500 N Estrella Pkwy Suite B2602, Goodyear, AZ 85338-4135
Tel: 623-444-5588 Mobile: 818-903-4902
http://www.scantechinspections.com jeremy@mockingbirdinc.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

1234 Harmony Lane, Buckeye, AZ 85396

INSPECTION DATE

5/28/2007 8:00 am

GENERAL INFORMATION

Inspection Address: 1234 Harmony Lane, Buckeye, AZ 85396
Inspection Date: 5/28/2007 Time: 8:00 am
Weather: Clear and Dry - Temperature at time of inspection: 85 Degrees
Humidity at time of inspection: 25%

Inspected by: Jeremy Hoenack

Client Information: John Doe
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Orientation: South East

Estimated Year Built: 2005
Unofficial Sq.Ft.: 3700

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

General Property Conditions

The south-east side of the residence faces the street. In this report, we describe locations as left or right and front or back from the point of view of looking at the house from the street. For instance, the garage door is on the front left and the front door is on the right.

PLEASE NOTE:

This report is the exclusive property of ScanTech Inspections, LLC, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of ScanTech Inspections, LLC, and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Arizona Standards of Professional Practice for Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of the contract inspection time-frame by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 20070500-0000web

Section 6.0 - Electrical

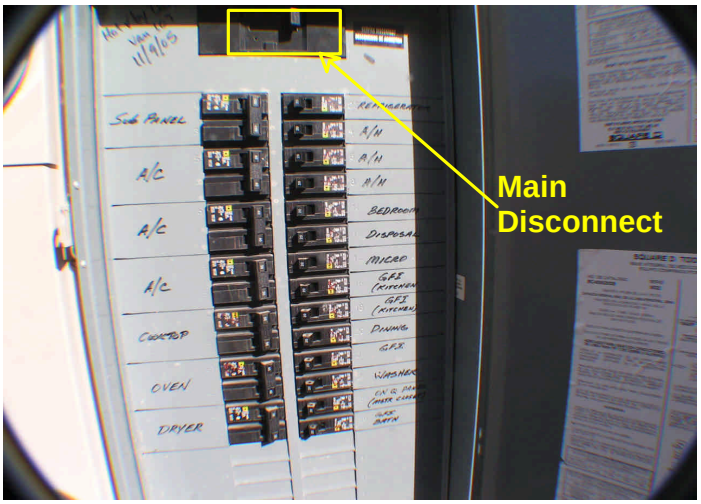
There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of the inspection period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

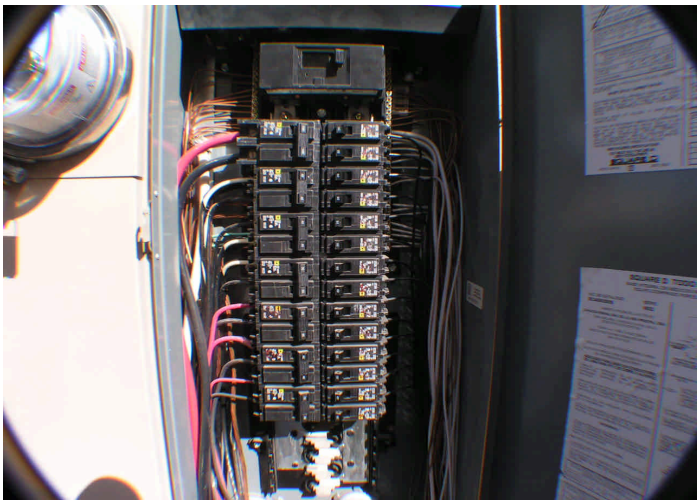
Main Panel

General Comments

Informational Conditions

6.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.





Service Entrance

Informational Conditions

6.2 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services. We can only evaluate the termination of the service conductors inside the main panel.

6.3 - The main service conductors visible in the main panel are buss bars in good condition.

