

Advantage Inspection Service, Inc.

Property Analysis & Consulting

8433 N. Black Canyon #100 Phoenix, AZ 85021

Tel: (602) 864-8331

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Tim Waverly

INSPECTION ADDRESS

489 N. Hardy, Phoenix, AZ.

INSPECTION DATE

04/02/2004 10:00 am to 1:00 pm



This report is the exclusive property of the Inspection Company and the client whose name appears herein. Use or reliance on the findings of this report by any unauthorized persons is strictly prohibited.

GENERAL INFORMATION

Inspection Address: 489 N. Hardy, Phoenix, AZ
Inspection Date: 04/02/2004 Time: 10:00 am to 1:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 70 Degrees

Inspected by: Bernie Koestner #38153

Client Information: Tim Waverly
Furnished: Yes
Number of Stories: 1

Structure Style: Single Family

Structure Orientation: West

Approx.Year Built: 1979
Unofficial Sq.Ft.: 2208

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

The service and further review recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property. The inspection and report is null and void if a signed contract does not exist between Advantage Inspection Service, Inc. and the Client.

Report File: WebReport

SCOPE OF WORK

You have contracted with us to perform a general inspection in accordance with industry standards for the inspection profession. It is different from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, a general inspection is completed on-site at a fraction of the cost and within a few hours. Consequently a general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that need additional evaluation, are safety related or may lead to costs that would significantly affect your evaluation of the property.

We evaluate systems/components and report on their general condition. A Satisfactory or Operational notation does not mean that the item is perfect but that it is either functional or met a reasonable standard on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the surfaces around windows and doors, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects and may or may not note them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized and do not have the expertise to test for environmental contaminants, or comment on termite, dry rot, fungus or mold. You should schedule any desired specialized inspections with the appropriate specialists before the close of escrow.

A building and its components are complicated and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. We promote candid and forthright communication between all parties because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, it is essential that you read the entire report and any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow (because additional defects could be revealed by specialists and upgrades recommended could affect your evaluation of the property). Our service should not be construed as a warranty or guarantee.

Key to Terms and Symbols used in the Report:

FUNCTIONAL, SATISFACTORY or OPERATIONAL - The system or component appears capable of being used and is considered acceptable for its age and general usefulness. Evidence of past or present defects or additional notations may be present, however, the item is considered to be repairable or capable of generally satisfactory service within the limits of its age.

ATTENTION - Specific notation is made that issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation prior to closing escrow.

CONSULT an ENGINEER - Consult an appropriate, competent and licensed engineer for full review and further determination prior to closing escrow.

CONSULT SELLER - Consult the seller for past history/performance details and/or other general information prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, a complete evaluation is needed prior to closing escrow.

CONSULT a PEST EXPERT - Conditions warrant consultation with a pest control/fungi/wood destroying organism inspector prior to closing escrow.

MONITOR - Item or condition should be monitored or repaired as required. Consult a qualified expert prior to closing escrow if not familiar with the requirements.

SAFETY NOTE - The notation refers to a condition that affects safety, complete evaluation and correction is needed prior to closing escrow.

+ - A plus sign at the beginning of a notation means that this is a comment that requires specific consideration prior to closing escrow.

Site

Our evaluation of the site features of a property does not include subterranean drainage systems, fountains, ponds, statuary, fire pits, play equipment or display/security lighting.

Grading-Drainage & Misc

Site Grading & Drainage Observations

Drainage appears Satisfactory, Consult Seller for confirmation.

Exterior Elements

Driveways

The driveway was Satisfactory.
Normal-moderate cracks exist at the driveway - Monitor.

Walkways

Exterior walkways were Satisfactory.
Normal-moderate cracks exist at the exterior walkways - Monitor.

Entry-Porch

The entry-porch was Satisfactory.

Patio-Cover

The patio-cover was Satisfactory.
Normal-moderate cracks exist at the patio surface - Monitor.

Fences and Gates

+ Fences and gates were Satisfactory except Adverse Conditions noted - Review.
+ Sections of the metal fencing are deteriorated or have rusting evident - Review.



Structure

We do not typically comment on surface coatings, cosmetic deficiencies and normal wear and tear that would be readily apparent to the average person.

