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PROPERTY CONDITION REPORT

Client(s):	Daniel Chavez
Property Address:	3722 W Fallen Leaf Ln Glendale, Az 85310
Realtor:	Michael St Paul,
Date:	09/27/2019
Inspector:	Zach Shawd
Report #:	Z092702-19RT

ATTENTION !!

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective, The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Warranty Plans are available for that purpose). Our SERVICE AGREEMENT/CONTRACT provides additional details, PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

Report Table of Contents

Introduction Notes

REPORT LIMITATIONS:

The client(s) are advised to read the entire inspection report and we are aware that some of the concepts presented may not easily be understood by everyone. Therefore, it is the client(s) responsibility to contact the inspector for a better understanding and/or clarification of any item and/or issue not fully understood, even though it is the intention of our company to provide a report that is above industry standards and that is easily read.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the building and/or systems inspected and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected or that possible defects was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items or excavation was performed. All components and conditions, which by the nature of their location are concerned, camouflaged or difficult to inspect are excluded from the report.

Detached buildings other than one carport or one garage, are not included. Radon, water testing, well and septic inspections, soil testing or evaluation, oven and microwave self-cleaning systems and their timers, clocks & lights, non-conventional appliances of any kind, security systems, fire sprinklers, intercoms, misting systems, any appliances not considered to be built-in, central vacuuming systems, asbestos, the presence of lead or any other environmental conditions/hazards (molds, mildew, etc.), pool cleaning sweeps, water softeners or water filtering systems, water valves, trash compactors, load controllers, low voltage decorative lighting, devices activated by sensors, garage door opener transmitters, awnings, shutters, security screens and insect infestation are not covered unless specifically indicated in the report even if mentioned. NPI expresses no opinion about the subject property beyond what is set forth on its Home Inspection Report. **The client may wish to obtain other types of inspections, such as environmental-related inspections, regarding mold, indoor-air quality or other environmental issues, or the identification or testing of "Chinese Drywall" all of which are beyond the scope of this inspection and are not addressed in the Home Inspection report.**

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

National Property Inspections wishes to remind you, every home requires a certain amount of ongoing maintenance; this home will be no exception. Drains sometimes clog, air conditioners, furnaces and water heaters all need periodic servicing, and at some point in time, will need to be replaced. These are but a few examples of the things that you can expect as a homeowner. NPI suggests that you expect and budget for ongoing maintenance and repairs.

All pre-owned homes will have some degree of wear. If an item is indicated to be adequate or serviceable (no major defects noted), then that means it was functional and performed as intended at the time of the inspection. However, it may not be aesthetically pleasing. Our inspection is not about what is aesthetically pleasing, but weather if it works as intended at the time of the inspection. Cosmetic items and/or what can considered cosmetic such as stains, nicks and/or drywall imperfections will not be included in the inspection. Also, the inspection is not intended to include other minor defects that should be readily noticeable by the

client.

We certify that our inspection have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

KEY TO THE TERMS LISTED IN THE REPORT:

For the convenience of easy reading and understanding, the following terms have been used in this report along with recommendation for actions. All actions indicated should be evaluated and carried out by qualified individuals. A qualified individual is a licensed professional, engineer, tradesman, or service technician.

Immediate Repair: Specific notation is made that the corresponding issue, item or system needs immediate attention and/or needs to be addressed immediately to avoid further damage. This notation will usually require further evaluation by a qualified individual to gain a thorough understanding of the scope of the repairs that may be needed.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and/or evaluated by qualified individual and repaired along with any other necessary corrections.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommend Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with today's safety and/or health standards, which is not necessarily the responsibility of the seller because most likely the safety standards were met when the house was built.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Items or condition should be monitored for future conditions that would suggest that a repair is needed. Consult a qualified individual prior to closing escrow if not familiar with the issue, item or system.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation of the entire item and/or system by qualified individual for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident at the time of the inspection where immediate correction is recommended. In most cases an competent, qualified individual is needed.

Note: The notation refers to general information needed to operate and/or avoid any future damage.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of the inspection, which will require further review with any necessary correction performed by a qualified person.

"Adequate and functional", "Generally acceptable condition", "Appeared serviceable" and "Operational": When the report indicates that a component is adequate and functional, operational, appeared serviceable or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item that is stated to be adequate and functional, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Arizona Standards of Professional Practice For Arizona Home Inspectors, which was given to you at the home inspection or is available online at http://www.az.gov.btr

Other issues, items or systems not addressed in the Arizona Standards of Professional Practice may be commented on in this report, but only as a courtesy to our client. Issue, items and systems not specifically addressed by the Arizona Standards of Professional Practice and not addressable within the confines of the attached contract, please refer to the information given to you during the inspection or at http://www.az.gov.btr of general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Arizona Standards of Professional Practice in this report is to be considered incomplete, without certainty, and further review by a **qualified person** is recommended.

Scope Of The Inspection

building foundation, exterior system, roof structure and coverings, electrical, heating and air conditioning systems, plumbing, parking and parking structures, landscaping, drainage, property fencing and gates (generally safety concerns only), swimming pool if present, laundry area if present, interior rooms, kitchen and the bathrooms.

The following are positive and corrective remarks noted during the time of inspection.

Parties Involved

The inspection of the building details in this report was at the request of Daniel Chavez, our client(s). Representing our client at the time of the inspection was Michael St Paul of .

No one was present during the inspection.

The inspector of record was Zachary Shawd, State of Arizona Certification number 66800, Inspector for National Property Inspections.

Time & Weather Conditions

The inspection began at 11:00 AM and ended at 12:00 PM on September 27, 2019. The report was compiled either the evening on the same day of the inspection or the next day, usually in the morning. Compiling the report on average takes about one (1) hour.

The ground was dry, the sky was clear and the outside air temperature was in the range of 80-90 degrees F.

General Building Characteristics

The type and/or style of the building being inspected is a single family residence consisting of approximately 2934 square feet. It is our understanding that the building was constructed in 1997. This is an approximate age that was determined by the observed details of the building and records.

The building was not occupied at the time of the inspection.

All the provided major utilities i.e. (gas, water, electric) for the building were on at the time of the inspection.

Orientation

For the purpose of identification, comments in this report are written based on the direction the building faces. i.e. North, East, South and West. The front of your new home faces South.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, irrigation system and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios and driveways leading to dwelling entrances and attached decks, balconies, stoops, steps, porches and their associated railings that are damaged or pose a safety issue.

Landscaping

The general landscaping is maintained and is in a generally acceptable condition with no encroachment.

Irrigation System

An automatic irrigation system is installed.

There is a total of four zones, which is for the front and back drip and grass areas.


The timer is located next to the main service panel.

Repair: Although not every head or emitter was checked, it was observed that one or more of the emitters/heads were missing or broken and needs repair by a qualified contractor.

Site Grading - Drainage

The finish grading was completed and the grading around the foundation is fairly level. It is important that water around the foundation is draining away from house, which will require your observation and possibly some work every so often. This will prevent seepage into and/or below grade construction, keep water from enclosing habitable or usable spaces (ponding), keep water from changing soil conditions and to relieve hydrostatic pressure. Any problems are noted below.

This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Driveway

The driveway for the building is concrete, which was in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only unless otherwise noted.

Walkway/Steps

The walkway for the building was surfaced with concrete. The walkway surface was in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

Patio(s)/Deck(s)

The patio area was surfaced with concrete, which is in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only. Any exceptions are listed below.

The patio cover visible framing, decking and structural post/columns if present were observed to be in a generally acceptable condition.

Repair: The patio ceiling has loose and visible seams. Repair by a licensed contractor is recommended.

Balcony

The balcony surface appears to be in a generally acceptable condition with any minor issues cosmetic only.