Grounding

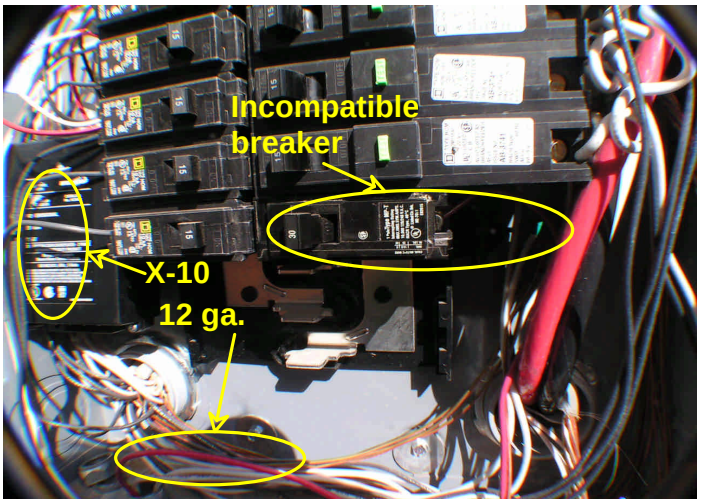
Informational Conditions

6.4 - A copper ground wire is present in the panel and correctly connected to the ground and neutral buss.

Circuit Breakers

===Components and Conditions Needing Service

6.5 - There are no visible deficiencies with the circuit breakers and they are properly sized according to the wire capacity except one 30 amp breaker from another manufacturer is incompatible with this panel. It is connected to an undersized 12 gauge wire which could become overloaded and is a fire hazard. This needs evaluation and correction by a qualified professional.



Panel Size & Location

Functional Components and Conditions

6.6 -

The 200 Amp 120v 240v Main Service panel is located in the right front of the residence.

Main Panel Observations

Informational Conditions

6.7 - The panel and its components have no visible deficiencies, but the panel contains an "X-10" repeater device that amplifies computer signals for a home automation system used to control lights and appliances automatically. The module is manufactured by Leviton, a major electical manufacturer, and it is designed to go into an electrical panel.

Panel Cover Observations

Informational Conditions

6.8 - The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

6.9 - The visible portions of the wiring are copper and have no visible deficiencies.

Lights Switches Recepticals GFCIs

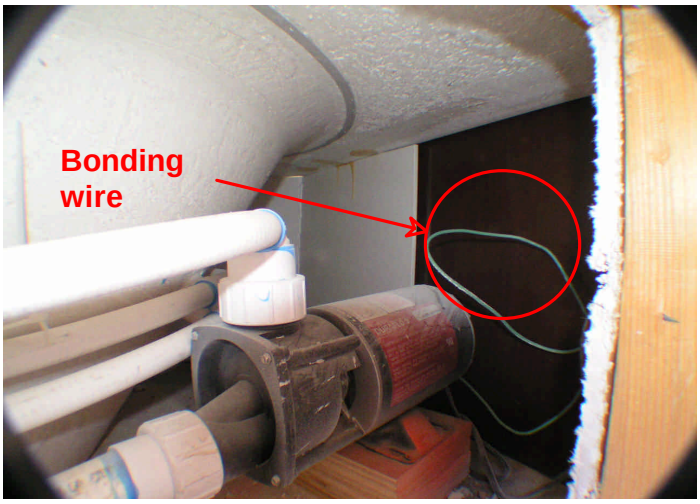
Interiors

Functional Components and Conditions

6.10 - The lights and switches tested operate correctly.