Structural Elements

Wall Structure Type - Observations

The wall structure appeared Satisfactory.
The structure walls are masonry.

Wall Components

Type of Material

The exterior walls are clad with stucco.

Wall Covering Observations

The exterior wall cladding was Satisfactory.

Normal-moderate cracks exist at the structure walls, periodic sealing is needed - Monitor.

Fascia-Soffits-Trim

+ Deterioration and water stains were noted at fascia/soffit/trim areas, consult others to confirm source - Review.



+ Damaged trim was observed at the garage door opening - Attention.



Chimney

Chimney Observations

The chimney appeared Satisfactory.

Spark Arrestor - Rain Cap

A Satisfactory spark arrestor/rain cap is in place on the chimney.

Concrete-Masonry Foundation

Method of Evaluation

We evaluated the slab foundation on the exterior by examining the stem walls that project above the soil. Interior not visible due to floor coverings - inspection limited.

Slab-Foundation Observations

Visible slab-foundation components appeared Satisfactory, however, the inspection is limited.

Attic-Roof

We will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or when insulation obscures framing making mobility hazardous. Also, we do not move the insulation, which may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components or defects. We access the roof or we indicate our inability to do so and will examine the roof surface. The inspection will not include a prediction of remaining life-expectancy or guarantee against leaking.

Attic

Method of Evaluation

+ There was no visible attic access - the attic was not inspected (roof and ceiling structure type not determined).

Roof & Ceiling Structure Type

The roof & ceiling structure consists of a prefabricated truss system.

Ventilation

Ventilation within the attic appears to be Satisfactory.

Clay Tile

Method of Evaluation & Location

+ We were unable to safely access the roof and evaluated it from several vantage points with binoculars and a ladder.

Clay Tile Roof Observations

- + The clay tile roof appears to be Satisfactory except Adverse Conditions noted - Review.
- + Cracked roof tiles were observed - Monitor.



Foam

Method of Evaluation & Location

We evaluated the roof and its components by walking its surface.

Foam Roof Observations

- + The foam roof was Satisfactory except Adverse Conditions noted - Review.
- + Ponding evident at foam roof - Monitor.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm



Flashing-Penetrations

Flashing Observations

Flashings at the roof were Satisfactory where visible.

Parking

Garage/carport opening sizes and interior dimensions are not standard, take measurements to ensure that there is sufficient clearance to accommodate your vehicles.

Garage

Overhead Doors

The garage door(s) were Operational.

Overhead Door Opener

The garage door opener was Operational and the auto-reverse functioned.

Fire Separation

The firewall and fire door in the garage was Satisfactory (fire ratings not verified).

Walls and Ceiling

The garage walls and ceilings were Satisfactory where visible.

Issues - Garage Miscellaneous

+ Possessions prevent full inspection of garage - Review.

Laundry

We do not test clothes dryers or washing machines and their water connections and drainpipes.

Laundry Area Comments

Observations

The laundry area appeared Satisfactory.

Dryer Connection

Dryer connection is 240 volt electric.

Dryer Vent

Visible portions of the dryer vent appeared Satisfactory.

Plumbing

The inspection includes evaluation of functional flow & drainage. Concealed piping will not be evaluated or identified for type during this inspection, description of material type noted in the report refers to visible portions only. Some plastic piping can be problematic and require additional steps beyond the inspection to identify. Problems with waste lines, particularly the main sewer line, can be costly and it would be prudent to have the main sewer line video scanned if the property dates back to the 1960's or earlier.

Meter & Supply

Type of Material

Copper piping appears to exist in the run from the meter to the structure (where visible - other piping types may exist).

Meter & Supply Piping Observations

The supply piping appears Satisfactory where visible at meter and riser areas (underground sections not identified or evaluated).

Main Shut-Off Observations

The main water shut-off valve is located at the front of the residence.

Distribution Piping

Type of Material

The building is served by copper potable water pipes (where visible - other piping types may exist).

Distribution Piping Observations

The distribution piping was Operational (functional flow Satisfactory).

Hose Bibs

The hose bibs tested were Operational.

+ Some hose bibs are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Safety Note.

Waste and Vent Piping

Type of Material

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

Waste and Vent Pipe Observations

Based on industry recommended water tests, the waste and vent piping was Operational (functional drainage Satisfactory). However, only a video-scan of the drainpipes would confirm the actual condition.

