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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Warranty Sample

INSPECTION ADDRESS

Hummingbird Lane, Anthem, AZ 85086

INSPECTION DATE

12/3/2004 9:30 am



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GENERAL INFORMATION

Inspection Address: Hummingbird Lane, Anthem, AZ 85086
Inspection Date: 12/3/2004 Time: 9:30 am
Weather: Clear and Dry - Temperature at time of inspection: 70 Degrees

Inspected by: Sean Preston

Client Information: Warranty Sample
Hummingbird Lane, Anthem, AZ 85086

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

Structure Style: Single Family Dwelling

Structure Orientation: East

Approx. Year Built: 2004
Unofficial Sq.Ft.: 2000

People on Site At Time of Inspection: Owners

PLEASE NOTE:

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

Report File: Warranty Sample

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Functional Components and Conditions

The walls are conventionally framed and are in acceptable condition.

Floor Structure

Functional Components and Conditions

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

Ceiling Structure

Functional Components and Conditions

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

Roof Structure

Functional Components and Conditions

The roof structure consists of standard joist and rafter construction and the condition is acceptable.

Slab Foundation

Method of Evaluation

Functional Components and Conditions

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

Slab Foundation Observations

Functional Components and Conditions

The residence has a slab foundation with no visible or significant abnormalities and is in acceptable condition.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Wall Covering or Cladding

Type of Material

Informational Components

The exterior house walls are clad with stucco.

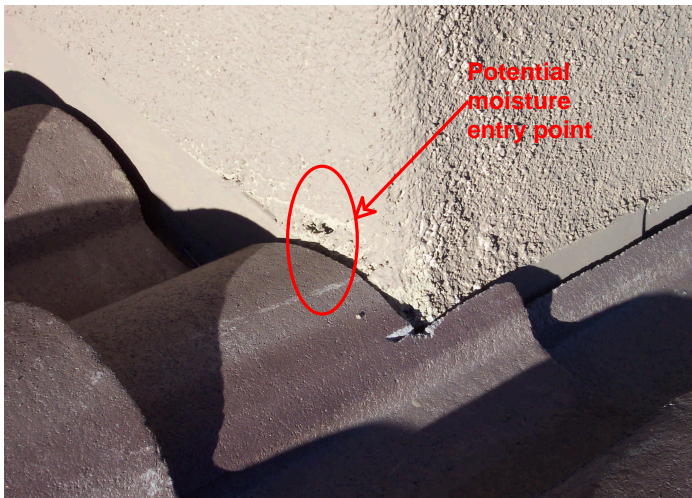
Wall Cladding Observations

Components and Conditions Needing Service

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Recommend repair by builder prior to the expiration of the warranty.

There is a hole in the stucco at the front of the house on the right side of the garage, where the roof meets the wall. Recommend patching the hole to protect from potential water penetration.

Various holes in stucco at back patio.



Site & Other Observations

Landscaping Observations

Functional Components and Conditions

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

Grading and Drainage

Flat and Level Pad

Functional Components and Conditions

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

Drainage Mode

Functional Components and Conditions

The ground around the perimeter of the house should drop at least 1" for every 12" of run. This grading should be maintained for 6 feet around the entire perimeter of the home. At this time, it appears that the home's grading is proper.

Interior-Exterior Elevations

Functional Components and Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Exterior Features

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Lights

Functional Components and Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Doors

Functional Components and Conditions

The exterior doors are in acceptable condition.

Sliding Glass Doors

Informational Components

The sliding glass door is tempered and in acceptable condition.

Windows

Informational Components

The windows are dual-pane with metal framing.

Driveways

Functional Components and Conditions

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

Hard Surfaces

Functional Components and Conditions

The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition

Walkways

Functional Components and Conditions

The walkways are in acceptable condition.

Yard Walls

Functional Components and Conditions

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

Fences and Gates

Functional Components and Conditions

The gate is in acceptable condition.

Fascia and Trim

Informational Components

The fascia board and trim are in acceptable condition.

Fire Pits

Informational Components

There is a fire pit on the property that we did not evaluate, and which you may wish to have demonstrated by the sellers. However, you should be aware that components employing natural gas are inherently dangerous.

Electrical

Components and Conditions Needing Service

The Electrical Box at the front yard wall has moisture penetrating it. Moisture is likely entering from the light on the column. Recommend proper sealing of the light fixture to the post.



Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Attic

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Access & General Condition

Informational Components

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

The attic can be accessed through a hatch in the hallway ceiling.

Framing

Informational Components

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by

thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Functional Components and Conditions

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

Electrical

Functional Components and Conditions

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

Plumbing Vents

Functional Components and Conditions

The plumbing vents are in acceptable condition.

Water Pipes

Functional Components and Conditions

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location.

Exhaust Ducts

Functional Components and Conditions

The visible portions of the exhaust ducts are functional.

Heat Vents

Functional Components and Conditions

The heat vents within the attic appear to be functional.

