visible (type unknown).

Size and Location

The property is served by a 200 amp, 120/240 volt panel, located at the south exterior wall of the structure.

Service Entrance Observations

The main service conductors are underground. This is characteristic of modern electrical services but since the service lines are underground and cannot be seen, they are not evaluated as part of the inspection.

Main Panel Observations

The main panel and its components have no visible deficiencies and appear Operational.

Overcurrent Protection

There are no visible deficiencies in the overcurrent protection at the main panel (Operational).

The overcurrent protection is provided by breakers.

Grounding & Bonding

The electrical system grounding/bonding appears Satisfactory where visible.

Sub Panel(s)

Sub Panel Location

- A sub panel is located in the pool equipment area.
- A sub panel is located inside the master closet.

Sub Panel Observations

- + Complete system evaluation is needed - Review [at pool area]
- + Neutral and ground wires are combined in the sub-panel. These conductors should be separate within a sub-panel, consult a licensed electrician to correct this condition - Attention. [at pool area]

Overcurrent Protection

- + Overcurrent device(s) in the sub-panel is serving multiple circuits (double-tapping). This condition should be evaluated and corrected by an electrician - Attention.

Distribution System

Distribution Wiring Type

- The wiring has no visible deficiencies and appears Operational.
- Wiring is all copper where visible.
- The property is wired with a modern vinyl coated wiring known as Romex.

Electrical Distribution System Observations

- The visible electrical components appear to be Operational.

GFCI Outlets

- The GFCI outlets tested were Operational.

Issues - Outlets

- + Reverse polarity was detected at outlets (check all) - Attention. [west hall and ironing board]
- + Loose outlets noted (check all) - Attention.
- + Damaged outlets noted (check all) - Attention [front exterior]

Interior

The inspection includes the visually accessible areas of walls, floors, cabinets and counters, including the testing of a representative number of windows and doors. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. A number of environmental pollutants can exist in a building such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized equipment to detect, which is beyond our expertise and the scope of our service.

Exterior Doors

Exterior Door Observations

- The exterior doors were Operational.
- + A dual cylinder deadbolt which requires a key to exit is installed at bedroom emergency egress location(s), replacement with a safer latch type should be considered to allow quick escape - Safety Note.

Interior Doors

Interior Door Observations

- The interior doors were Operational.

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Windows

Predominant Window Type

The windows are multi-pane (dual pane seal condition not confirmed as part of the inspection).

Window Observations

The windows evaluated were Operational.

Floors

Floor Observations

The flooring appeared Satisfactory (this is a subjective opinion and you should judge for yourself).

Walls & Ceilings

Walls and Ceiling Observations

The walls and ceilings were Satisfactory where visible.

Safety Components

Safety Component Observations

Smoke detector button and audible signal was Operational.

Fireplace - Woodstove

Fireplace-Woodstove Observations

The fireplace appeared Satisfactory.

Kitchen

Cabinets-Counters

Kitchen Cabinets

The cabinets in the kitchen were Satisfactory.

Kitchen Countertops

The kitchen countertops were Satisfactory.

Sink

Basin

The kitchen sink was Operational.

Garbage Disposal

Garbage Disposal Observations

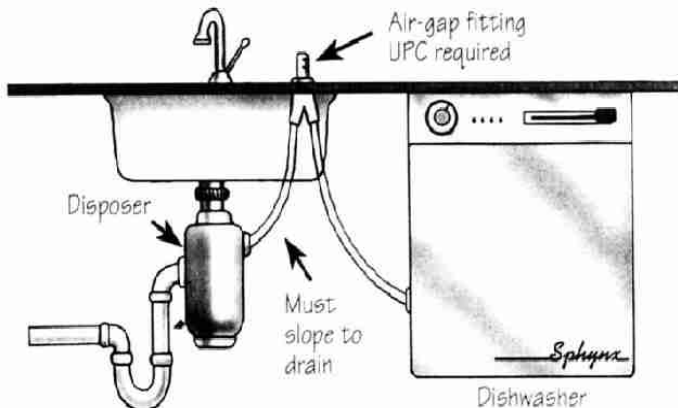
The garbage disposal was Operational.

Dishwasher

Dishwasher Observations

- + Dishwasher was Operational except Adverse Conditions noted - Review.
- + No air gap device or high loop is present at dishwasher drain line. This condition could allow debris to backup from the sink drain into the dishwasher and it can be easily fixed by a service technician - Attention.

UPC Air-Gap Device on Drain



Range-Oven

Range-Oven Type

- The range is gas.
- The range is electric.

Range-Oven Observations

- The range-oven was Operational.

