

November 11, 2004

2459 S. Oxford
Sunny, AZ 85212.

At your request, and in your presence, a visual inspection of the above referenced property was conducted on November 11, 2004. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

INSPECTION INFORMATION

OTHER INFORMATION

117 COMMENTS

There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

DEFINITIONS

121 SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

122 FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

123 CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

124 RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

125 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION INFORMATION

201 TYPE(S)

Foundation types: Concrete slab on grade.

[NOTE] The garage floor was stamped/posted "Post-tension slab/foundation, do not cut or core." The wire cables in the floor/foundation are under extreme tension and could cause material damage and/or bodily harm if damaged.

EXTERIORS

EXTERIOR CONDITIONS

307 STUCCO SIDING

The stucco siding appeared functional, with signs of aging/wear, with exceptions noted.

a. [CR] There were cracks/holes in the stucco siding. These conditions are conducive to moisture intrusion/deterioration. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

317 EAVE(S)/SOFFIT(S)

The visible eave and soffit materials appeared functional, with signs of aging and wear. with exceptions noted.

a. [FE] There were damaged/deteriorated eave and soffit materials noted above the North gable. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

320 DOOR(S)

The doors viewed from the exterior appeared functional and the sliding glass door(s) appeared functional with signs of aging and wear. with exceptions noted.

a. [CR] The screen door(s) had damaged mesh/frame/latch or were missing. We recommend correcting the condition(s) noted.

321 WINDOW(S)

The windows viewed from the exterior appeared functional, with signs of aging and wear. with exceptions noted.

a. [CR] There was cracked/broken glass in the den window(s). We recommend correcting the condition(s) noted.

[FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend having all of the thermal doors and windows evaluated by a specialist in the appropriate trade.

GROUNDS CONDITIONS

341 DRIVEWAY(S)

The driveway appeared functional, with signs of aging and wear. with exceptions noted.

a. There were cracks in the driveway. No action is needed at this time.

353 FENCING & GATE(S)

The yard fencing appeared functional, with signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life. with exceptions noted.

a. [CR] The masonry fencing had loose bricks/blocks. We recommend correcting the condition(s) noted.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

367 LANDSCAPING

The vegetation and landscaping appeared manicured. with exceptions noted.

a. [CR] There was vegetation growing in the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

ROOF COVERINGS

ROOF CONDITIONS

410 CONCRETE TILES

The visible areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended. with exceptions noted.

a. [FE] There were a number of cracked, broken and displaced tiles throughout the roof. The underlayment felt was exposed to the weather. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

417 FLUE PIPE(S)

The visible exhaust flue pipes and weather caps appeared functional. with exceptions noted.

a. [CR] There were rusted-out/damaged/deteriorated flue pipe cap(s). We recommend correcting the condition(s) noted.

420 ROOF DRAINAGE

The visible areas of the roof drainage system appeared functional, with exceptions noted.

a. [CR] The valleys were filled with debris which restricts proper drainage. We recommend correcting the condition(s) noted.

PLUMBING

PLUMBING CONDITIONS

611 HOSE FAUCET(S)

The accessible hose faucets were functional, vacuum breakers were installed, with exceptions noted.

- a. [CR] The hose faucets leaked at the handles when operated. We recommend correcting the condition(s) noted.
- b. [CR] The vacuum breakers were missing from the hose faucet(s). We recommend correcting the condition(s) noted.

ELECTRICAL SYSTEMS

ELECTRICAL SERVICE CONDITIONS

810 WORKMANSHIP

The wiring within the panel appeared functional. with exceptions noted.

- a. [SC] There was over fusing in the panel. The fuse or circuit breaker was overrated for the circuit wiring it was protecting. This condition is fire safety hazard. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS

1007 ENERGY SUPPLY(S)

An electrical disconnect was present, in sight of and providing power to the condensing unit, with exceptions noted.

- a. The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.

KITCHEN

KITCHEN CONDITIONS

1120 VINYL FLOOR

The visible areas of the vinyl floor appeared functional, with signs of aging and wear. with exceptions noted.

- a. [CR] Unknown brown stains were noted on the vinyl flooring.

1129 CABINET(S)

The cabinet(s)/ counter(s) were functional, no visible leakage noted with signs of aging/wear, with exceptions noted.

- a. [CR] The door(s)/drawer(s) had several unknown brown stains. We recommend correcting the condition(s) noted.

. We recommend correcting the condition(s) noted.

1135 COOKTOP(S)

Electric: The cooktop/range burners functioned with signs of aging/wear, with exceptions noted.

- a. [SC] The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.

BATHROOMS

Master Bath.

1304 VINYL FLOORING

The visible areas of the vinyl floor appeared functional, with signs of aging and wear. with exceptions noted.

- a. [CR] The vinyl flooring was loose from the floor at the base of the tub.

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with exceptions noted.

- a. [CR] The faucet/spout was loose on the deck/wall. We recommend correcting the condition(s) noted.

Hall Bath.

1304 VINYL FLOORING

The visible areas of the vinyl floor appeared functional, with signs of aging and wear. with exceptions noted.

- a. [CR] There were unknown brown stains noted on the vinyl flooring.

1311 LIGHTS/FIXTURES

The light(s) were functional. with signs of aging/wear. with exceptions noted.

- a. [CR] The light(s) failed to function. We recommend correcting the condition(s) noted.

1315 SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with exceptions noted.

- a. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

BUILDING INTERIOR

1408 WALL(S)/CEILING(S)

The visible areas of the walls and ceiling appeared functional, with signs of aging and wear. with exceptions noted.

- a. [CR] Damage was noted on the wall(s)/ceiling. We recommend correcting the condition(s) noted.

1409 CARPET FLOORING

The visible areas of the carpet appeared functional, with signs of aging and wear. with exceptions noted.

- a. [CR] The carpet was damaged. We recommend correcting the condition(s) noted.
- b. [CR] Moisture/stains and damage were noted on the carpet.

1416 WINDOW(S)

The accessible window(s) were functional. with signs of aging and wear. with exceptions noted.

- a. [FE] Condensation/stains were noted between the glass panes in the thermal window(s). We recommend having all of the doors and windows evaluated by a specialist in the appropriate trade.

1420 CLOSET(S)

The closet(s) were functional, with exceptions noted.

- a. [CR] The floor guides for the closet doors were missing. We recommend correcting the condition(s) noted.

GARAGE - CARPORT

GARAGE/CARPORT CONDITIONS

1515 GARAGE FLOOR(S)

The visible areas of the garage floor appeared functional.

[NOTE] The garage floor was stamped/posted "Post-tension slab/foundation, do not cut or core." The wire cables in the floor/foundation are under extreme tension and could cause material damage and/or bodily harm if damaged.

with exceptions noted.

- a. [FE] There was evidence of a moisture condition in the garage floor. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

1523 RECEPTACLE(S)

The accessible receptacles were functional and GFCI protected where required. with exceptions noted.

- a. [SC] Switch covers were damaged/missing at the following locations: The Attic light switch located in the garage access. We recommend correcting the condition(s) noted.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

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enclosure