



Inspection Report

Prepared For:
Sample Report

Property Address:
0000 east 00 St.
Peoria, Ariz. 85000



Neda Inspection Service LLC.

Rick Dean
480-836-8388



Date: 8/13/2007	Time: 1:00 PM	Report ID:
Property: 0000 east 00 St. Peoria, Ariz. 85000	Customer: Sample Report	Real Estate Professional:

Client Is Present:

Yes

Age Of Home:

Under 10 Years

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 100

Rain in last 3 days:

No

STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

Styles & Materials

FOUNDATION:
POURED CONCRETE

FLOOR STRUCTURE:
SLAB

WALL STRUCTURE:
2 X 4 WOOD
2 X 6 WOOD

COLUMNS OR PIERS:
WOOD WITH STUCCO COVERING

CEILING STRUCTURE:
2X4

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS

ROOF-TYPE:
GABLE

PARKING/GARAGE:
ATTACHED GARAGE

		IN	ST	NI	NP	RR	SC
1.0	SLAB/FOUNDATION (Structure)	X	X				
1.1	FLOORS (Structural)	X	X				
1.2	WALLS (Structural)	X	X				
1.3	COLUMNS OR PIERS	X	X				
1.4	CEILINGS (structural)	X	X				
1.5	ROOF STRUCTURE AND ATTIC	X	X				
1.6	ATTIC VENTILATION	X	X				

IN ST NI NP RR SC

IN=Inspected, ST=SATISFACTORY, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, SC=See Comment

Comments:

1.0 Visible perimeter satisfactory (normal cracks). Interior not visible due to floor coverings-inspection limited.

EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:
CEMENT STUCCO

SIDING MATERIAL:
MASONRY

EXTERIOR ENTRY DOORS:
WOOD
FIBERGLASS
INSULATED GLASS

WINDOW TYPES:
DOUBLE PANE

WINDOW MANUFACTURER:
UNKNOWN

AUTO OPENER MANUFACTURER:
LINK

GARAGE DOOR MATERIAL:
METAL

GARAGE DOOR TYPE:
ONE MANUAL
TWO AUTOMATIC

DRIVEWAY:
CONCRETE

		IN	ST	NI	NP	RR	SC
2.0	WALL CLADDING FLASHING AND TRIM	X	X				
2.1	DOORS (Exterior)	X	X				X
2.2	WINDOWS	X	X				X
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X	X				
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X	X				X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X	X				
2.6	EAVES, SOFFITS AND FASCIAS	X	X				X
2.7	Doorbell	X	X				
2.8	Fences	X	X				X

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Comments:

2.0 Typical stucco cracks.

2.1 The back sliding door to the backyard is not self closing (safety aspect). Recommend making the door self closing.

2.2 The south window in the family room opening to the patio will not latch. Recommend repairing.

2.3 Garage door will reverse when met with resistance. Sensors are in place and will reverse the door.

2.4 Patio ceiling has a crack along the joint. Recommend drywall repair. There is a spot where the caulking has come loose on the east end of the patio ceiling. Recommend resealing. There is a mud nest on the front porch light. Recommend removing.



2.4 Picture 1

2.5 Flat/minimal slope. Driveway and sidewalk overall look good (normal cracks).

2.6 The fascia board on the west corner of the back patio has weather rot. There is a one by two under the flashing that is rotten in several spot across the

back of the patio. Recommend replacing the rotten fascia and the one by two.