Informational Conditions

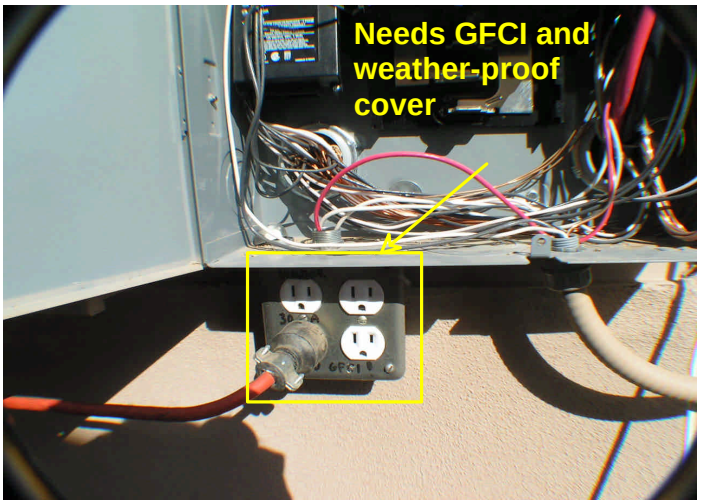
6.11 - An outlet in the jacuzzi access panel is missing the cover plate. The outlet is on the interior side of the exterior wall and is only visible from the exterior access port and with a mirror. Also the bonding wire to the jacuzzi pump needs securing. Both issues need evaluation and correction by a qualified professional.



Exterior

Informational Conditions

6.12 - An outlet under the panel is not weather proofed or ground-fault protected as required by current standards. This needs evaluation and correction by a qualified professional.



===Components and Conditions Needing Service

6.13 - A switch behind the barbecue is not weather-proofed and is a safety hazard. This should be replaced with a switch with a weather proof cover.

Section 8.0 - Heat-A/C

The components of most heating and air-conditioning systems have a design-life, but can fail prematurely with poor maintenance, which is why we apprise you of their age as well as the condition whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of the inspection period, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Conditions

8.1 - Central heat and air-conditioning are provided by dual forced-air gas-heat/electric-refrigeration systems, consisting of two one-year-old furnace/evaporator air-handlers located in the attic, and two one-year-old condenser/compressors located in the right side yard. Unit #1 is a two or three-ton unit that covers the front of the house, and unit #2 is a five-ton unit that covers the rear of the house.

Common Observations

===Components and Conditions Needing Service

8.2 - For the reasons indicated, the split-system needs to be serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

Furnace

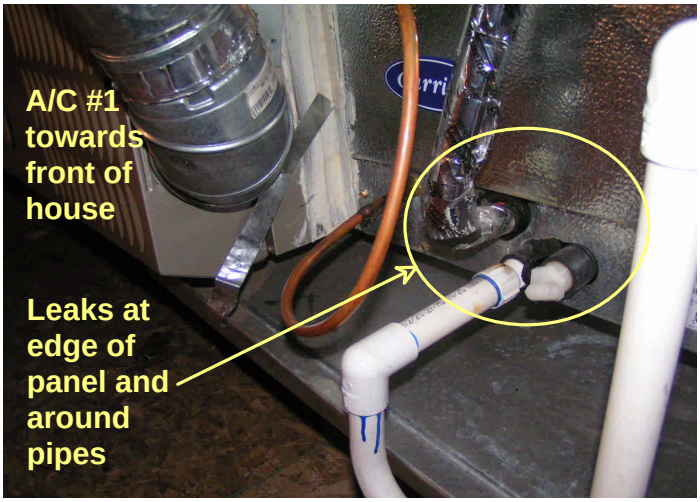
Informational Conditions

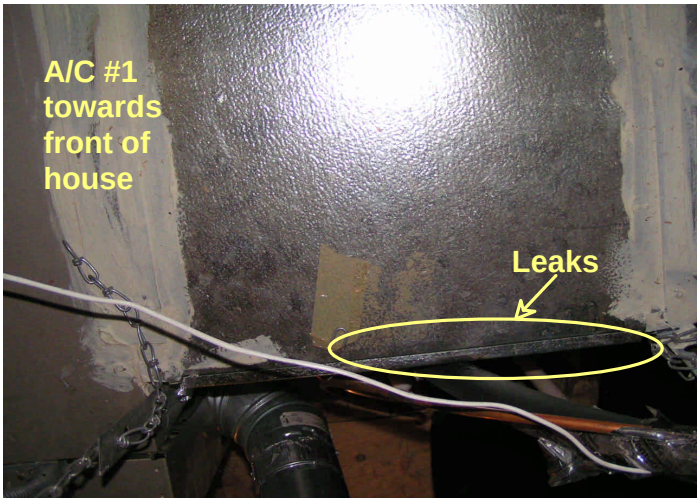
8.3 - The gas furnace is functional and no errors are reported by the status LED on the unit.

