

January 24, 2011

RE: ABC Lane
Surprise, AZ 85374

Dear Mr. Sample:

At your request, a visual inspection of the above referenced property was conducted January 24, 2011. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

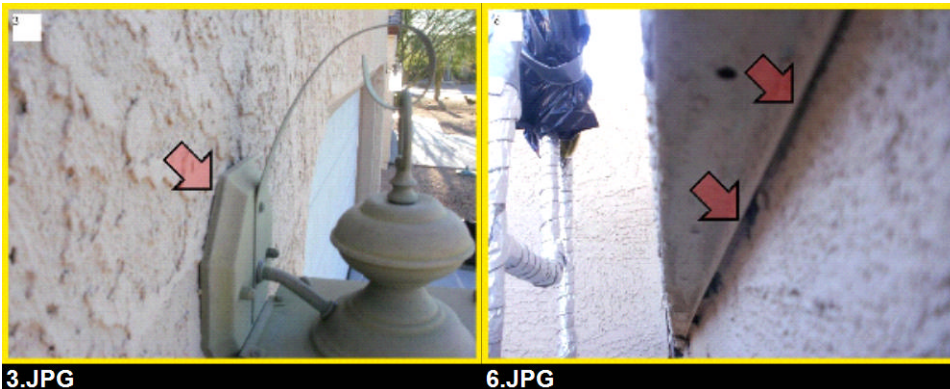
It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

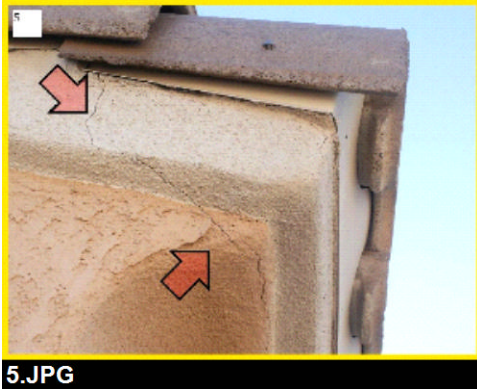
EXTERIOR AND/OR FOUNDATION

WALLS:

CONDITION:

1. Cracks noted. Repairs needed, such as at: SW fascia(picture 5). Caulk/sealing is needed, such as at: Wall mounted light fixtures(picture 3), around combustion vent at East garage wall as can be seen from water marks on drywall and at gaps between weep screed and concrete slab, such as at SW area(picture 6). Note: soffit vent is displaced at NW area. Recommend further evaluation and corrections by a qualified and competent contractor.



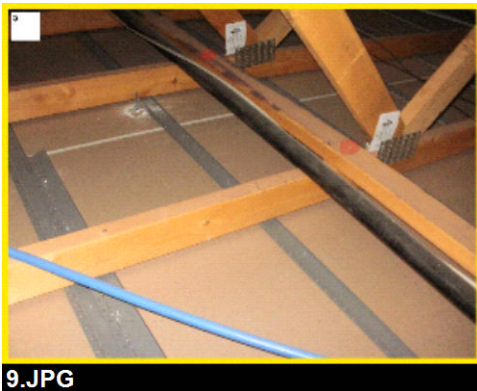


ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

4. Truss framing in tact as far as visible. No walk boards are provided. No stains were seen to indicate leakage. Ventilation is provided, soffit/eaves area, gable, roof top. Truss bracing only has one nail per truss- Picture 9 (some have no nails).



INSULATION TYPE AND CONDITION:

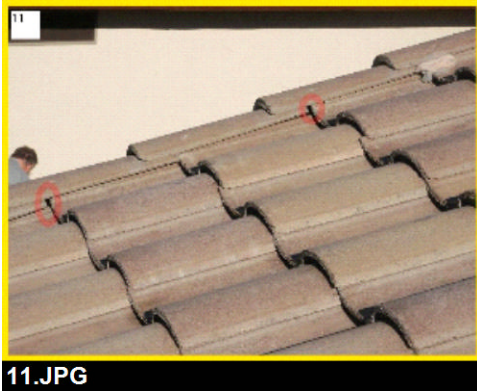
5. Fiberglass- Blown. Over all depth of insulation is adequate. Insulation is displaced, such as over living room where light has been replaced (picture 12).



ROOF:

ROOF COVERING STATUS:

6. Over all condition of roof is adequate as far as visible. Open areas at roof edges are not fully sealed, such as at West end (picture 11). One area has been "mud balled" in, such as at the top of the picture. A qualified and competent roofing contractor should be called to make further evaluation and repairs as needed.