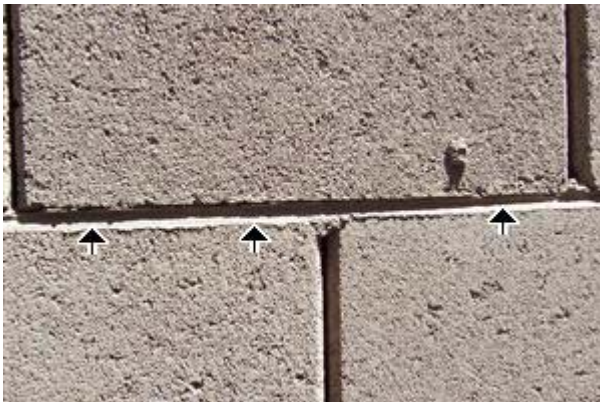


2.6 Picture 1

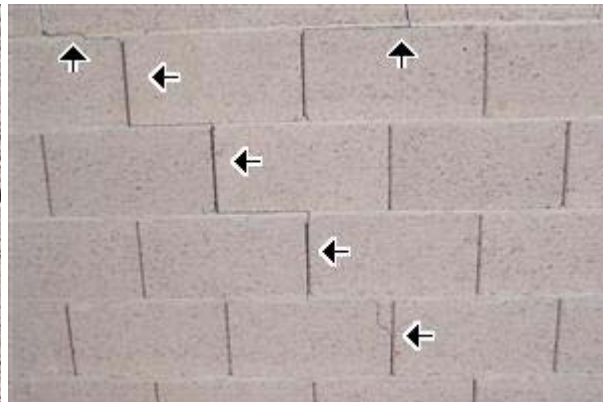


2.6 Picture 2

2.8 There are several loose blocks on the top row, east and west walls. There is joint cracking and a broken block on the west wall. Recommend repairing.



2.8 Picture 1



2.8 Picture 2

ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
TILE
Rooled composition cap sheet

VIEWED ROOF COVERING FROM:
WALKED ROOF

SKY LIGHT (S):
NONE

CHIMNEY (exterior):
N/A

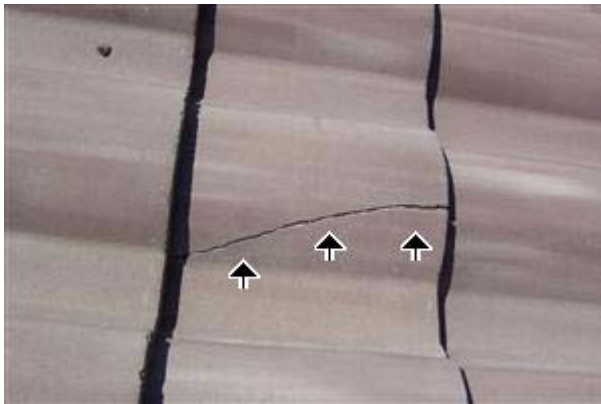
		IN	ST	NI	NP	RR	SC
3.0	ROOF COVERINGS	X	X				X
3.1	FLASHINGS	X	X				
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X	X				
3.3	ROOFING DRAINAGE SYSTEMS	X	X				

IN ST NI NP RR SC

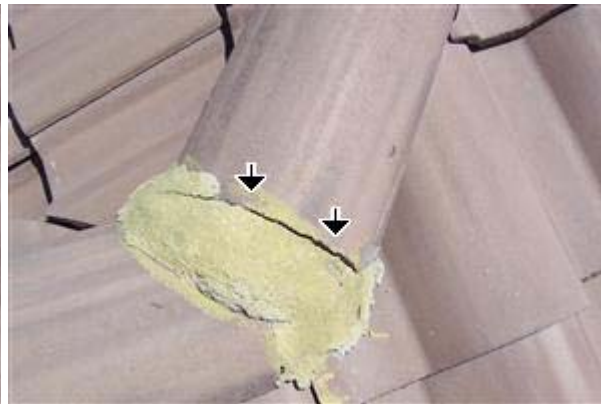
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Comments:

3.0 There is one broken tile on the front side west end of the house. The mortar on the ridge tile is cracked. Recommend replacing the broken tile and sealing the mortar crack. There are edge tiles that are missing on the eastside of the house. Recommend replacing. The rolled roofing on the back patio roof is showing age (cracking). Recommend adding roof coating to extend the life of the roof over the patio.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:
PUBLIC

PLUMBING DISTRIBUTION:
COPPER (where visible only)

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

WATER PRESSURE:
70 psi

WATER FILTERS:
(We do not inspect filtration systems)

WASHER DRAIN SIZE:
NOT VISIBLE

CAPACITY:
40 GAL (1-2 PEOPLE)

PLUMBING SUPPLY:
COPPER (where visible)

PLUMBING WASTE:
ABS

MANUFACTURER:
BRADFORD-WHITE

		IN	ST	NI	NP	RR	SC
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X	X				
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X	X				X
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X	X				
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X	X				