===Components and Conditions Needing Service

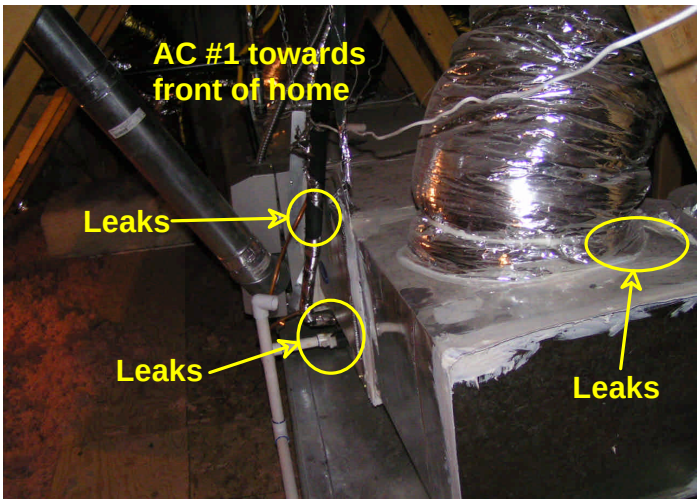
8.4 - The furnace - air handlers leak a significant amount of cold air into the attic. The temperature in the vicinity of the air handlers is 107. The rest of the attic at the same height is 113 or above. Cold air is blowing out from the vicinity of the condensate drain pipes, the evaporator access panel sides and around

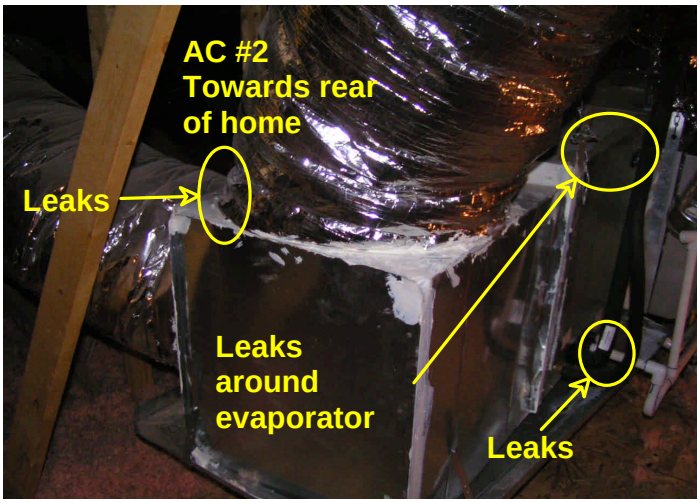
the plenum/supply duct connection. This problem was observed in other similar residences with installations by the same a/c contractor.





8.5 - More leaks.





Thermostats

Informational Conditions

8.6 - The thermostats are digital, appropriately located and functioning properly.

Automatic Safety controls

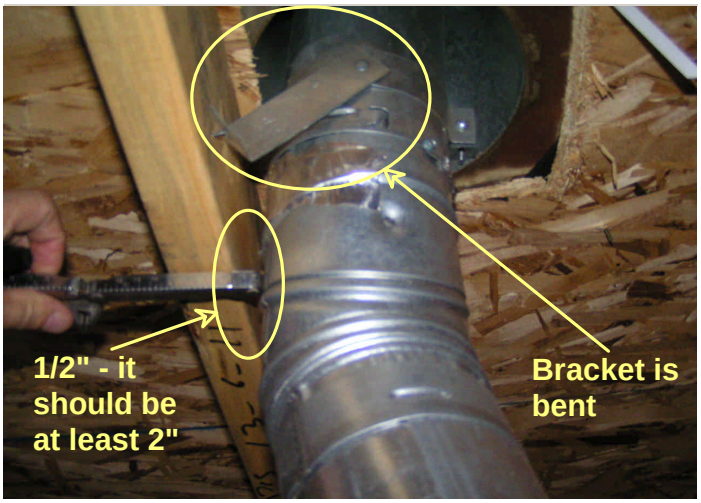
Informational Conditions

8.7 - Limit switches were present and connected.