Fences

The site fencing was mostly if not all concrete masonry block. The visible site fencing was observed to be in a generally acceptable condition and appeared serviceable with no noted safety concerns or any other adverse conditions unless otherwise noted.

Gate(s)

The gate or gates for the site fencing were operated where possible and were observed to be in a generally acceptable condition and appeared serviceable unless otherwise noted. Keep in mind that most gates need to be adjusted every so often to work flawlessly so even if the gate is off a bit, it is considered normal or does not merit to be written up for a repair.

No pool or spa was installed at the time of the inspection.

STRUCTURE & EXTERIOR

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components include the foundation, under-floor crawl space if present, the floor structure and wall structure, the exterior wall cladding, flashing, trim, eaves, soffits and the fascia boards.

Foundation

The foundation is a slab-on-grade, which is a concrete slab placed between walls and footings. The visible areas of the stem walls exhibited characteristics that indicate a generally acceptable condition.

Further Review: Due to the sellers disclosure of interior floor cracking and the corresponding stem wall cracks. Further evaluation and repair by a licensed contractor is recommended.


Foundations and concrete slabs are affected by soil conditions. There are three basic types of soil naturally occurring in this area: sand, silt and clay. Clay soils are generally classified as "expansive." This means that a given amount of clay will tend to expand (increase in volume) as it absorbs water and it will shrink (lessen in volume) as water is drawn away. The swelling action of expansion soil can be powerful enough to lift a house. Researching and/or determining if expansive soil is or will be a problem are beyond the scope of this inspection. To determine if the house is in an area where there is expansive soil go to ftp://ftp-fc.sc.egov.usda.gov/AZ/phxshrinkswell.pdf.

No matter what type of soil, water should always be directed away from the house and any leaks should be addressed immediately to avoid unnecessary damage.

Floor Structure

The floor structure consisted of a poured in place concrete slab on grade and a wood truss subfloor over the first floor. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

Structure - Exterior

The exterior walls of the structure were constructed of wood frame. However, the wall structures of the building were observed to be in satisfactory condition with no obvious problem.

Wall Cladding (Exterior Wall Surface Material)

The exterior wall cladding of this building consisted of a cement stucco system, which is a breathable, drainable and durable exterior finished system. The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Note: The overall stucco is in good condition and is sealed with most minor cracks or blemishes being a cosmetic condition only. However, penetrations through the wall and joints between dissimilar materials need to be caulked periodically.

Structure - Columns

The structure columns were constructed of wood frame. However, the columns were observed to be in satisfactory condition.

The wall cladding for the columns consisted of a cement stucco, which appears serviceable and in a generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Trim

The trim for this building was wood and was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted. All trim should be kept caulked.

Flashing

The flashing for the exterior of the building was not fully visible and the inspection was limited. No visual outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashing be monitored and repaired as necessary.

Fascia - Eaves - Soffits

The fascia, eaves and soffits were wood. All was in generally acceptable condition with any small defects cosmetic in nature only unless otherwise noted.

Entry Doors

The entry doors for the property were operated where possible and found to be in a generally acceptable condition and appeared serviceable unless otherwise noted. Keep in mind that most doors need to be adjusted and maintained every so often to work flawlessly or to keep the door sealed (update weather-striping) so as long as the doors worked and there is not obvious problems such as the door sticking or the door needs hardware repairs such as a strip plate adjustment, it will not be written up for a repair. Keep in mind that we expect you to change all of the locks (re-key) in the house for your safety the moment you move in.

The doorbell was tested and was operational at the time of inspection unless otherwise noted.

Wood Destroying Organisms Inspection

NPI looks for evidence of wood destroying organisms and conditions conducive of infestation (conditions that may promote infestation). Our observation and reporting of any evidence of wood destroying organisms should not be confused with the state inspection report that may be required. A separate state report will be issued if contracted or hired to perform the wood destroying organisms inspection.

Condition conducive include the following:

1) Earth to wood contact (condition where wood is in contact with the ground and the building such as a wood fence or trellis).
2) Excessive cellulose debris (condition where there may be a pile of firewood against the house).
3) Faulty grade (condition where surface water tends to drain towards the house and/or the wood siding or stucco is at or below grade).
4) Excessive moisture (condition where there is a roof leak or plumbing leak and/or dryrot).

If any of these condition exist, then they could be listed below and/or throughout the report.

Note: We want to remind you that you should not plant any plants within two (2) feet of the house, because it could disturb the existing pest treatment and/or will void the warranty if there is one. In addition, over watering plants too close to the house can cause unnecessary damage and it could attract wood destroying organisms.

Further Review: There is evidence of wood destroying organisms (subterranean), which is not uncommon. Additionally

there is evidence of wood destroying insect damage at the garage north wall baseboard and at the garage side door threshold. Contact a qualified Pest contractor for further review and information.

Note: The home has been treated for wood destroying organisms in the past. We recommend you check to see if the warranty on the treatment was renewed or currently in place. If so, you may want to continue the service.

Wood Destroying Organisms/Pests

Maintenance is the ideal remedy for this problem. Keep all gaps around penetration through stucco patched to prevent water infiltration and for pest protection. Caulk all gaps between the stucco and the stem wall. Many times the builder leaves large gaps between the weep screed, which is a perforated metal strip at the bottom of the stucco and the stem wall. Keeping this caulked will keep out many insects like crickets.

GARAGE / PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

General Characteristics

The two car garage was attached and part of the overall building structure and it appeared to be in generally acceptable condition, any exceptions are noted below.

The interior walls and ceiling of the garage were finished and in generally acceptable condition unless noted in another place in this report.

Garage Overhead Doors

There is a single overhead door, which was made of metal. All the associated hardware of the door, door panels and opener if present, were observed to be operational and in generally acceptable condition, any exception will be noted below.

Safety Concern: The garage door opener safety control to reverse the movement in the event of contact with an object was not working and needs repair by a qualified contractor.

The garage door opener floor sensors installed to reverse the movement of the door in the event of a blockage were tested and working properly.

Repair: The overhead door and motor are excessively loud. Evaluation and repair by a licensed garage door contractor is recommended.

Garage Door to the Living Area

The door between the house and garage is at least a 20 minute fire rated door as required because it is considered part of the garage firewall.

The door between the house and garage is auto-closing as required because it is considered part of the garage firewall.

There is a switched light fixture installed when entering the garage.

Other Garage Doors

The outside entry door to the garage was not tested due to a double key deadbolt with no functional key.

There is a light fixture when exiting the garage exterior door.

Repair: The outside entry door is not adequately sealed, resulting in some water intrusion. The presence of any water intrusion should be addressed immediately by a qualified contractor.

Fire Separation

There appears to be an intact fire separation from the garage to the living area, any exceptions are noted below. However, the resistance of the materials making up the firewall were not tested. The wall covering and framing appears to be in a generally acceptable condition.

Plumbing

All visible plumbing service to the garage and in the garage was adequate and is found to be in a generally acceptable condition unless otherwise noted.

ATTIC / ROOF STRUCTURE

ATTIC / ROOF STRUCTURE

The ceiling and the roof structures. The insulation and vapor barrier in unfinished spaces. The ventilation, mechanical ventilation systems and water penetration.

Attic and Access Location

There was one (1) attic access panel which was located in the master bedroom closet ceiling.

Because of limited clearance and/or the potential for damage, our inspection of the xxxattic was performed from the air handler/furnace platform only. As such, our observations were based on a limited view of all the attic space.

Ceiling Structure

The interior ceiling structure consists of the bottom chords of the roof trusses. Most of the ceiling structure is covered by insulation, but the viewable ceiling structure appear to be in a generally acceptable condition.

Roof Structure

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The roof decking (sheathing) used over the truss system was oriented strand board (OSB) sheeting.