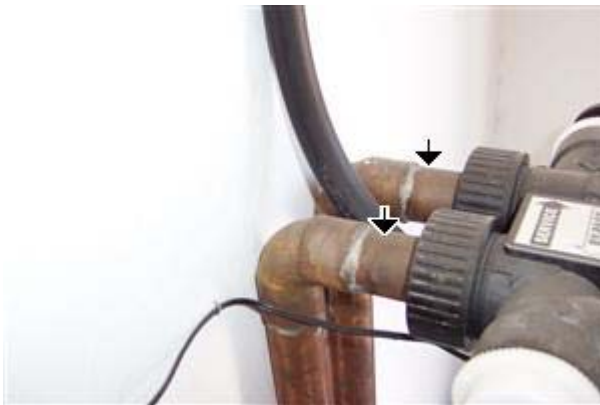
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Comments:

4.0 Functional drainage is good.

4.1 Functional flow is good. The hot water has low flow in the guest bath tub. The kitchen faucet is leaking at the base. Recommend having a licensed plumber make repairs. Hose bibb anti-siphon fitting missing (attention required). The water softener in the garage needs a bond wire between the two copper water lines going into the unit.



4.1 Picture 1

4.2 TPR valve is installed (not tested). Gas valve is operational. Water heater controls operational.

4.3 The main shut-off is located outside in ground in the front yard.

ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL CONDUCTORS:
BELOW GROUND

ELEC. PANEL MANUFACTURER:
GENERAL ELECTRIC

PANEL CAPACITY:
200 AMP

BRANCH WIRE 15 and 20 AMP:
COPPER

PANEL TYPE:
BREAKERS

WIRING METHODS:
Non Metallic cable

		IN	ST	NI	NP	RR	SC
5.0	SERVICE ENTRANCE CONDUCTORS	X	X				
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X	X				
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X	X				
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X	X				
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X	X				
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X	X				
5.6	SMOKE DETECTORS	X	X				
5.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	X	X				

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Comments:

5.1 Grounding observed partially.

5.6 Smoke detectors should be tested upon moving into the house.

5.7 Main panel box is located outside on the side of the garage.

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE: FORCED AIR
ENERGY SOURCE: GAS
NUMBER OF HEAT SYSTEMS (excluding wood): ONE
HEAT SYSTEM BRAND: CARRIER
DUCTWORK: INSULATED
TYPES OF FIREPLACES: NONE
OPERABLE FIREPLACES: NONE

		IN	ST	NI	NP	RR	SC
6.0	HEATING EQUIPMENT	X	X				
6.1	NORMAL OPERATING CONTROLS	X	X				
6.2	AUTOMATIC SAFETY CONTROLS	X	X				
6.3	CHIMNEYS, FLUES AND VENTS	X	X				
6.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X	X				
6.5	GAS/LP FIRELOGS AND FIREPLACES				X		
6.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X	X				

IN ST NI NP RR SC

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CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
CARRIER

NUMBER OF A/C UNITS:
ONE

COOLING EQUIPMENT SIZE:
5 TONS

		IN	ST	NI	NP	RR	SC
7.0	COOLING AND AIR HANDLER EQUIPMENT	X				X	X
7.1	NORMAL OPERATING CONTROLS	X	X				
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X	X				
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X	X				

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Comments:

7.0 A/C disconnect is present. Condensate line is present. Condensation pan has water and rust in it; this could mean that the condensation line out of the air handler could be plugged. The supply air temperature on your system reads 68 degrees, and the return air temperature was 80 degrees. This is a 12 degree split. The split should be between 15 degrees and 22 degrees. This indicates the unit is not cooling properly and a licensed Heat/Air contractor should further evaluate and make repairs.