Lawn Sprinklers

Lawn Sprinkler Observations

The lawn sprinkler system appeared Operational at the time of the inspection.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Water Heater - Electric

Electric Water Heater Size

Electric water heater(s) are 1 units at 80 gallons.

Water Heater Location & General Observations

Water heater location - roof (part of solar system).

TPR Safety Valve and Discharge Pipe

The water heater is equipped with a mandated TPR safety valve, testing this device is not part of the inspection.

Issues - Solar Assisted

The solar water heater is not part of this inspection, consult an expert to evaluate the system for function and safety - Review.



Heat-Cool

The inspection includes identifying and evaluating systems and their components. We do not attempt to dismantle the heating system, nor do we evaluate the following components: heat exchanger, electronic air-cleaners, humidifiers, in-line duct motors or dampers. We do not perform airflow diagnostic testing at the registers and it is imperative that any recommendation that we make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include a warranty or guarantee on the systems.

Electric Heater Size & Type

Electric Heater Size & General Comments

Electric heat pump(s) are 2 unit(s) at 2.5 tons.

Electric Heater Location

Electric heating system location - roof.

Electric Heating System Observations

Operational Notes

The electric heating system was Operational.

Electric Cooling System Size & Type

Cooling System Size & General Comments

See heating system notes for size and location of heat pumps (provides heating & cooling).

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Electric Cooling System Observations

Operational Notes

The cooling system was Operational. We test this by evaluating the differential temperature split between the air entering the system and that coming out (should be 16 to 22 degrees F.).

Electric Evaporative Cooler

Evaporative Cooler Observations

The evaporative coolers were Operational.

Distribution-Duct System

Distribution-Duct System Observations

Ductwork appeared Satisfactory where visible.

Registers

The registers were Satisfactory and provided in each habitable room.

Filter(s) & Return Air Compartment

Filter & Return Air Compartment Observations

Filter(s) were Satisfactory.

Controls-Thermostats

Thermostat

The thermostat was Operational.

Electrical

The inspection includes identifying the type and capacity of the service and evaluating panels, overcurrent protection, wiring, system ground, and a representative number of switches and outlets. It is essential that any service recommendations or upgrades that we make be completed well before the close of escrow because a specialist could reveal additional deficiencies or recommend upgrades. Generally, the comments made in this section are safety related and critically important. Adding Arc Fault Circuit Interrupter (AFCI) protection, a newly designed breaker to stop arcs and sparking from occurring, should be considered.

Main Panel

Type of Service Entrance Wiring

The service entrance conductors are copper where visible.

Size and Location

The residence is served by a 200 amp, 120/240 volt panel, located at the north exterior wall of the structure.

Service Entrance Observations

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

Main Panel Observations

+ The main panel was Satisfactory except Adverse Conditions noted - Review.

+ Various circuits within the main panel need to be labeled - Safety Note.



Overcurrent Protection

There are no visible deficiencies in the overcurrent protection at the main panel (Operational).
The overcurrent protection is provided by breakers.

Grounding & Bonding

The electrical system grounding/bonding appears Satisfactory where visible.

Distribution System

Distribution Wiring Type

The wiring has no visible deficiencies and appears Satisfactory.
Wiring is copper at the 120 volt circuits and aluminum at the 240 volt circuits (OK).
The property is wired with a modern vinyl coated wiring known as Romex.

Electrical Distribution System Observations

The visible electrical components appear to be Operational.

+ Unidentified switches were noted, this is a common condition that the occupant can often help identify - Consult Seller.

GFCI Outlets

The GFCI outlets tested were Operational.

+ The kitchen outlets should be upgraded to have (GFCI) ground fault circuit interrupter protection - Safety Note.

Interior

The inspection includes the visually accessible areas of walls, floors, cabinets and counters, including the testing of a representative number of windows and doors. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. A number of environmental pollutants can exist in a building such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized equipment to detect, which is beyond our expertise and the scope of our service.

Exterior Doors

Exterior Door Observations

The exterior doors were Operational.

Interior Doors

Interior Door Observations

The interior doors were Operational.

Windows

Window Type

The windows are single pane.

Window Observations

The windows evaluated were Operational.

+ The master bedroom egress windows are too small to meet current building standards - Safety Note.



