

Alta Vista Inspection Services

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EXECUTIVE SUMMARY

Client: John and Susan Doe
Realtor:
Inspection Address: 12345 West Cactus Way, Phoenix AZ 85254
Inspection Date: 12/07/2004 Start: 1:00 pm
Inspected by: Ron Peters, AZ Certified Home Inspector #38160

This Executive Summary is intended to provide a convenient and cursory preview of the more significant conditions and components that are included the Full Report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the Full 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 Inspector is not making any determination as to whether the Buyer or Seller should have responsibility for making corrections.

The inspection and written report are performed for the sole, confidential and exclusive use and possession of the Customer (the party who paid Alta Vista for the inspection); the report is not transferable. Alta Vista will not be held responsible for use or misinterpretation of the inspection report by third parties. This report is protected by the applicable copyright laws, it may not be reproduced in any manner without written permission from Alta Vista Inspection Services.

The entire inspection report (Full Report) should be reviewed in detail before proceeding with repair negotiations, or concluding the purchase of the home. The buyer(s) may have different priorities than the inspector. Therefore, the final decision regarding what constitutes a significant issue rest with the buyer(s). Estimates for any required repairs or replacement should be obtained if cost is the determining factor in proceeding with repairs/negotiations/or concluding the purchase of the home. Also, it is recommended that at least three bids are obtained from different contractors for any repairs.

Any water stains may indicate current or previous water leakage. Mold may be found in areas with current or past high moisture levels and water leakage. Note that determining the presence of mold is outside the scope of this inspection. If any signs of stains or water damage are noted anywhere in the inspection report, further evaluation is recommended before closing by a specialist to determine if mold exists. If you are concerned about the presence of mold, it is recommended that you have a specialist perform a complete mold assessment, including testing the indoor air.

According to the Arizona ASHI Standards of Practice, the Inspector is required to "State any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons."

Immediate Major Repair means: A system or component that is unsafe or not functioning, which if not quickly addressed, will be likely to do one of the following:

1. Worsen appreciably
2. Cause further damage
3. Be a serious hazard to health and/or personal safety

Any systems or components that were found to be "in need of immediate major repair" are identified in

the inspection report by one or more of the following comments:

(Correction Recommended) - It is recommended that these systems or components are corrected by a competent, qualified professional, with expertise in the applicable field, prior to closing.

(Evaluation Recommended) - Evaluation by a competent, qualified professional with expertise in the applicable field is recommended prior to closing, to determine if repairs are required, or the cost of repairs.

(Monitoring Recommended) - It is recommended that these items are monitored for deterioration or repaired.

(Safety Issue) - These are potential safety hazards; it is recommended that they are corrected immediately by a competent, qualified professional with expertise in the applicable field.

Some components that are not included in the AZ ASHI definition of "Immediate Major Repair", may also be identified by "Correction Recommended, Evaluation Recommended, Monitoring Recommended or Safety Issue" in the inspection report. Some of the items that the Buyer may want to have repaired, may not be identified in the report as indicated above. Please consult with your Real Estate Agent, or contact your Inspector for further assistance, if required.

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Components and Conditions Needing Service

Exterior and Site Grading

Gate(s)

- 2.1 - Issue: Inoperable gate lock(s) were noted
Explanation: The pin for the gate latch is broken. (Repair Recommended)



Roof/Attic

Concrete or Clay Tile Roof

- 3.1 - Issue: Cracked or broken roof tiles were noted
Location: About three broken tiles were noted at the NE corner of the roof
Explanation: Cracked and broken tiles may result in premature deterioration of the roofing paper due to UV degradation. Water may also leak into the roof at the cracked/broken tiles. (Repair Recommended)

3.2 - Issue: Gaps noted in the mortar on the roof

Explanation: Mortar should be installed at certain locations on the tile roof to make these areas water-resistant. If there are gaps in the mortar, the roof may leak in this area. (Repair Recommended)



Flashing & Roof Penetrations

3.3 - Issue: Gap(s) were noted at the roof flashing

Explanation: If there are large gaps at the flashings/penetrations the areas with gaps may leak. (Repair Recommended)



3.4 - Issue: Loose flashing was noted at roof penetrations

Location: On the roof

Explanation: If roof flashing is loose, it may be lifted by the wind (usually during a rain storm) and may result in a gap or roof opening that moisture can enter. (Repair Recommended)



Attic

3.5 - Issue: Missing insulation was noted on the ceiling (Some insulation has been displaced)

Explanation: Insulation should be installed between any heated/cooled area and any area that is not heated/cooled. Areas in the attic above spaces that are not heated/cooled, such as garages, patios and front porches, do not require insulation. (Repair Recommended)



Electrical

Electric outlets

- 5.1 - Issue: GFCI outlet(s) are required
Location: At the west side of the garage, at the SW exterior corner of the house
Explanation: Depending upon the age of the house and other factors, Ground Fault Circuit Interrupter (GFCI) outlets are usually installed in certain locations to reduce the potential for electrical shock. Recommend verifying other outlets that require GFCI protection. (Safety Issue)

Miscellaneous Electrical Components

- 5.2 - Issue: The door bell did not appear to be functional
Explanation: The doorbell may fail for several reasons: defective button (switch), wiring defects, inoperable transformer, broken bell, it may be disconnected, etc.

Chimney and Fireplace

Chimney(s)

- 7.1 - Issue: The fireplace flue or chimney was too close to combustibles (The left photo shows the label indicating that at least 2 inches of clearance should be maintained between the flue and combustible materials.)
Explanation: Fireplace flues must not be too close to combustible materials such as wood, insulation, wiring, etc. or a fire may result. Insufficient clearances should be corrected. (Safety Issue)



Kitchen

Range & Oven

- 10.1 - Issue: No effective anti-tip device was noted at the oven
Explanation: There does not appear to be an effective device installed on the oven to prevent it from tipping. Children may use the oven door as a step to reach the kitchen counter top. There have been situations when this has resulted in the oven tipping over onto the child, or containers of hot water spilling onto the child. (Safety Issue)

Pool and Spa

Pool or Spa Piping & Water flow

- 11.1 - Issue: There does not appear to be an anti-siphon valve installed for the pool or spa
Explanation: An anti-siphon valve should be installed at each potable water supply for the pool/spa to reduce the potential for pool/spa water being siphoned into the drinking water supply for the house.
(Safety Issue)

Miscellaneous

Miscellaneous Comments

- 12.1 - Issue: The installation of Central or Omega type fire sprinklers is suspected
Location: Throughout the house
Explanation: Some Omega brand sprinkler heads, manufactured by Central Sprinkler Co., are subject to a safety recall by the U. S. Consumer Product Safety Commission. For more information, contact the Consumer Product Safety Commission at 800.638.2772 or www.cpsc.gov. (Evaluation Recommended)