The roof structure (conventional framing and/or trusses) appeared serviceable except for the following:

Further Review: The gusset plate (gang-nail connector) is missing on one of the trusses. Since the plate is required and a part of the original truss, it will need to be corrected and engineering will be required (8 1/2" X 11 sheet of paper shower truss and repair with engineers stamp).

Further Review: There is a damaged truss south of the attic access. Truss modifications or repairs require a structural engineer certification. Evaluation and repair by a licensed structural engineer is recommended.

Evidence of Leaks

Further Evaluation: There is water staining on the underside of the roof decking, trusses, below the furnace flues and on top of the air handlers. The stains are not currently wet nor do they have an elevated moisture content. The inspector was unable to determine if the noted leaks have been repaired.

Insulation

The table below lists the typical types of insulation found in most attic cavities today and the depth (thickness) required to obtain a given insulation value. It is usually recommended that enough insulation be installed to obtain the R value of 30.

INSULATION TYPE	DEPTH (THICKNESS)	ESTIMATED R VALUE
Wood cellulose	8"	30
Wood cellulose	10"	38
Blown in fiberglass	12.5"	30
Blown in fiberglass	16"	38
Fiberglass blanket	10"	30
Fiberglass blanket	12.5"	38

There was no insulation certificate and/or document found during the inspection to indicated depth and/or how much insulation should have been installed.

The type of insulation used to insulate the home was fiberglass blanket. Insulation batts are a popular means to insulate a house, but more and more builders are moving to sprayed in insulation because it covers more evenly and theoretically leaves no openings. Unlike fiberglass blanket, it is easier to have small openings and gaps, which can reduce thermal loss between the home and the attic. There are companies out there to evaluate thermal loss. If this is ever a concern, it is recommended you have them evaluate and make recommendation for correction.

The estimated average depth of the attic insulation was 9½ to 10 inches. The insulation visible to inspect was adequate and properly installed. Any exceptions are noted below.


Repair: One or more of the insulation batts have fallen, are missing and/or have been displaced. They should be reinstalled to reduce thermal loss between the home and the attic.


Condition of Attic

The attic space where visible was in generally acceptable condition.

Exhaust Vents

The visible vents are installed in a acceptable manner and are extended out the roof as required by current standards unless otherwise noted.

Ventilation

The ventilation appeared to be adequately installed consistent with the acceptable application at the time of construction. The type of vents are roof vents, and soffit vents.

Vapor Barrier

There was no vapor barrier noted in the attic cavity.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, adequate flashing, skylights, chimneys and roof penetrations.

Roof Type

The roofing structure type is a, "Medium slope" which is considered to be between 4 in 12 and 6 in 12 (4" rise to every 12" run). Because of the low slope structure, the inspector was able to walk on the surfaces of the roof and visually inspect the accessible roofing components.

Rooftop Material

The main roof covering for this structure was a low profile concrete tile.

A portion or portions of the roof over the house is covered with a Mineral Coated Roll Roof (MCRR). This material is used over the flat portion and/or portions of the roof.

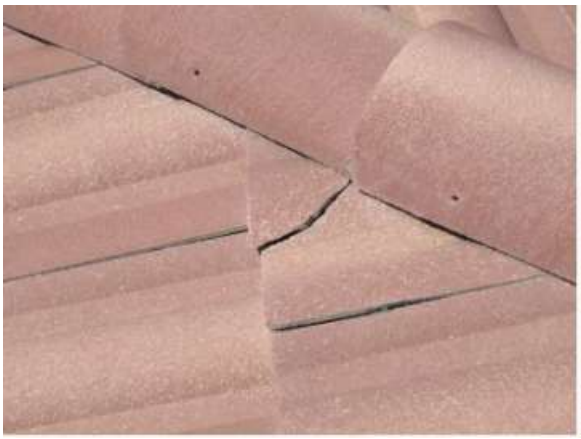
The roof covering on the main structure appears to be the first covering.

The roof surface material for the home is original.

Tile Roof Condition / Installation

The roofing materials were walked on and appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the material at the time of construction except for the following:

Repair: Several cracked/broken field tiles are noted and should be repaired and/or replaced to prevent the possibility of water draining under the tiles and having access to the underlayment and needs to be repaired by a qualified contractor. The tiles are spread evenly throughout the roof.



Repair: There displaced and missing roof tiles. Repair by a licensed roofing contractor is recommended.



Flat Roof Condition / Installation

The roofing materials appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the material at the time of construction unless otherwise noted. Remember, flat roofs need to be checked periodically to ensure they are sealed because the sun is hard on the roofs and causes areas to lift or deteriorate resulting in water intrusion.


Repair: There are gaps noted along the lap joints and/or seams. Repair by a licensed roofing contractor is recommended.

Rooftop Flashings and Valleys

The connection and penetration flashing were not fully visible to the inspector. However, the visible flashing appeared to be adequately installed and were sealed and/or water tight consistent with the acceptable application of the tiles except for the following:

Repair: The flashing for the plumbing vents were never wrapped around the pipes as they should have been to keep water from getting under the flashing and needs to be repaired by a qualified contractor.

Roof Drainage Systems

The main roof of the building has valley flashing and flashing to direct the water off of the roof. All of the flashing appears to be in generally acceptable condition except where otherwise noted. However, these valleys and flashings need to be checked for debris on a periodic basis to ensure proper drainage off of the roof.

No gutters are installed for drainage. Gutters are always recommended so drainage is controllable.

Roof Conditions of Note

Further Review: Multiple issues were discovered with the roof during the course of this inspection and most likely not unusual for the age of the home. Other deficiencies may be discovered upon closer examination of the roof system. We recommend further review for a better understanding of the roof system and any costs required to make any corrections.

The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

PLUMBING SYSTEMS

THE SCOPE

Interior water supply and distribution systems including materials, supports, and insulation, fixtures, and faucets. Functional flow, functional drainage, cross connection, anti-siphon devices and leaks. the drain, waste and vents systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The draining sumps, sump pumps and related piping. The location of main water and main fuel cut-off valves.

Main Piping

Water and waste water service was provided by a municipal or community system.

The visible main water supply line/pipe material, which carries the water to the building, was copper.

The water supply pressure for the building (psi), measured at an exterior hose bib was 65-70.

Note: The house has been equipped with a water softener. Water softeners and/or any whole house filtering system is not within the scope of a home inspection and therefore not inspected. It is recommended that the manufacturer is contacted for information concerning the unit and testing to ensure the unit is working properly.

The domestic water supply main shut-off valve is located, on the East exterior side. The building's main water shut-off valve was not operated due to the following:

Repair: The old gate type main water valve is beyond reliable service life. Replacement by a licensed plumbing contractor is recommended.

Distribution Piping

The visible water supply piping material on the interior of the building used to deliver water to the plumbing fixtures is all copper. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure. Functional flow was tested by operating multiple faucets at the same time and judged to be satisfactory. Any exceptions are noted below. Most of the water supply lines are located under and/or in the concrete slab, in areas not visible.

The exterior hose bibs were properly installed and had vacuum breakers (anti-siphon valves) installed to protect the potable water supply. The hose bibs where found to be in a generally acceptable condition unless otherwise noted.

Repair: One or more of the vacuum breaker on the end of the hose bibs is leaking.

Drain Waste Vent Piping

Building waste lines sometimes experience blockage due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or pipes that have no running water available for testing such as the laundry drain. The drain lines at this location may not be tested for functional drainage.

The visible drain, waste and vent piping material within the building was plastic. Functional drainage was tested by operating multiple faucets at the same time and judged to be satisfactory. The system appeared to be in generally acceptable condition with no apparent signs of leakage of failure unless otherwise noted in another section of the report.

Further Review: Even though we ran the water for a period of time and no water backed up. We would recommend the plumbing be scoped due to the age of the home.