Floors

Floor Observations

+ The flooring appeared Satisfactory except Adverse Conditions noted - Review.

+ The tiled floor has cosmetic cracks/damage, that you may want to evaluate for yourself - Review.



Walls & Ceilings

Walls and Ceiling Observations

+ The walls and ceilings were Satisfactory except Adverse Conditions noted - Review.

+ The walls/ceilings need typical crack repairs, correct imperfections as required - Attention.



Safety Components

Safety Component Observations

Smoke detector button and audible signal was Operational.
+ Additional smoke detectors needed to meet current standards- Safety Note.

Fireplace - Woodstove

Fireplace-Woodstove Observations

The fireplace appeared Satisfactory.

General

Systems Present But Not Evaluated

+ Security system present but is not part of the inspection - Review.

Kitchen

Cabinets-Counters

Kitchen Cabinets

The cabinets in the kitchen were Satisfactory.
+ Restricted view noted below kitchen sink - Review.

Kitchen Countertops

The kitchen countertops were Satisfactory.

Sink

Basin

The kitchen sink was Operational.

Garbage Disposal

Garbage Disposal Observations

Garbage disposal was Operational.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Dishwasher

Dishwasher Observations

Dishwasher was Operational.

Range-Oven

Range-Oven Type

The range-oven is electric.

Range-Oven Observations

Range-Oven was Operational.

Venting

+ Stove exhaust hood and fan was not provided, consider adding - Review.

Ancillary Appliances

Ancillary Appliance Notes

Built in microwave was Operational.

Bathroom

This inspection does not include leak testing of shower pans and we normally do not evaluate steam showers and saunas.

Cabinets & Counters

Bathroom Cabinets

The cabinets in the bathroom were Satisfactory.

+ Restricted view noted below bathroom sinks - Review.

Bathroom Countertops

The bathroom countertops were Satisfactory.

Sinks

Basin

The bathroom sinks were Operational.

Tubs & Showers

Tub-Shower

The tub-showers were Operational.

Toilets

Toilet Observations

The toilets were Operational.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Ventilation

Bathroom Ventilation Observations

The bathroom venting provisions were present and Operational.

Pool-Spa

Our evaluation of the pool-spa components is an overview of general conditions. State and national inspection standards do not include direction regarding a pool-spa inspection. If you need additional evaluation beyond what our service provides, see an expert. It would be prudent for you to also review the pool safety regulations in the community and conform to that standard or to the personal standard that suits your tolerance for safety.

Pool-Spa Notes

Child Safety Fencing - Enclosures

The child safety enclosure appears Satisfactory.

Interior Finish & Tile

The interior finish was Satisfactory.

Decks & Coping

+ The surrounding deck was Satisfactory except Adverse Conditions noted - Review.

+ The surrounding deck surface has cosmetic deterioration - Review.

Pumps & Motors

The pump(s)-motor(s) were Operational.

Piping & Valves

The visible portions of the piping and valves were Satisfactory.

Skimmer & Filter

The skimmer-filter(s) appeared Operational.

Electrical

+ The electrical system was Operational except Adverse Conditions noted - Review.

+ The GFCI outlet is defective and will not trip on test. It should be repaired or replaced - Attention.

Pool Light

The pool light was Operational.

REPORT CONCLUSION

Congratulations on the purchase of your property. We are proud of our inspection service and trust that you will be happy with our thoroughness. 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, opened every window and door, or identified every defect. Also, because we are not specialists and because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. Furthermore, as a property owner, you should expect ongoing problems to occur and budget 1% to 3% of the property's value every year for repairs. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. If you have been provided with a property protection policy, read it carefully. Such policies may not cover all repair costs and they may deny coverage on the grounds that a given condition was pre-existing or not covered because of a code violation, wear and tear, or manufacturers defect.

Since 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 locations; rehearse an emergency evacuation plan for the property; upgrade older electrical systems to current standards for maximum protection; never service any electrical equipment without first disconnecting its power source; replace or install safety-film on all non-tempered glass in impact risk areas; ensure that every elevated window and the railings of stairs, landings, balconies and decks are child-safe; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds like bleach, drain cleaners, and nail polish removers are stored where small children cannot reach them; replace any dual-cylinder deadbolts from primary escape route doors.