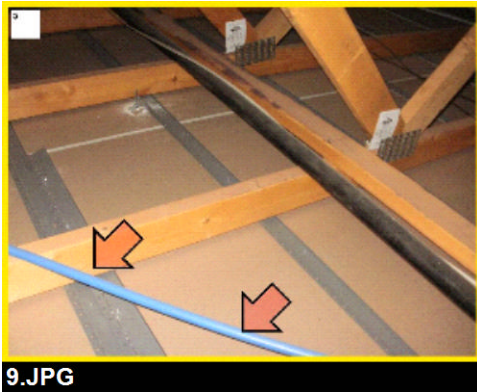


PLUMBING

SUPPLY LINES:

CONDITION:

7. Pex lines are not covered with insulation, such as over garage (picture 9). Wirsbo pex manual states: "Caution: When installing in attics, install tubing below the insulation to protect from excessive heat or cold."



HOSE FAUCETS:

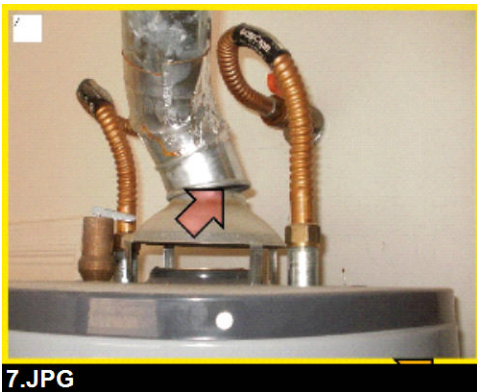
OPERATION:

8. Functional. Leaks noted during operation at handle of hose bib, such as at NW.

WATER HEATER:

CONDITION:

9. Flue vent is present, however, roof top is missing the storm collar (picture 10) and flue is displaced at the draft hood (picture 7). Recommend further evaluation and any corrections by qualified and competent plumber.



GROUNDS

LANDSCAPING:

CONDITION:

10. Missing heads noted, such as at: front.

GRADING:

SITE:

11. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Some improvements needed, such as at: front, West and East garage(low area next to electrical panel).

PATIO/PORCH COVER:

CONDITION:

12. Ceiling is damaged//flaking, possibly from spraying with the hose. Roofing materials does not show any indication leakage.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

SUB PANEL NOTES:

13. Fountain timer has an open knock out hole that should be capped.

CONDUCTORS:

BRANCH WIRING:

14. Unsafe conditions exist, such as at fountain conduit(picture 4). Wires are without the benefit of underground rated conduit. Light appears to have been replaced over living room(picture 12).



4.JPG



12.JPG

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR PLENUM:

16. Air leaks noted- Sealing is recommended, such as at garage(picture 8).



8.JPG

DUCTWORK:

TYPE:

17. Flexible Round. Excessive sags/bend/dips/restrictions noted, such as at West end(pictures 14 and 15).



INTERIOR

DOORS:

MAIN ENTRY DOOR:

19. Key only dead bolt can be very dangerous in the event of a fire. Consider changing to a lever latch(this applies to all exterior doors)

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

20. Combustion air vent is damaged(picture 13). Recommend further evaluation and corrections by qualified and competent fireplace contractor.



GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

21. Automatic reverse feature is, not operational. Note: All overhead doors should have fully operational auto-reverse function. Recommend further evaluation and repairs by a qualified and competent garage door technician.

MISCELLANEOUS:

22. Truss bracing only has one nail per truss- Picture 9 (some have no nails).

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

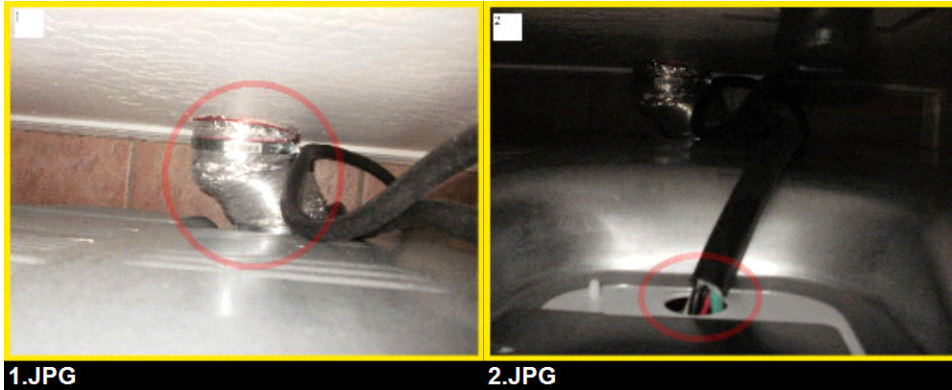
TYPE/CONDITION:

23. Gas, Unit is operational. Anti tip bracket is: in place but has too much play, recommend securing. Oven was smoking badly when tested.

WASHER AND DRYER:

CLOTHES DRYER:

24. Electric. Functional. Dryer vent is foil. Although some builders and appliance manufacturers may allow this, we routinely recommend this be changed to a rigid or semi rigid metal to increase safety (picture 1). Wiring is displaced and missing connector at rear as well (picture 2). Recommend further evaluation and corrections by a qualified and competent appliance contractor/technician.



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

Sincerely,

Steve Haldeman- Cert. #41253
TUSCANY HOME INSPECTIONS, LLC
623-293-7143