Main Sewer Cleanouts

The drain cleanouts are located in the front and are in a generally acceptable condition. A sewer line inspection was not performed.

Gas System Piping

The gas meter was located on the East side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. The visible gas supply piping system was observed to be in generally acceptable condition. There was no test for gas leaks performed.

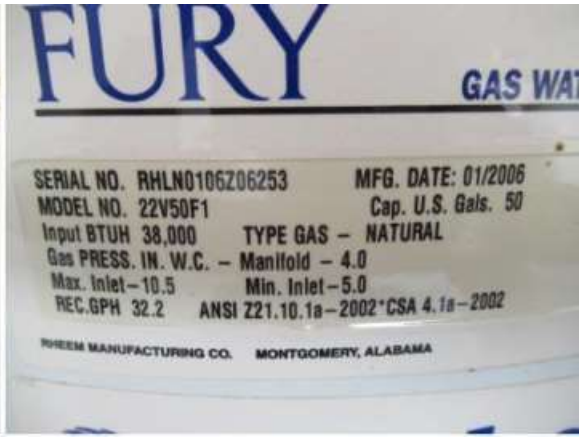
WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heater equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Water Heater Information

The location of the water heater was in the garage. The energy source for the water heater was natural gas and the storage capacity of the tank was 50 gallons. The name of the manufacturer or the name brand name of this unit was Rheem. The age of the water heater can usually be found in the serial number, which indicates that the date of manufacture was, 2006.



Supply Lines

The supply lines are adequate, there is a shut-off on the cold water supply as required and the lines appear to be in a generally acceptable condition except for the following:

Repair: There is corrosion on the supply line connections just above the water heater indicating it was leaking.

Gas Supply Lines

The gas supply line is adequate, there is a shut-off as required and the line appeared serviceable except for the following:

Further Review: There is no drip leg (settlement trap) installed at the water heater gas connection. It should be determined by checking with the manufacturer if a drip leg was required.

Expansion Tank

There is no expansion tank or expansion control devise installed. Thermal expansion occurs when water is heated during non-use periods.

Temperature And Pressure Relief Valve

The pressure relief valve drain pipe is solid copper or other acceptable material such as cpvc, drains 100% by gravity and appears to be in generally acceptable condition.

Flue Pipe

The water heater flue is adequate and appears to be installed in a safe manner so any combustion gases (carbon monoxide) are directed to the exterior of the home.

Water Heater Tank

The water heater tank is adequate and appeared serviceable with no signs of leakage.

Combustion Air Supply

Every fuel burning appliance requires oxygen carrying combustion air to operate safely. The combustion air supply was observed to be adequate.

Platform

The water heater was raised on a platform. It was the right height and appeared to be in a generally acceptable condition.

Protected from Vehicle Damage

The water heater is located in the garage and is adequately protected from vehicle impact. Protection is be provided by either a floor elevation change with a curb 4" high and 3' deep or located out of the travel path or a minimum 3" steel pipe bollard installed a minimum of 18" below and a minimum of 44" above the finished floor in front of the water heater.

General Comments

Monitor: The water heater and its controls were operational with most of its associated components in a generally acceptable condition. However, the unit is almost 14 years old. The average life of a gas water heater is 12 - 14 years so although it is working at this time, you should expect to replace it in the near future.

ELECTRICAL

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of the service panels and subpanels, including the conductors, over-current protection devices, and GFCI's (ground fault circuit interrupters). A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

Service Entry

The service entrance that supplies the power to the building's main service panel was an underground (buried) type service. Because it is buried, the main service entry is not visible for the inspection, except for the riser to the meter, which was found to be in generally acceptable condition. The service conductor was not visible. Any problems are noted below.

Main Service Panel

The meter and the main service disconnect and/or panel is located on the exterior of the building on the West side.

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect for the electrical system is a double pole breaker that is located in the center of the panel.

The electric meter and main service panel were observed to be in satisfactory condition and securely attached to the building, any exceptions are noted below.

Repair: The breakers in the panel are not labeled and/or the labeling has worn off. For safety, all of them should be

identified with some sort of permanent label.

Branch Circuit Wiring

The visible branch circuit wires from the breakers that exits the panel and go out to the appliances, receptacles and lights appears serviceable and to be in a generally acceptable condition unless otherwise noted below.

The incoming distribution wire were not visible.

GFCI (Ground Fault Circuit Interrupter)

The GFI circuitry within the outlet checks for a difference between the current in the black and white wires and any difference as low as 5 milliamps will trip the GFCI if working properly. GFCI's should be tested monthly by pressing the test bottom on the outlet and replaced if there is ever a problem. Not every receptacle is required to be protected today will be on a GFCI circuit because of changes in standards over the years. In homes built to comply with the National Electrical Code (the Code), GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawl spaces and unfinished basements (since 1990). If the home was built before any of these dates listed above and even two years after the date, then we recommend that you see the safety suggestions at the end of this report. The electrical receptacles are protected with Ground Fault Circuit Interrupt protection as required by current standards at the time of construction and tested correctly. Any areas of concern are noted below.

Switches / Receptacles

A random selection of switches and receptacles were tested and observed to be in an acceptable condition at the time of the inspection unless otherwise noted.

Fixtures/Lights

The light fixtures were tested where possible and appeared serviceable. Visually the lights/fixtures were installed properly and in a generally acceptable condition unless otherwise noted. Any ceiling fans installed were operated on medium speed. Photocells or motion sensors if present prevent testing of exterior lights. In addition, recessed lights that periodically go off and then turn back on could have problem with the thermostatic heat sensor (switch) or are over heating for some other reason. However, these problems do not always surface during the course of the

inspection because of the small amount of the time we are in the home. In addition, there is usually at least one light fixture that does not illuminate and usually just needs a new bulb to solve the problem. In some cases, it may beyond needing just a bulb, but we would not know that because we do not change the bulb.

Structural Wiring (Low Voltage Wiring)

Just about all homes have low voltage wiring (telephone, cable and/or data). Most new homes have structural wiring panels to better organize the low voltage wiring throughout the house. Structural wiring is not within the scope of a home inspection and therefore not inspected. Be sure to consult the builder or the installer to have any questions you may have addressed. The builder and/or the installer should be contacted if any problem with the structural wiring should arise.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. If the problem is not simply a bad bulb, it is normally necessary to contact an electrician to resolve the difficulty. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly.

HVAC (HEATING, VENTILATION AND AIR CONDITIONING)

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution system including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors and the presence of an installed air source in each habitable room.

HEATING SYSTEM

Heat to the home is provided by two forced air natural gas furnaces.

The location for the heating unit(s) for this building was in the attic cavity.

Brand, age and size

The name of the manufacturer or brand name for the heating unit(s) was York. The age of the unit(s) can usually be found in the serial number, on the label or by researching the model number, which indicates that the date of manufacture was 1996.

The size of the heating unit for the building as measured in (British Thermal Units) BTU's was approximately 80,000.

Heating system operations

The ambient air temperature is too high to test the heating unit(s), anytime the ambient air temperature is over 75°, the heating system should not be operated because damage may occur.

Heating system exhaust (flue)

The heating system(s) exhaust (flue) appears serviceable and in a generally acceptable condition unless otherwise noted.

Heating system installation

Visually, the installation of the heating system(s), including access was adequate unless otherwise noted.

The heating system(s) gas connection(s) appear serviceable and in a generally acceptable condition unless otherwise noted.