Vent Pipe

===Components and Conditions Needing Service

8.8 - The double-walled vent pipe should be one inch away from the roof framing, or it could create pyrophoric conditions and a fire-hazard, and should be serviced by an HVAC contractor.



Flexible Ducting

Informational Conditions

8.9 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. They were labelled as R-6.

Registers and Heat Source

Functional Components and Conditions

8.10 - There is a heat source presence in each room, in the form of a register connected to the central furnace.

8.11 - There is a cooling source presence in each room, in the form of a register connected to the central air-conditioning system.

Informational Conditions

8.12 - The registers are reasonably clean and functional.

Gas Valve & Connector

Informational Conditions

8.13 - The gas valve and connector are in acceptable condition.

Return-Air Compartment

Informational Conditions

8.14 - The return-air compartment is in acceptable condition.

Condensate Drainpipe

Informational Conditions

8.15 - The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Conditions

8.16 - The drip pan is functional.

Condensing Coil

Informational Conditions

8.17 - The condensing coil responded to the thermostat and is functional.

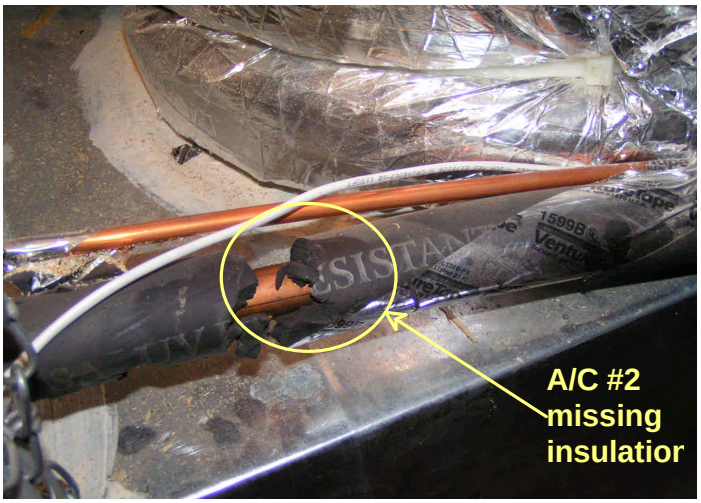
===Components and Conditions Needing Service

8.18 - The condensing coil is dirty and would benefit by being cleaned with a hose, then rinsed with R.O. water if possible.

Refrigerant Lines

===Components and Conditions Needing Service

8.19 - Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.



Differential Temperature Readings

===Components and Conditions Needing Service

8.20 - The air-conditioning unit #2 responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more, but the filter is very dirty and could be skewing the reading higher than it would be with a clean filter. In other words, the differential could be inadequate if it had a clean filter..

8.21 - The air-conditioning #1 responded, but only achieved a low differential temperature split of 13 degrees between the air entering the system and that coming out. This could indicate that the system is low on refrigerant, and should be serviced. This system also leaks more air into the attic and this could be a factor. Also the filter is dirty, so the true differential might be even lower.

Filters

===Components and Conditions Needing Service

8.22 - The filters are very dirty. Unit 1 above the entrance to the front bedrooms takes one 20x30 filter. Unit two has two 20x25 filters at the entrance to the master bedroom and inside the master bedroom.

Inspection Address: 1234 Harmony Lane, Buckeye, AZ 85396
Inspection Date/Time: 5/28/2007 8:00 am to

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Note: Full report has 12 or more sections