Venting

- Stove venting was Operational.

Ancillary Appliances

Ancillary Appliance Notes

- The built-in refrigerator was Operational.
- + The built-in refrigerator coils are dirty (cleaning needed) - Attention.

Bathroom

This inspection does not include leak testing of shower pans and we normally do not evaluate steam showers and saunas.

Cabinets & Counters

Bathroom Cabinets

- The cabinets in the bathroom were Satisfactory.

Bathroom Countertops

- The bathroom countertops were Satisfactory.

Sinks

Basin

The bathroom sinks were Operational.

Tubs & Showers

Tub-Shower

The tub-showers were Operational.

Toilets

Toilet Observations

The toilets were Operational.

Ventilation

Bathroom Ventilation Observations

The bathroom venting provisions were Operational.

Pool-Spa

At the Client's request the Company has performed an ancillary inspection for a separate additional fee to identify the general features and major deficiencies of the pool/spa under the same general terms outlined in the inspection agreement. Inspection of the pool/spa will not fall under the jurisdiction of the Arizona Board of Technical Registration. Our visual evaluation of the pool/spa components is a limited review of general conditions in accordance with the Standards of Professional Practice for the Inspection of Swimming Pools & Spas for Arizona Home Inspectors dated May 9, 2007. Systems are operated using the manual override mode only - operating controls are not fully evaluated. You are specifically advised to also consult with a system expert prior to closing escrow regarding service procedures and any repair needs. If you have children, it is necessary for you to obtain and review the pool safety regulations for the community and conform to that standard or to the personal standard that suits your tolerance for safety. Start by checking at www.aaronline.com/documents/pool_contacts.aspx and/or by calling your city building department. We suggest removal of diving boards and slides for safety. Pools & spas are inherently very dangerous, you must monitor activities at all times.

Description

Pool Type

Pool type is below ground.

Spa Type

Spa type is below ground.

Child Safe Provisions

Child Safe Provision Description

+ No child safe provisions are provided - Safety Note.

Interior Finish & Tile

Interior Finish Description

Pool interior surface is a pebble surface type,
Spa interior finish is tile.

Interior Finish & Tile Notations

The interior finish appeared Satisfactory, however, the areas below the water line are not fully visible - inspection limited.

Decks & Coping

Decks & Coping Notations

The surrounding deck was Satisfactory.

Pumps-Motors-Blowers

Pumps & Motors Notations

The pump(s)-motor(s) were Operational.

Piping & Valves

Piping & Valves Notations

+ Pool aerator head was damaged - Attention.

Skimmer & Filter

Filter Type Description

Pool filter is a sand type.
Spa filter is a sand type.

Skimmer & Filter Notations

+ The spa system gauge, which is designed to reveal when the system flow rate is changing, is damaged and should be replaced - Attention.
+ The filter is leaking sand into pool and should be repaired or replaced - Attention.

Electrical & Lighting

Electrical Notations

+ The GFCI outlet is not functional and should be repaired or replaced - Attention [at sub-panel]

Automatic Cleaning System

Automatic Cleaning System Description

Pool cleaning system is a suction head type.

Automatic Cleaning System Notations

+ The automatic cleaning system was inoperative - Attention.

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Heater

Heater Energy Source

Heater is fueled by gas.

Heater Notations

- + The heater appeared Operational except Adverse Conditions noted - Review.
- + Electrical standards require the metal heater to be attached to a common bonding wire that conveys errant electricity harmlessly to ground, which we recommend as a safety upgrade - Safety Note.

Automatic Safety Controls

Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

General

Present - Water Treatment System

- + A water treatment system is installed (not part of this inspection) - Review.

REPORT CONCLUSION

4695 E. Sanna, Paradise Valley, AZ

Congratulations on the purchase of your property. We are proud of our inspection service and trust that you will be happy with our thoroughness. 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, opened every window and door, or identified every defect. Also, because we are not specialists and because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. Furthermore, as a property owner, you should expect ongoing problems to occur and budget 1% to 3% of the property's value every year for repairs. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. If you have been provided with a property protection warranty policy, read it carefully. Such policies may not cover all repair costs and they may deny coverage on the grounds that a given condition was pre-existing or not covered because of a code violation, wear and tear, or manufacturers defect.

Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue locations; rehearse an emergency evacuation plan for the property; upgrade older electrical systems to current standards for maximum protection; never service any electrical equipment without first disconnecting its power source; replace or install safety-film on all non-tempered glass in impact risk areas; ensure that every elevated window and the railings of stairs, landings, balconies and decks are child-safe; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds like bleach, drain cleaners, and nail polish removers are stored where small children cannot reach them; replace any dual-cylinder deadbolts from primary escape route doors.