COOLING SYSTEM

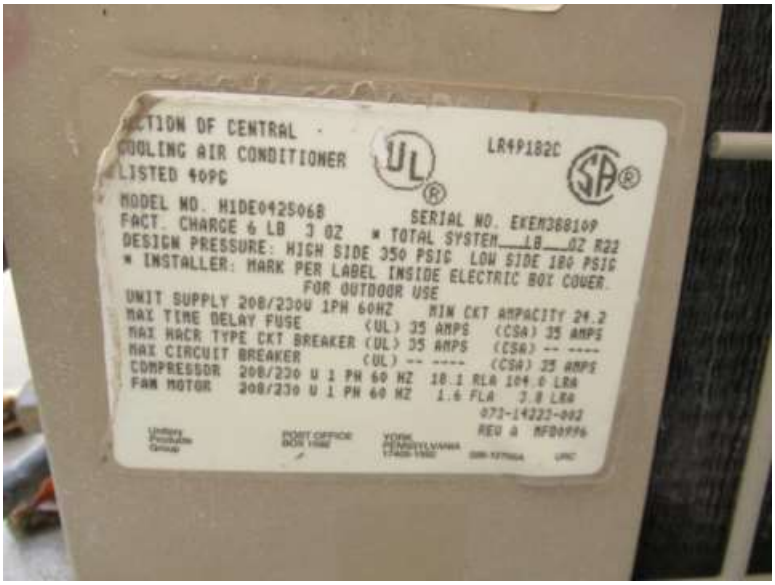
This building was cooled by two electrical split system AC's.

The cooling system(s) requires on-going maintenance and the best preventative maintenance for air conditioners is regular cleaning (at a minimum each year) and changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance.

Brand, age, serial and model number and size

The name of the manufacturer or brand name for the package unit(s) or condensing unit(s) was York. The age of the unit(s) can usually be found in the serial number or on the label or was looked up based on the information available, which indicates that the date of manufacture was 1996.

The serial number and the model number is: see photo . This unit is at least a 13 SEER (Seasonal Energy Efficiency Ratio). Parts for units less than 13 SEER may only be available for eight (8) additional years due to higher standards. Call your local HVAC contractor for additional information.

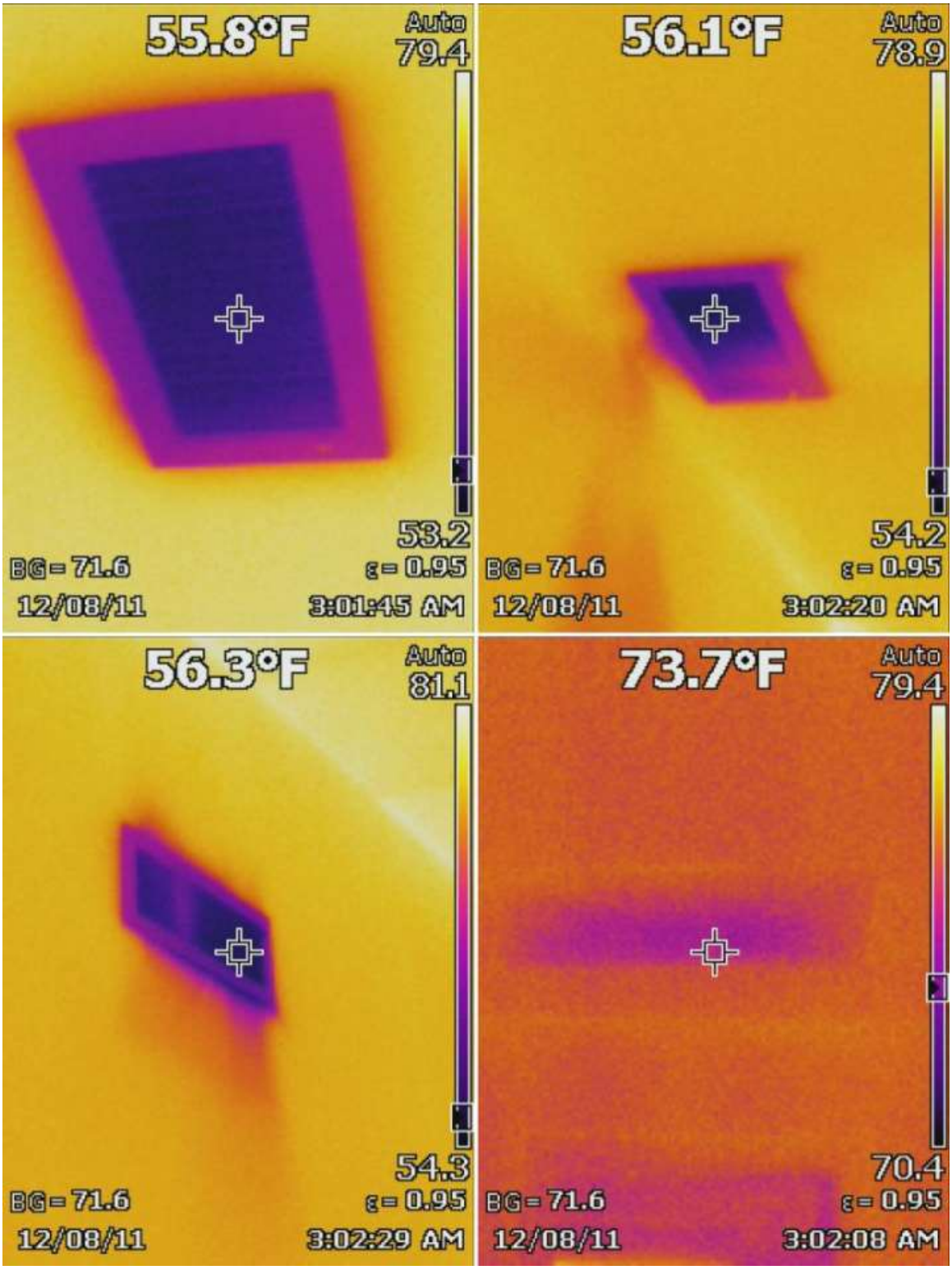


The serial number and the model number is: see photo . This unit is at least a 13 SEER (Seasonal Energy Efficiency Ratio). Parts for units less than 13 SEER may only be available for eight (8) additional years due to higher standards. Call your local HVAC contractor for additional information.

The measure of cooling capacity for the cooling systems as measured in tons was 3 tons and 3½ tons.

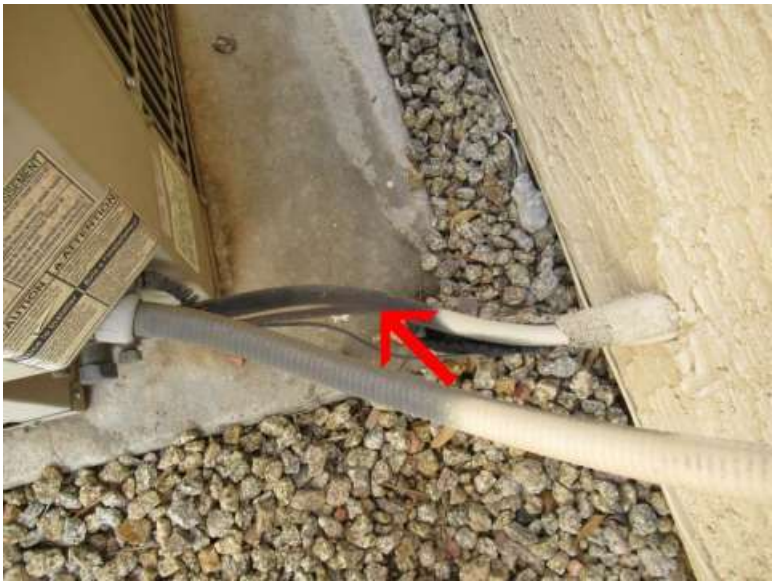
Cooling System Operations

The air conditioning system serving the upper level was run for a minimum of 25 minutes to ensure the system would continue to run and to obtain a accurate temperature drop. The temperature split was found to be within industry standards and the unit appeared adequate.