7.0 Picture 1

INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
TILE

INTERIOR DOORS:
HOLLOW CORE

CABINETRY:
WOOD
VENEER

COUNTERTOP:
LAMINATE

		IN	ST	NI	NP	RR	SC
8.0	CEILINGS	X	X				
8.1	WALLS	X	X				
8.2	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X	X				
8.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X	X				
8.4	DOORS (REPRESENTATIVE NUMBER)	X	X				
8.5	WINDOWS (REPRESENTATIVE NUMBER)	X	X				
8.6	FLOORING	X	X				

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Comments:

8.0 Satisfactory (normal cracks)

8.1 Drywall over all is good (normal cracks.)

INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:
BLOWN
CELLULOSE

R- VALUE:
APPROXIMATE R-30

VENTILATION:
GABLE VENTS
SOFFIT VENTS

EXHAUST FAN TYPES:
FAN ONLY

DRYER POWER SOURCE:
220 ELECTRIC

DRYER VENT:
UNKNOWN

		IN	ST	NI	NP	RR	SC
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X	X				
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X	X				
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X	X				
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)				X		

IN ST NI NP RR SC

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BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

DISHWASHER:

KITCHEN AIDE

RANGE/OVEN:

WHIRLPOOL

REFRIGERATOR:

MAYTAG

DISPOSER:

BADGER

BUILT-IN MICROWAVE:

WHIRLPOOL

EXHAUST/RANGE HOOD:

WHIRLPOOL

TRASH COMPACTORS:

NONE

		IN	ST	NI	NP	RR	SC
10.0	DISHWASHER	X	X				X
10.1	RANGES/OVENS/COOKTOPS	X	X				
10.2	RANGE HOOD	X	X				
10.3	TRASH COMPACTOR				X		
10.4	FOOD WASTE DISPOSER	X	X				
10.5	MICROWAVE COOKING EQUIPMENT	X	X				
10.6	REFRIGERATOR	X	X				

IN ST NI NP RR SC

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Comments:

10.0 Air gap device or high loop is not present. Recommend adding a high loop.

COMPLIMENTARY PHOTO VIEWS

IN ST NI NP RR SC

IN ST NI NP RR SC

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SWIMMING POOLS AND EQUIPMENT

Styles & Materials

POOL / SPA STYLE:
IN GROUND
SPA ABOVE GROUND

SHAPE:
FREEFORM

POOL / SPA WALL MATERIALS:
PEBBLE TEC AGGREGATE

FILTERING SYSTEM:
SAND FILTER

WATER FILL MECHANISM:
AUTOMATIC FILL

POOL / SPA FENCING between house and pool:
NONE

POOL / SPA HEATING SOURCE:
ELECTRIC

ELECTRICAL EQUIPMENT:
BONDED

POOL / SPA CLEANER:
POP-UP HEADS

POOL LIGHT(S):
OPERATIONAL

POOL / SPA EXTERIOR FENCE:
BLOCK
MINIMUM HEIGHT 5 FEET

		IN	ST	NI	NP	RR	SC
12.0	OPERATIONAL CONDITION OF POOL	X	X				
12.1	Spa	X	X				X
12.2	POOL LINER CONDITION	X	X				
12.3	SURFACE WALLS AND FLOOR OF POOL	X	X				
12.4	PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)	X	X				
12.5	PUMPS FOR CIRCULATION OF WATER	X	X				X
12.6	PUMPS FOR VACUUM OR CLEANING	X	X				
12.7	POOL / SPA HEATERS	X	X				X
12.8	DECKS AND COPING	X	X				X
12.9	POOL / SPA ELECTRICAL	X	X				
12.10	WATER FILL MECHANISM	X	X				

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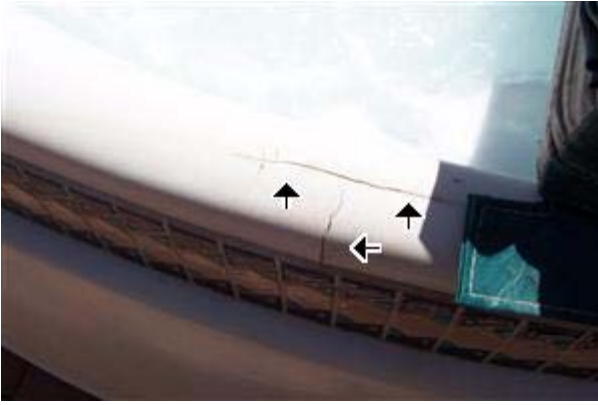
Comments:

12.0 Photo included as complimentary view.



12.0 Picture 1

12.1 Jets are working (subjective). Air blower is working (subjective). There are cracks on the top of the spa in the fiber glass. Recommend sealing the cracks. The spa light is not working. Recommend repairing the light.