Blown-In Cellulose Insulation

Components and Conditions Needing Service

The blown fiberglass insulation is at varying depths. A measurement at an average depth adjacent to the service platform shows a depth of less than 10 inches. According to the specifications, to achieve an R Value of 30 a minimum depth of 12" must be blown. There are also various areas where there are areas of no insulation, possibly the result of trades accessing various parts of the attic. The Attic was inspected only from the service platform.

Concrete Tile Roof

Method of Evaluation

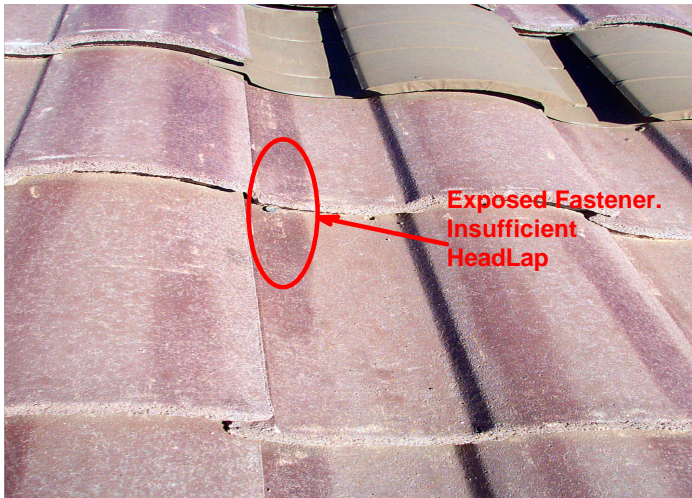
Informational Components

We were unable to safely access the roof, and evaluated it either from several vantage points on the ladder at the eaves and with binoculars.

Age and General Evaluation

Components and Conditions Needing Service

On the south side of the ridge near the vents 2/3 of the way towards the front of the house, there is insufficient head lap on the tile and the mechanical fastener is exposed.



Damaged Tiles

Components and Conditions Needing Service

There are multiple broken tiles at the north face of the rear gable. Recommend repair of the broken tiles by licensed roofing contractor.



Flashings and Penetrations

Functional Components and Conditions

The roof flashings and penetrations are in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds

eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

Informational Components

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

Main Sewer Cleanout

Functional Components and Conditions

The main sewer cleanout is located at the front of the home and is in acceptable condition.

Potential Cross Connections

Components and Conditions Needing Service

The hose bib at the rear of the house is not equipped with anti-siphon devices. This condition is conducive to a cross connection. Recommend the installation of anti-siphon devices at all hose bibs.

Functional Flow

Functional Components and Conditions

The functional flow of water was tested by operating multiple fixtures simultaneously. The flow of water during the test is acceptable.

Copper Water Pipes

Functional Components and Conditions

The potable water pipes are in acceptable condition.

Hose Bibs

Functional Components and Conditions

The hose bibs are located at the front and rear of the home and are in acceptable condition.

Waste and Drainage System

Type of Material

Informational Components

The residence is served by ABS drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes

Informational Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Water Heaters

Age Capacity and Location

Informational Components

Hot water is provided by a 1 year old, 38gallon gas water heater that is located in the garage.

Combustion Chamber

Functional Components and Conditions

The combustion chamber is clean, and there is no evidence of a leak.

Vent Pipe and Cap

Functional Components and Conditions

The vent pipe and cap on the gas water heater are functional.

Combustion Vent Ports

Functional Components and Conditions

The water heater does have appropriate combustion-air vents.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve and plumbed correctly to the exterior of the home.

Drain Valve

Functional Components and Conditions

The drain valve of the gas water heater is in place and presumed to be functional.

Gas Shut-Off Valve and Connector

Functional Components and Conditions

The gas control valve and its connector at the water heater are functional.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

The shut-off valve and water connectors on the gas water heater are functional.

Gas Components

Gas Pipe Observations

Functional Components and Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Main Shut-Off Location

Informational Components

The gas main shut-off is located in the garage side yard .

Gas Main Observations

Functional Components and Conditions

The gas meter is located at the front of the house and is in acceptable condition.

Fire Suppression System

Fire Sprinklers

Informational Components

The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our contract.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

Service Entrance

Functional Components and Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Size and Location

Informational Components

The residence is served by a 200 amp, 120/240 volt panel, located in the garage side yard.

Main Panel

Functional Components and Conditions

The main panel and its components have no visible deficiencies. The entrance conductors are copper. The branch wiring is copper.

Exterior Cover Panel

Functional Components and Conditions

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

Interior Cover Panel

Functional Components and Conditions

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

Wiring

Informational Components

The copper wiring in the main panel is in acceptable condition

Circuit Breakers

Functional Components and Conditions

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

Grounding

Informational Components

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

Branch Wiring

Branch Circuit Conductors

Informational Components

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

Wiring

Informational Components

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

Heating and Air Conditioning

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

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

Heat and AC - System 1

Type of Fuel

Informational Components

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

Split-System Age and Location

Informational Components

Central heat and air-conditioning are provided by a forced air split-system, consisting of a 1 year-old air handler with an evaporator coil that is located in the attic , and a 1 year-old condensing coil/heat pump that is located in the side yard.