Cooling system other

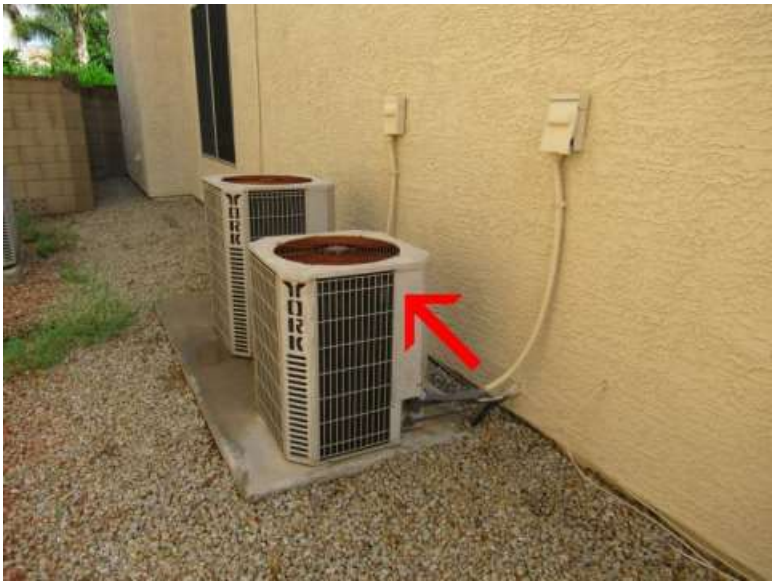
Repair: The refrigerant line is exposed at the south condensing unit. Repair by a licensed HVAC contractor is recommended.



COOLING SYSTEM CONDENSING UNIT(S)

The condensing unit(s) conditions are listed below.

Further Review: The condensing unit serving the lower level was excessively noisy, the fan did not respond and the unit is excessively hot. Further evaluation, repair or replacement by a licensed HVAC contractor is recommended.



COOLING SYSTEM CONDENSATION DRAINS

The cooling system(s) drain pan and drain lines appeared adequate and in a generally acceptable condition unless otherwise noted.

Recommend Upgrade: It is recommended that you have a Safe-T-Switch (float sensor) condensate overflow shut-off device installed on the secondary drain pan(s) so the unit will shut down when/if the pan fills with water.

DISTRIBUTION SYSTEM

Every habitable room in the building has a visible means of supply for conditioned air unless otherwise noted. A random check as to the A/C and/or heating air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable condition with no obvious separation or damage with any exceptions noted below.

FILTER(S)

The air filter for the heating and ventilation system was located in the hallway ceiling. The filter servicing the equipment was a disposable type air filter. Disposable air filters should be replaced every two months at a minimum when pets are present.

CONTROL(S) / THERMOSTAT(S)

The type of thermostat(s) for the HVAC (heating, ventilation and air conditioning) system consist of one or more wall mounted programmable control. The controls and/or thermostats were operated, but not tested for calibration. All of the controls were in operation condition, properly placed and in generally acceptable condition. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

The laundry appliances if present were not tested because they are not considered part of a building and are typically moved with the owner. We could not test the functional water supply flow and the functional water drainage.

Dryer/ Vent

The visible dryer vent on the inside and where it extends out the exterior appeared serviceable.

Washer Hookup

The utility box, the washer supply lines and the drain appear serviceable.

Washer supply hoses are a primary source of flooding within a home. Aged hoses or those which have rusted fittings should be replaced as a precaution.

Exhaust

There is an exhaust present in the laundry area and it was operational at the time of inspection.

Drying Performance

Drying clothes involves the process of evaporation. As wet clothes tumble in the dryer, heat converts the water into vapor, which is exhausted through the dryer vent system to the exterior. We do NOT test these appliances to determine how well the dryer is exhausting. There are three factors that cause drying to take too long:

- long duct runs

- too many elbows
- clogged duct pipe or vent hood

Manufacturer recommend using a rigid metal vent system to minimize drying time and energy costs. It is not recommended using foil or plastic systems, which could cause lint to build up. Lint can restrict air flow and become a fire hazard. Refer to your dryer's instructions for maximum length of duct pipe and number of elbows.

If the dryer is not drying properly or take longer than one cycle, then most likely there is a problem. You can start by putting your hand or qualified individual beneath the outdoor vent hood. If the exhausted air flow seems low, stop the dryer and clean out lint from your vent system. If that is not the problem, then you may be required to have the duct shortened.

Dryer duct will need to be cleaned out every so often. It is important that the duct is kept clear because clogged lint in the duct could be a fire hazard. Also, the door should be left open to the laundry room while the dryer is in operation due to the tremendous amount of air flow required. By closing the door, air flow is restricted.

It is important to always clean your lint filter before every drying cycle.

KITCHEN & APPLIANCES

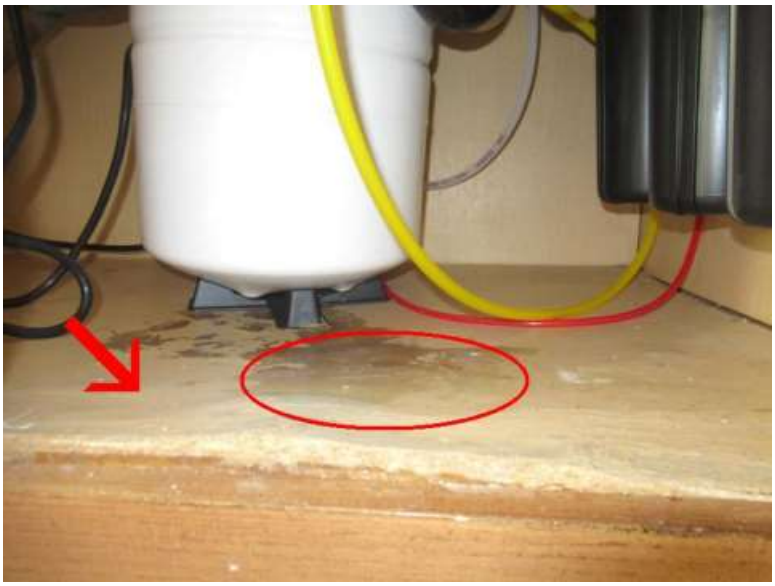
SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances. Sinks, fixtures, functional water flow, functional drainage and associated drain, waste and vent systems. No attempt is made to turn and/or try any of the angle valves under the sink due to there tendency to develop leaks, especially if they have not been tested on a regular basis.

Cabinets/Countertops

The cabinets and countertops appear to be in a generally acceptable condition except for the following:

Repair: The kitchen cabinet floor is sagging and has moisture damage. Repair by a licensed contractor is recommended.



Sink

The kitchen sink and all of its related components (drain line, faucets and water supplies) were operated and appeared to be adequate and in a generally acceptable condition except for the following:

Repair: The kitchen sink faucet handle is leaking. Repair by a licensed plumbing contractor is recommended.

Consult Seller: The water filtering equipment is without leakage. Effectiveness of filtering equipment is unknown. Inquire with the sellers as to servicing frequency.

Appliances

The kitchen appliances were turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The following appliances were on site during the inspection:

Range/Oven:

The range/oven was turned on with normal controls and found to be adequate. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

Exhaust air is being expelled from under the wall cabinet above the range. Exhaust duct is not connected or aligned and this presents a potential fire hazard due to eventual grease buildup which may occur, dependant on usage.

Microwave:

The microwave was tested with normal operating controls and appeared to be working. A microwave leakage test was not performed.

Repair: The dishwasher waste hose needs to have a "loop" in it and be clamped above the level where it connects to the drain and/or disposal. This will prevent the possibility of sucking contaminated wastewater into the washer from the drain and/or disposal and needs repair by a qualified contractor.