12.1 Picture 1

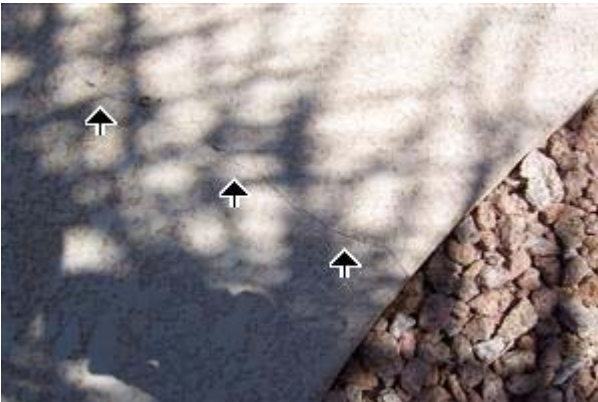
12.5 The valve for the aerator is leaking. Recommend replacing the valve.



12.5 Picture 1

12.7 There is no heating unit for the pool.

12.8 The decking has a few small cracks. Recommend sealing the cracks.



12.8 Picture 1

12.9 GFCI (Ground Fault Circuit Interrupter) is operational. Interior time clock cover plate is present. The cover plate for the light switch and GFCI outlet is broken. Recommend replacing the cover plate.



12.9 Picture 1

12.10 Cross connection(s) is present.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Neda Inspection Service LLC.

General Summary



Neda Inspection Service LLC.

480-836-8388

Customer

Sample Report

Property Address

0000 east 00 St.

Peoria, Ariz. 85000

EXTERIOR

2.2 WINDOWS

Inspected, SATISFACTORY, See Comment

The south window in the family room opening to the patio will not latch. Recommend repairing.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, SATISFACTORY, See Comment

Patio ceiling has a crack along the joint. Recommend drywall repair. There is a spot where the caulking has come loose on the east end of the patio ceiling. Recommend resealing. There is a mud nest on the front porch light. Recommend removing.



2.6 EAVES, SOFFITS AND FASCIAS

Inspected, SATISFACTORY, See Comment

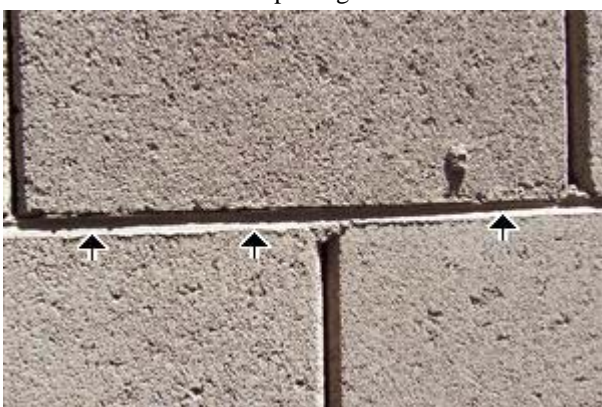
The fascia board on the west corner of the back patio has weather rot. There is a one by two under the flashing that is rotten in several spot across the back of the patio. Recommend replacing the rotten fascia and the one by two.



2.8 Fences

Inspected, SATISFACTORY, See Comment

There are several loose blocks on the top row, east and west walls. There is joint cracking and a broken block on the west wall. Recommend repairing.

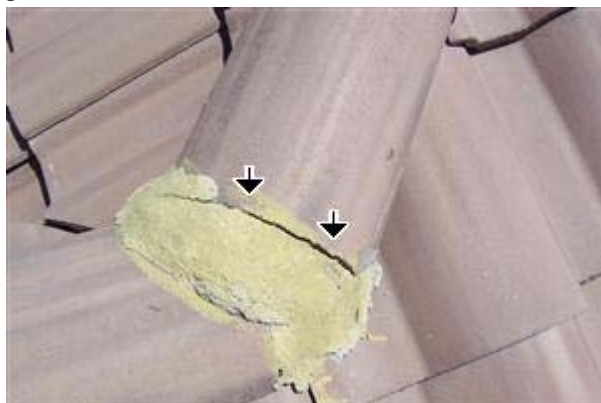
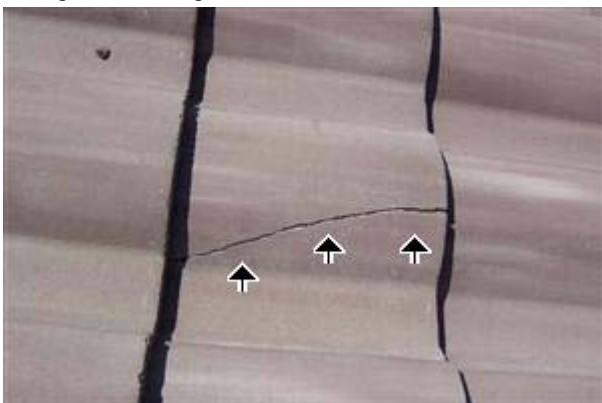