Thank you, in advance, for taking the time to read this entire report carefully. Remember to call us immediately if you have any questions or observations. We work very hard to continuously improve the quality of our service and our report. Let us know how we can serve you.

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SUMMARY REPORT

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Inspected by: David Swartz, AZ Lic. #38046

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 Notice items. It is obviously not comprehensive and reading the entire report is absolutely essential. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review 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 identify additional defects or recommend upgrades that could affect a purchasers evaluation of the property. Note: See main report section for important Advisories and Photographs specific to this property.

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CONSULT an ENGINEER - Consult an appropriate, competent and licensed engineer for full review and further determination prior to closing escrow.

CONSULT SELLER - Consult the seller for past history/performance details and/or other general information prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, we recommend complete evaluation prior to closing escrow.

CONSULT a PEST EXPERT - Conditions warrant consultation with a pest control/fungi/wood destroying organism inspector prior to closing escrow.

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Attic-Roof

Clay Tile

Clay Tile Roof Observations

- + Maintenance and review required at tiled roof - Attention.
- + We observed approximately 30+ broken roof tiles needing replacement, further review needed - Attention.



Foam

Foam Roof Observations

- + Maintenance and review is required at the foam roof area - Attention.
- + Cracking was observed at the coating surface, repairs needed - Attention.



Plumbing

Meter & Supply

Meter & Supply Piping Observations

- + Water meter box is overfilled with soil-rock, meter was covered (view obscured). We recommend correction to provide access to the shut-off valve - Review.

Present - Water Softener

- + Water softener service/repair suggested - Attention.

Distribution Piping

Distribution Piping Observations

- + Anti-siphon protection is missing at the irrigation system (required) - Safety Note.

Hose Bibs

- + Some hose bibs are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Safety Note. [front]

Heat-Cool

Electric Cooling System Observations

Issues - Refrigerant Line

- + Insulation is damaged at the refrigerant lines of the cooling system, replace as required - Attention.



Distribution-Duct System

Distribution-Duct System Observations

- + No heating and cooling provision was observed at the west bathroom and the master bedroom alcove - Review.

Filter(s) & Return Air Compartment

Filter & Return Air Compartment Observations

- + Dirty heating/cooling system filter(s) were noted - Attention.
- + The return-air compartment is dirty and should be serviced - Attention.



Electrical

Sub Panel(s)

Sub Panel Observations

- + Complete system evaluation is needed - Review [at pool area]
- + Neutral and ground wires are combined in the sub-panel. These conductors should be separate within a sub-panel, consult a licensed electrician to correct this condition - Attention. [at pool area]

Overcurrent Protection

- + Overcurrent device(s) in the sub-panel is serving multiple circuits (double-tapping). This condition should be evaluated and corrected by an electrician - Attention.

Distribution System

Issues - Outlets

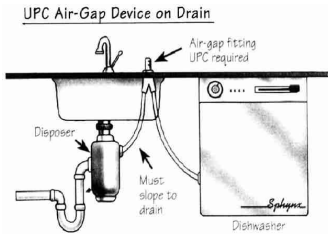
- + Reverse polarity was detected at outlets (check all) - Attention. [west hall and ironing board]
- + Loose outlets noted (check all) - Attention.
- + Damaged outlets noted (check all) - Attention [front exterior]

Kitchen

Dishwasher

Dishwasher Observations

- + No air gap device or high loop is present at dishwasher drain line. This condition could allow debris to backup from the sink drain into the dishwasher and it can be easily fixed by a service technician - Attention.



Ancillary Appliances

Ancillary Appliance Notes

- + The built-in refrigerator coils are dirty (cleaning needed) - Attention.

Pool-Spa

Child Safe Provisions

Child Safe Provision Description

- + No child safe provisions are provided - Safety Note.

Piping & Valves

Piping & Valves Notations

- + Pool aerator head was damaged - Attention.

Skimmer & Filter

Skimmer & Filter Notations

- + The spa system gauge, which is designed to reveal when the system flow rate is changing, is damaged and should be replaced - Attention.
- + The filter is leaking sand into pool and should be repaired or replaced - Attention.

Electrical & Lighting

Electrical Notations

- + The GFCI outlet is not functional and should be repaired or replaced - Attention [at sub-panel]

Automatic Cleaning System

Automatic Cleaning System Notations

- + The automatic cleaning system was inoperative - Attention.

Heater

Heater Notations

- + Electrical standards require the metal heater to be attached to a common bonding wire that conveys errant electricity harmlessly to ground, which we recommend as a safety upgrade - Safety Note.