Disposal:

The garbage disposal was found to be operational at the time of the inspection and in a generally acceptable condition. Any exceptions are noted below.

General Condition

The finished surfaces, hardware and window in the kitchen were found to be adequate and in a generally acceptable condition. Any exceptions are noted above or in other specific areas in this report.

BATH AREAS

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, the sinks, plumbing supply fixtures and associated drains, waste and vent systems and the means of ventilation. No attempt is made to turn and/or try any of the angle valve under the sinks or toilet due to there tendency to develop leaks, especially if they have not been tested on a regular basis.


Cabinets/Countertops

The bathroom cabinets and countertops appear to be adequate and in a generally acceptable condition.

Bathroom Wash Basins

All of the bathroom wash basins and related components (drain lines, stoppers, faucets and water supply) were functional and appeared serviceable except for the following:

Repair: The master bathroom north sink stopper needs to be adjusted and/or repaired by a qualified contractor so it will works properly.

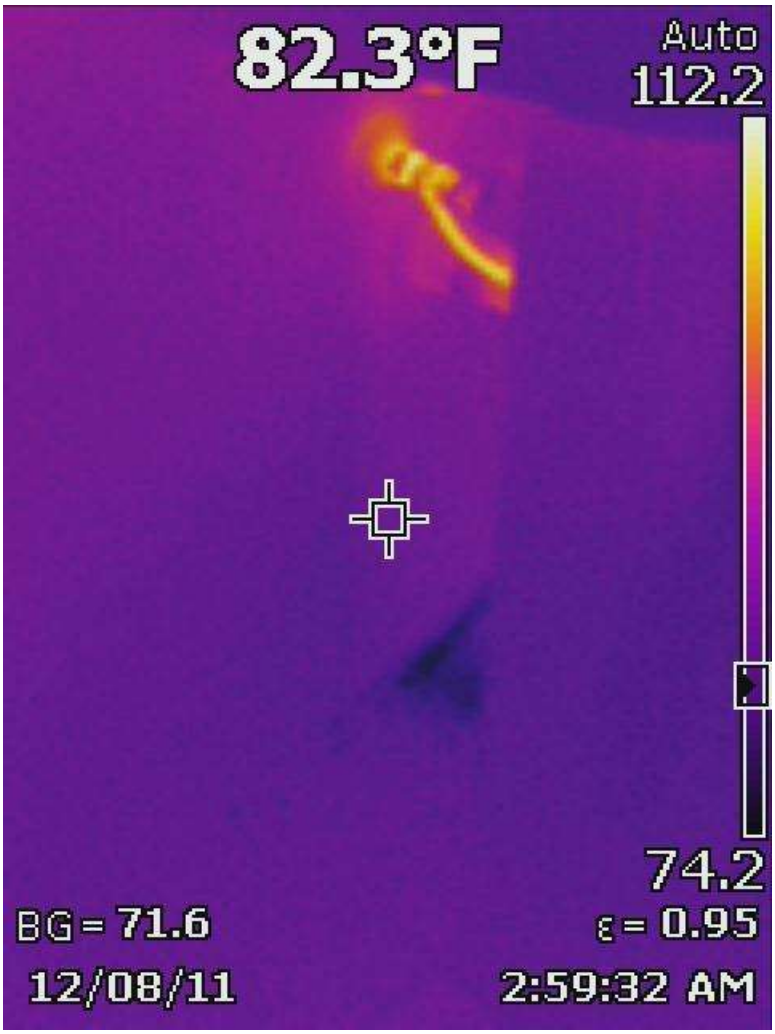
Repair: The master bathroom north and south sink water supply valves are corroded. Repair by a licensed plumbing contractor is recommended.

Repair: Water is leaking from under the master bathroom south sink at one of the drain connections and needs repair by a qualified contractor..

Repair: The powder room drain pipe and water supply valves are corroded. Repair by a licensed plumbing contractor is recommended.


Repair: The powder room sink faucet handle is not installed. Installation by a licensed plumbing contractor is recommended.

Repair: Water is leaking from under the powder room sink at one of the drain connections and must be repaired by a qualified contractor..



Bathtub/Showers

The bathtub/shower surrounds and visible plumbing components were operational and appeared to be in a generally acceptable condition except for the following:

Repair: The guest and master bathroom shower heads are leaking. Repair by a licensed plumbing contractor is recommended.

Repair: There is a constant drip from the upper level guest bathroom tub spigot and needs repair by a qualified contractor.

Shower Doors

The shower door(s) appeared to be made of safety glass and was in a generally acceptable condition except for the following:

Safety Concern: The master bathroom shower wall is only supported on two sides. A third upper support should be installed. Installation by a licensed contractor is recommended.

Toilets

The toilet bowls, tanks, water supply, fill valves and related components for the home were operational at the time of the inspection, except for the following:

Repair: The master bathroom toilet is loose on the floor and needs to be repaired by a qualified contractor.

Ventilation

There was ventilation in all of the bathrooms, which was either provided by a window and/or an exhaust fan. If an exhaust fan was present, it was operational at the time of the inspection unless otherwise noted below. It is important that the exhaust is used or the window is opened when showering to exhaust some of the moisture.

General Condition

The finished surfaces, hardware, windows and doors in the bathroom were found to be adequate and in a generally acceptable condition. Any exceptions are noted above or in other specific areas in this report.

INTERIOR ROOMS & OTHER PROVISIONS

SCOPE OF THE INTERIOR INSPECTION:

The walls, ceilings and floors. The steps, stairways and railings. Solid fuel burning systems and their operations. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

Doors

The interior doors appeared to be properly installed, operated and found to be in a generally acceptable condition unless otherwise noted. Keep in mind that most doors need to be adjusted and maintained every so often to work flawlessly so as long as the doors worked and there is not obvious problems such as the door sticking or the door needs hardware repairs such as a strip plate adjustment, it will not be written up for a repair.

Repair: The door jamb strike plate needs to be adjusted so the office door will latch. and needs repair by a qualified contractor.

Windows

The windows were constructed of aluminum.

The operational types of windows were horizontal sliding windows, single or double hung windows and fixed windows. The window glazing (number of panes) in these windows is two "double glazed"

We operated a representative number of the windows and the associated hardware and visually inspected the fixed windows if present. The windows inspected appeared serviceable and to be in a generally acceptable condition unless otherwise noted. Keep in mind that most windows need to be adjusted and maintained every so often to work flawlessly. So as long as the windows worked and there is no obvious problems such as a cracked/broken window or the window needs hardware repairs such as a new lock or tension spring adjusted, it will not be written up for a repair.

Repair: One or more of the windows throughout are not operating properly. The windows and their tracks need to be cleaned out and lubricated. If that does not work, then the rollers could be stuck and/or possibly need to be replaced by a qualified contractor.

Floor Coverings

The floor coverings used in the interior of this building was carpet and tile. All of the exposed interior floor coverings were in a generally acceptable condition at the time of the inspection. Any exceptions are noted below.

Repair: Some repairs to the tile and grout is needed throughout, especially at dissimilar materials and needs repair by a qualified contractor.

Ceilings / Walls

The finished walls and ceilings inside of the building appear to be in a generally acceptable condition with any minor cracking of flatwork a cosmetic issue only except for the following:

Repair: The upper level guest bathroom wall adjacent to the shower has moisture stains/damage. Repair by a licensed

contractor is recommended.

Note: There were repairs to the drywall, which is not unusual and should be disclosed by the seller.

Further Review: There multiple settling cracks (1/8 inch) noted at the ceiling/wall that should be monitored at minimum for any additional movement. However, we do recommend it be check for any underlying problems that could be causing the cracking.

Closets

The closets and closet accessories, including the finished walls and ceilings appear to be in a generally acceptable condition except for the following:

Safety Concern: The upper level loft closet floor guide is broken. Repair by a licensed contractor is recommended.