ROOFING

3.0 ROOF COVERINGS

Inspected, SATISFACTORY, See Comment

There is one broken tile on the front side west end of the house. The mortar on the ridge tile is cracked. Recommend replacing the broken tile and sealing the mortar crack. There are edge tiles that are missing on the eastside of the house. Recommend replacing. The rolled roofing on the back patio roof is showing age (cracking). Recommend adding roof coating to extend the life of the roof over the patio.





PLUMBING SYSTEM

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, SATISFACTORY, See Comment

Functional flow is good. The hot water has low flow in the guest bath tub. The kitchen faucet is leaking at the base. Recommend having a licensed plumber make repairs. Hose bibb anti-siphon fitting missing (attention required). The water softener in the garage needs a bond wire between the two copper water lines going into the unit.



CENTRAL AIR CONDITIONING

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace, See Comment

A/C disconnect is present. Condensate line is present. Condensation pan has water and rust in it; this could mean that the condensation line out of the air handler could be plugged. The supply air temperature on your system reads 68 degrees, and the return air temperature was 80 degrees. This is a 12 degree split. The split should be between 15 degrees and 22 degrees. This indicates the unit is not cooling properly and a licensed Heat/Air contractor should further evaluate and make repairs.



BUILT-IN KITCHEN APPLIANCES**10.0 DISHWASHER**

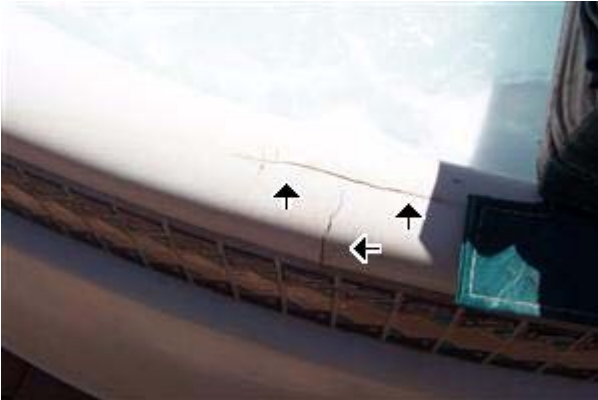
Inspected, SATISFACTORY, See Comment

Air gap device or high loop is not present. Recommend adding a high loop.

SWIMMING POOLS AND EQUIPMENT**12.1 Spa**

Inspected, SATISFACTORY, See Comment

Jets are working (subjective). Air blower is working (subjective). There are cracks on the top of the spa in the fiber glass. Recommend sealing the cracks. The spa light is not working. Recommend repairing the light.

**12.5 PUMPS FOR CIRCULATION OF WATER**

Inspected, SATISFACTORY, See Comment

The valve for the aerator is leaking. Recommend replacing the valve.



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INVOICE

Neda Inspection Service LLC.
480-836-8388
Inspected By: Rick Dean

Inspection Date: 8/13/2007
Report ID:

Customer Info:	Inspection Property:
Sample Report	0000 east 00 St. Peoria, Ariz. 85000
Customer's Real Estate Professional:	

Inspection Fee:

	Service	Price	Amount	Sub-Total
	Heated Sq Feet 2,001 - 2,500	275.00	1	275.00
	Pool and Spa	75.00	1	75.00

Tax \$0.00

Total Price \$350.00

Payment Method:Check

Payment Status:Paid At Time Of Inspection

Note:

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY

Client: Sample Report
 Address:
 City/State/Zip: Ariz.

