



3434 W. Anthem Way, Suite 118-453, Anthem, AZ 85086
Tel: 1-877-760-8160 Fax: 602-296-0222 Cell: 602-312-6266
www.hummingbirdaz.com sean@hummingbirdaz.com

SUMMARY REPORT

Client: Warranty Sample
Inspection Address: Hummingbird Lane, Anthem, AZ 85086
Inspection Date: 12/3/2004 Start: 9:30 am
Inspected by: Sean Preston

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

The inspection report can be viewed on the Internet
www.hummingbirdaz.com
Enter the following Client Name: hummingbird and the Password: sample

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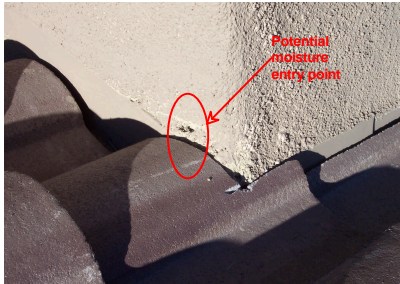
Exterior

Wall Covering or Cladding 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.



Exterior Features

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

Attic

Blown-In Cellulose Insulation

Components and Conditions Needing Service

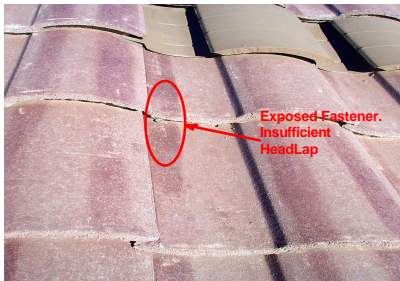
- The blown fiberglass insulation is at varying depths. A measurement at an average depth adjacent to the service platform shows a depth of less than 10 inches. According to the specifications, to achieve an R Value of 30 a minimum depth of 12" must be blown. There are also various areas where there 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

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.



Plumbing

Potable Water Pipes

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.

Heating and Air Conditioning

Heat and AC - System 1

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.



Bedrooms

All Bedrooms

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.

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Inspection Date/Time: 12/3/2004 9:30 am

Common Areas

Kitchen

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.