Thank you, in advance, for taking the time to read this entire report carefully. Remember to call us immediately if you have any questions or observations. We work very hard to continuously improve the quality of our service and our report. Let us know how we can serve you.

TABLE OF CONTENTS

Cover Page	1
General Inspection Information	2
SCOPE OF WORK	3
Site	4
Grading-Drainage & Misc	4
Exterior Elements	4
Structure	4
Structural Elements	4
Wall Components	5
Chimney	5
Concrete-Masonry Foundation	5
Attic-Roof	6
Attic	6
Clay Tile	6
Foam	6
Flashing-Penetrations	7
Parking	7
Garage	7
Laundry	7
Laundry Area Comments	7
Plumbing	8
Meter & Supply	8
Distribution Piping	8
Waste and Vent Piping	8
Lawn Sprinklers	8
Water Heater - Electric	9
Heat-Cool	9
Electric Heater Size & Type	9
Electric Heating System Observations	9
Electric Cooling System Size & Type	9
Electric Cooling System Observations	10
Electric Evaporative Cooler	10
Distribution-Duct System	10
Filter(s) & Return Air Compartment	10
Controls-Thermostats	10
Electrical	10
Main Panel	10
Distribution System	11
Interior	11
Exterior Doors	11
Interior Doors	12
Windows	12
Floors	12
Walls & Ceilings	12
Safety Components	13
Fireplace - Woodstove	13
General	13
Kitchen	13
Cabinets-Counters	13
Sink	13

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Garbage Disposal	13
Dishwasher	14
Range-Oven	14
Ancillary Appliances	14
Bathroom	14
Cabinets & Counters	14
Sinks	14
Tubs & Showers	14
Toilets	14
Ventilation	15
Pool-Spa	15
Pool-Spa Notes	15
Report Conclusion	16

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INSPECTION SUMMARY

Client: Tim Waverly
Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date: 04/02/2004 Start: 10:00 am End: 1:00 pm
Inspected by: Bernie Koestner #38153

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 Notice items. It is obviously not comprehensive and reading the entire report is absolutely essential. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review 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 identify additional defects or recommend upgrades that could affect a purchasers evaluation of the property. Note: See main report section for important Advisories and Photographs specific to this property.

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Site

Exterior Elements

Fences and Gates

→Sections of the metal fencing are deteriorated or have rusting evident - Review.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Structure

Wall Components

Fascia-Soffits-Trim

- +Deterioration and water stains were noted at fascia/soffit/trim areas, consult others to confirm source - Review.
- +Damaged trim was observed at the garage door opening - Attention.

Attic-Roof

Clay Tile

Clay Tile Roof Observations

- +Cracked roof tiles were observed - Monitor.

Foam

Foam Roof Observations

- +Ponding evident at foam roof - Monitor.

Plumbing

Distribution Piping

Hose Bibs

- +Some hose bibs are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent backflow contamination - Safety Note.

Water Heater - Electric

Issues - Solar Assisted

The solar water heater is not part of this inspection, consult an expert to evaluate the system for function and safety - Review.

Electrical

Main Panel

Main Panel Observations

- +Various circuits within the main panel need to be labeled - Safety Note.

Distribution System

GFCI Outlets

- +The kitchen outlets should be upgraded to have (GFCI) ground fault circuit interrupter protection - Safety Note.

Interior

Windows

Window Observations

- +The master bedroom egress windows are too small to meet current building standards - Safety Note.

Inspection Address: 489 N. Hardy, Phoenix AZ.
Inspection Date/Time: 04/02/2004 10:00 am to 1:00 pm

Floors

Floor Observations

+•The tiled floor has cosmetic cracks/damage, that you may want to evaluate for yourself - Review.

Walls & Ceilings

Walls and Ceiling Observations

+•The walls/ceilings need typical crack repairs, correct imperfections as required - Attention.

Safety Components

Safety Component Observations

+•Additional smoke detectors needed to meet current standards- Safety Note.

Kitchen

Range-Oven

Venting

+•Stove exhaust hood and fan was not provided, consider adding - Review.

Pool-Spa

Pool-Spa Notes

Decks & Coping

+•The surrounding deck surface has cosmetic deterioration - Review.

Electrical

+•The GFCI outlet is defective and will not trip on test. It should be repaired or replaced - Attention.