Subject Property: 0000 east 00 St., Peoria, Ariz. 85000
 Inspection Fee: \$ 350.00

I (The Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Neda Inspection Service, inspector Rick Dean, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all terms of this contract. All inspection fees are immediately due and payable upon completion of the inspection. **Initial** _____

PURPOSE AND SCOPE OF INSPECTION

The Inspector will perform a limited visual inspection to identify major deficiencies of the property in accordance with the "Standards of Professional Practice for Arizona Home Inspectors" and/or the American Society of Home Inspectors® "Standards of Practice". As per these standards, this inspection is not technically exhaustive and will not identify concealed conditions or latent defects. The inspection will assess major components and systems such as: built in appliances; doors and windows; visible portions of electrical systems and plumbing; exterior walls and roof; flooring, foundation, walks, and driveways; and heating and cooling systems. Items not addressed in the report are to be considered not inspected.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area not accessible or not exposed to view is not included in this inspection. The inspection will not include any area that has access or clearance less than thirty inches in any direction or is not safely accessible from a fourteen foot ladder. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law.

The following are outside the scope of inspection:

- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Adequacy or efficiency of any system or component
- Building code or zoning ordinance violations
- Building value appraisal or cost estimates
- Condition of detached buildings
- Furnace heat exchanger, free standing appliances, security alarms, or personal property
- Geological stability or soil condition
- Pool or spa bodies and underground piping
- Prediction of life expectancy of any item
- Private water or sewage systems
- Radio controlled devices, automatic gates, elevators, lifts, dumb waiters, and thermostatic or time clock controls
- Saunas, steam baths, or related fixtures and equipment
- Specific components noted as being excluded on the individual systems inspection forms
- Structural stability or engineering analysis
- Termites, pests, or other wood destroying organisms
- Water softener/purifier systems or solar heating systems

THE INSPECTOR

Rick Dean, the Inspector, is a property inspection generalist and is not acting as a licensed engineer or expert in every trade. If the Inspector recommends consulting other specialized experts, Client is directed to do so at Client's expense. Any items not specifically addressed in the written report are considered beyond the scope of the inspection and are excluded. No verbal statements or information provided as a courtesy by the Inspector shall expand the scope of the inspection or take precedence over the inspection report.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION. Initial _____

ARBITRATION: Any dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of for or related to, this contract or arising out of, from or related to the inspection or the inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment of the Award maybe entered in a Court of competent jurisdiction.

ATTORNEY FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or the report(s) shall be awarded all attorneys' fees, arbitration, and other costs.

INSPECTOR FEES: When called as a witness for either the Plaintiff or Defendant, the Inspector shall receive a minimum of seventy-five dollars an hour plus normal travel expenses.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernable conditions at the Subject Property, as limited here and above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions Client or Client's Agent, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

USE BY OTHERS: Client promises Inspector that the client has requested the inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to Client's builder, current seller(s) of the property for there use as part of this transaction only, and one copy may be provided to the real estate agent representing the Client and/or bank, or other lender for use in Client's transaction only.

This contract is for a basic visual inspection of readily accessible areas of the structure. The inspection is limited to primarily visual observations existing at the time of the inspection. **The Client agrees and understands that the maximum liability incurred by Neda Inspection Service for errors and omissions in this inspection shall be limited to the amount of the fee paid for the inspection.** This liability limitation is binding on the Client, the Client's spouse, heirs, principals, assigns, and anyone else who may otherwise claim through the Client. Client agrees to except a refund of the fee paid as full settlement of any and all claims which may arise from the inspection. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of undetected/undisclosed defects in this inspection and report. The Client may remove the liability limitation by requesting a more exhaustive inspection under separate direction, contract, and scope. The exhaustive inspection would include inspection by several different trade specialists at a cost of three to four times that of a basic visual inspection.

If the technical information of the reports is not understandable to the client, it is the Client's responsibility to consult with the Inspector on questions of about any part of the inspection or report. The Inspector is not responsible for any report misunderstanding resulting from the Client's failure to read the complete report or request clarification.

Inspection is performed by Rick Dean, 16227 E. Montrose Dr., Fountain Hills, AZ, 85268. Arizona Home Inspections Certification Number 40685.

I HAVE READ, UNDERSTAND, AND AGREE TO ALL OF THE TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO PAY THE FEE LISTED.

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____

Inspector