Split-System General Evaluation

Functional Components and Conditions

The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Package System Age and Location

Informational Components

Central heat and air-conditioning are provided by a forced-air, package system that is located in the attic The age of the system is approximately one year.

Package System General Evaluation

Informational Components

The heat and air-conditioning package-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Furnace

Functional Components and Conditions

The furnace was tested in the heat cycle and is functional.

Vent Pipe

Functional Components and Conditions

The furnace vent pipe is functional.

Gas Valve and Connector

Functional Components and Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Functional Components and Conditions

The combustion-air vents for the gas furnace are functional.

Return-Air Compartment

Functional Components and Conditions

The return-air compartment is in acceptable condition.

Evaporator Coil

Functional Components and Conditions

The evaporator coil is functional.

Condensate Discharge Pipe

Functional Components and Conditions

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

Drip Pan

Functional Components and Conditions

The drip pan is functional.

Condensing Coil

Functional Components and Conditions

The condensing coil responded to the thermostat and is functional.

Refrigerant Lines

Informational Components

The refrigerant lines are in acceptable condition.

Service Disconnect at the Coil

Functional Components and Conditions

The electrical disconnect at the condensing coil is functional.

Differential Temperature Readings

Functional Components and Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Thermostat

Functional Components and Conditions

The thermostat is located in the hall adjacent to the master bedroom. The thermostat is in acceptable condition.

Registers

Components and Conditions Needing Service

The airflow from the register in the office is less than the other areas. In the attic it appears that the duct may have a tight bend to it restricting airflow.



Air Filter

Functional Components and Conditions

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

Air Filter

Functional Components and Conditions

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

Living Areas

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

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist.

All Living Areas

There is no recommended service

Informational Components

We have evaluated the living areas in compliance with industry standards, and found them to be in acceptable condition.

Lights

Functional Components and Conditions

The lights throughout the living area are functional.

Outlets

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The doors in the living areas are functional.

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Informational Components

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

Dual-Glazed Windows

Informational Components

The windows are functional.

Closets

Functional Components and Conditions

The closets are functional.

Bedrooms

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

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

All Bedrooms

Smoke Detectors

Informational Components

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

Doors

Functional Components and Conditions

The bedroom doors are functional.

Flooring

Informational Components

The floors have no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

The area surrounding the firesprinkler at master bedroom has large gaps and is not finished to professional standards.

Dual-Glazed Windows

Informational Components

The windows that were unobstructed were checked and found to be functional.

Closets

Functional Components and Conditions

All of the bedrooms closets and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

Outlets were tested in each of the bedrooms and found to be functional.

Bathrooms

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

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

All Bathrooms

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

Lights

Functional Components and Conditions

The lights are functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fans are functional.

Flooring

Informational Components

The floor have no significant defects.

Doors

Functional Components and Conditions

The bathroom doors are functional.

Walls & Ceiling

Informational Components

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows that were unobstructed were tested and found to be functional.

Toilet

Functional Components and Conditions

The toilet are functional and secure.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertops are functional.

Sink Faucet Valves etc Trap & Drain

Functional Components and Conditions

The bathroom sinks and their components are functional.

Tub

Functional Components and Conditions

The tub is functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Common Areas

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

Kitchen

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Lights

Functional Components and Conditions

The lights are functional.

Gas Range and Oven

Functional Components and Conditions

The gas range and oven is functional, but was neither calibrated nor tested for its performance.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Sink

Functional Components and Conditions

The sink is functional.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain at the sink are functional.

Cabinets

Functional Components and Conditions

The kitchen cabinets are functional, and do not have any significant damage.

Counter Top

Components and Conditions Needing Service

A typical separation between the counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Doors

Functional Components and Conditions

The kitchen door, or doors, are functional.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Laundry

Lights

Functional Components and Conditions

The lights in the laundry room are functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan in the laundry room is functional.

Dryer Vent

Informational Components

The visual inspection shows the dryer venting properly.

Flooring

Informational Components

The floor has no significant defects.

Doors

Functional Components and Conditions

The door, or doors, in the laundry room are functional.

Walls and Ceiling

Informational Components

The walls and ceiling in the laundry room are in acceptable condition.

Closets

Functional Components and Conditions

The closet, or closets, in the laundry room are functional.

Garage

Garage Door and Hardware

Functional Components and Conditions

The main garage door is functional.

Automatic Opener

Functional Components and Conditions

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

Lights

Functional Components and Conditions

The lights in the garage are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

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

Slab

Functional Components and Conditions

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

Firewall

Functional Components and Conditions

The firewall in the garage is functional.

Inspection Address: Hummingbird Lane, Anthem AZ. 85086
Inspection Date/Time: 12/3/2004 9:30 am

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Walls and Ceiling

Informational Components

The garage walls are in acceptable condition.

Ventilation Ports

Functional Components and Conditions

The ventilation ports are functional.

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

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

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

Thank you,

Sean Preston
Inspector

State of Arizona, Certification # 41510
Hummingbird Property Inspection
602-312-6266
www.hproinspect.com

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