Stairs / Railings

The location of the stairs is to the second floor. The stairs and railing appear to be safe and in a generally acceptable condition.

General Conditions

The finished surfaces, hardware, windows and doors of the interior were found to be in a generally acceptable condition. Any exceptions are noted above or other specific areas of the report.

CHIMNEY AND FIREPLACE

The fireplace, chimney and their associated components are inspected in accordance with the Arizona ASHI Standards of Practice and industry standards. There are three basic types of fireplaces: single-walled metal, masonry and pre-fabricated metal (sometime referred to as factory-built fireplaces). Most commonly used in homes today are masonry and pre-fabricated.

There are significant areas of the chimney and/or the flue that cannot be adequately viewed during the inspection, as has been documented and reported in 1992 by the Chimney Safety Institute of America, which reads "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, the chimney can never be fully evaluated without special equipment such as being video scanned, which we recommend be done prior to the close of escrow.

Fireplace

There was one fireplace, which was located in the family room.

The type of fireplace(s) is/are metal pre-fabricated and all visible components were in a generally acceptable condition. Any exceptions are noted below.

Chimney

The chimney(s) is/are framed with stucco and were found to be in a generally acceptable condition unless otherwise noted.

SUGGESTED SAFETY IMPROVEMENTS

The standards (codes) that govern the construction industry change and/or are revised periodically, mostly for safety reasons. This is why newer homes have safety features not found in older homes. A good example would be older homes had and/or have 2-prong receptacles and now all new homes have 3-prong receptacles. A ground wire was added for safety. Another example would be smoke detectors. At one time it was a luxury to have a smoke detector installed. Now they are required in just about every room in the home. This is why you (the buyer) may want to consider upgrading if safety is a priority the following items. Most likely, these items were not required when the house was built or they would have been noted as a defect in the report. Because these items were not required when the house was built, the seller is not necessarily responsible for them when selling their home. Some of the items listed below may not apply to this house.

- If the home has two prong electric receptacles, converting to 3-prong receptacles can help to enhance personal safety. A qualified electrician should be consulted for additional guidance.

- A ground fault circuit interrupter (GFCI, sometime referred as a GFI's) is a special device that will cut off electricity to a circuit when a ground fault occurs (unsafe condition). The GFCI protection device may take the form of a circuit breaker in the electrical panel or be a combined with an electrical receptacle. GFI's have been required for most outdoor receptacles since 1973, bathroom receptacle circuits since 1975, non-dedicated garage wall outlets since 1978, and kitchen receptacles since 1987. Have 'GFCI' devices installed for protection in these areas and especially any electrical outlet subject to water. The devices provide a higher level of safety than 2 or 3-prong receptacles. For information about GFI's, see the GFCI Fact sheet by the Consumer Product Safety Commission at www.cpsc.gov/CPSCPUB/PUBS/99.html. Also, a qualified electrician should be consulted for additional guidance.

- Arc fault circuit interrupter (AFCI, sometime referred to as AFI's) has been required in some homes since 2000. Have AFCI breakers installed for all of the bedroom circuits, including bedroom lights, receptacles, etc. These devices help reduce the number of fires associated with arcing. AFI's serve a dual purpose, they shut off electricity in the event of an "arcing fault", but it will trip when a short circuit or an overload occurs. For information about AFI's, see the AFCI Fact sheet by the Consumer Product Safety Commission at www.cpsc.gov/CPSCPUB/PUBS/afcifac8.PDF. Also, a qualified electrician should be consulted for additional guidance.

- Be aware of the temperature setting on the water heater, especially if young children will be present. The water may reach temperature levels that will scald skin upon contact. We recommend checking/resetting the water heater temperature at the water heater. Normally the water temperature should not exceed 120 degrees Fahrenheit.

- Today, some municipalities require that water heater installed in a garage are protected by a bollard (post filled with concrete) to prevent and/or protection from vehicle damage, especially if the unit is gas. If a barrier is not currently installed, consider having a bollard or bollards installed to protect the water heater against vehicle impact. However, for now you must take caution when entering the garage with a vehicle because the water heater is not protected. Also, it is very important that a qualified individual only install a bollard. This is because of the complex engineered concrete systems used today.

- Current standards require that a smoke detector be installed in each sleeping room and each hallway near each sleeping room. We recommend having additional smoke detectors installed if not installed in these locations.

- If natural gas and/or propane appliances are installed in the home, it is recommended that one or more carbon monoxide "CO" detectors be installed in locations recommended by the manufacturer of the detector to make the home safer in the event of a CO leak. Under certain circumstances, gas appliances can release "CO", which is an odorless, poisonous gas.

- Newer kitchen ovens are required to have an anti-tip device installed to prevent the possibility of the oven tipping over. If the stove can be tilted forward, it may be a hazard if a small child were to open the door and climb on it. Stoves sold since 1994 include an anti-tip clip, but older stoves can be fitted with one purchased from a hardware store. We recommend that a clip be installed if small children will be living in or visiting the home.

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

- Some newer homes are required to have a secondary catch pan under the water heater designed to catch water from the water heater if there is a problem (develops a leak). The catch pan has a drain line to dispose of the water. If the water heater does not have a safety catch pan installed, installing it can reduce the risk of damage to your home and contents due to leakage from the water heater.

- Washing machine supply hoses are one of the primary sources of flooding within a home. Aged hoses or those, which have rusted fittings, should be replaced as a precaution. Also, some homes have washing machines on the second floor. On newer homes, a safety catch pan, which usually drains to the exterior, is required in some municipalities to sit under the washer to catch water if the washer would ever develop a leak. To reduce the risk of damage if the washer would ever develop a leak, we recommend having a safety catch pan installed.

- Have vacuum breaker (anti-siphon valves) installed on all exterior faucets. These inexpensive valves are needed to prevent the possible contamination of the potable water supply in the home through a garden hose. A vacuum breaker can be screwed onto any faucet that has a hose bibb, which is recommended at all exterior and garage faucets to enhance personal safety.

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

- Newer homes are designed so windows in areas that can be easily broken are some sort of safety glass. Some of these areas are along walkways, the windows next to doors, the windows on the patio and window less than 18" from the ground. If some of these windows in the home you are purchasing do not meet the current safety standards, it is recommended that the windows be changed for the safety of anyone walking, working and/or playing around these windows.

- If the distance between the balusters (the uprights for the railing) at the stairs and hall is wider than that allowed by current standards (typically 4 inches), it is recommended having the balusters modified if small children will be living in or visiting the home. This requirement is to reduce the possibility of a small child getting their head stuck between the balusters.

- The fireplace flue is in reach of small children and is marked with a warning label "HOT", but still could be a hazard to children. Exercise caution when enjoying the fireplace where children or anyone can possibly come in contact with the hot metal flue.
- It is recommended that the buyer have the exterior doors re-keyed for personal safety.
- Installing a lock on the main service panel can help to enhance personal safety.
- Installing a security system or if a system is installed, having it activated can help to enhance personal safety. As additional security, you may want to consider reprogramming the security system and garage door openers.
- Upgrading the barrier system (i.e. fences, locks, self-closing devices, etc.) for the swimming pool/spa can help to enhance personal safety and protect small children. Call your local planning and zoning department for additional information.
- If some of the exterior residential doors have a double-cylinder deadbolt lock. That is, a key is required to unlock them from the inside. Exterior residential doors are considered emergency exits so needing a key to unlock them could be fatal in case of a fire. Have them changed out to the standard turnkey type for safety.
- Make sure that products such as medicines and/or other poisonous compounds such as bleach, cleaners, pesticides and weed killers be stored where small children cannot reach them.

Our company recommends that you contact the Consumer Product Safety Commission or visit their website at www.cpsc.gov for additional safety suggestions.