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YOUR HOME INSPECTION REPORT

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San Tan Valley, AZ 85140

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JANUARY 23, 2020

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The "First Step to buying or selling your home!"

SUMMARY

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UNSATISFACTORY ITEM

Home Inspection Summary Report by First Step Home Inspectors.

The "First Step to buying or selling your home!"

2.18.1 Exterior - Barbecue Area: Grill Igniter / No Response

6.8.1 Garage - Automatic Openers: Infrared Sensors / Too High Above Ground

8.19.1 Kitchen - Outlets / Electrical: Outlet / Loose

12.4.1 Plumbing - Water Supply Pressure: Pressure Too High / No Regulator

12.8.1 Plumbing - Hose Bibs: Corroded

14.9.1 HVAC / Heating & Cooling Systems - Cooling Differential Temperature Readings: AC Temp Split / Small Difference

17.3.1 Hallway Bathroom - Tub-Shower: Shower Wand

1: INSPECTION DETAILS

Information

Inspection Start Time (Approx)
9:00 am

Inspection Finish Time (Approx)
12:30 pm

Home Inspection Fee
$375.00

Budget Brothers Termite Inspection Fee
$55.00

Size of Property (Square Feet)
2261

Approximate square foot size of this property.

Year Built
2013

Approximate year of build for this property.

House / Building Faces
South

Type of Building
Single Family

Style
Two Story

Utilities
All Utilities Are On

Occupancy & Furnishings
Occupied

In Attendance
Buyers Agent

Approx Temperature (Fahrenheit)
55-60

Weather Conditions
Clear & Dry

2: EXTERIOR

Information

Exterior Lot Pictures: Courtyard

No Courtyard

Driveways: Satisfactory

The driveway is in satisfactory condition.

Driveways: Type

Concrete

Walkways: Satisfactory

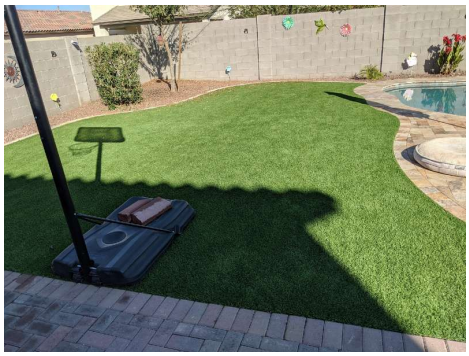
The walkway(s) are in satisfactory condition.

Walkways: Type

Concrete

Landscaping: Artificial Grass

The lawn or grass on this property is artificial and not real grass.



House Wall Finish: Cladding Type

Stucco

Doorbell: Satisfactory

The doorbell is functional and works on demand.

Exterior Windows: Type

Double or Dual Pane

Lights: Exterior Lights

Exterior

Wall Lights

Exterior property lights.

Outlets / Electrical: Outlets / Type

Three Prong

Type of outlets noted.

Outlets / Electrical: GFCI / Reset Locations

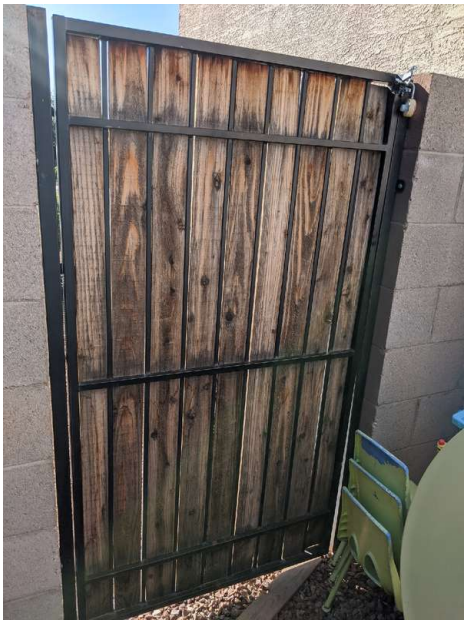
Garage

Ceiling Fans: None Noted

There are not any exterior ceiling fans currently installed.

Fences & Gates: Gates / Satisfactory

The property yard gates are functional and in satisfactory condition.



Fences & Gates: Fence Type

Concrete Block

Type of yard fencing in place on the property.

Fences & Gates: Gate Type

Steel Rail/Wood

Gate types on the property.

Patio Floor / Patio Cover(s): Patio Floors Satisfactory

The patio floor areas are in satisfactory condition.

Patio Floor / Patio Cover(s): Patio Cover(s) / Type

Front Patio Cover

Barbecue Area: Grill Fuel Source

Propane Bottle

General Info

This report is the exclusive property of First Step Home Inspectors and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed in this report are those of First Step Home Inspectors and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards set forth and regulated by the Arizona Board of Technical Registratiion. Items 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, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations made in this report should be completed by qualified specialists or contractors, well before you take possession of this property and within any specified contingency or inspection period. Qualified contractors may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of First Step Home Inspectors.

Scope of Work

You have contracted with First Step Home Inspectors to perform a generalist inspection in accordance with the standards of practice established by the Arizona Board of Technical registration. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which is clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then land and feed on organic matter. It has been in existence throughout human history and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture, and Your Home," by visiting their website at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer and is, therefore, a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING - In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-

bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS - Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is why we disclaim an evaluation of hermetic seals or unnoticed fogging glass. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

General Site Comments: General Property Comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Exterior Lot Pictures: Front Yard Lot Pictures

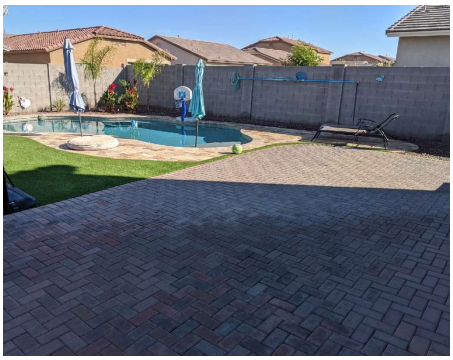
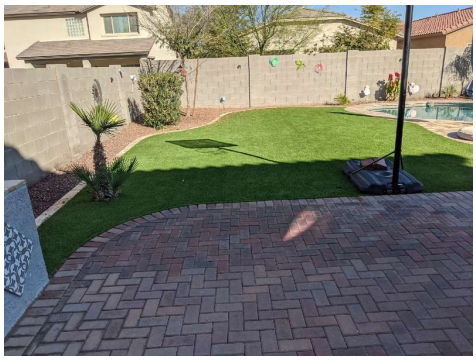
Yard

Front Yard


Exterior Lot Pictures: Backyard Lot Pictures

Yard

Backyard

Driveways: Common Cracking Noted

There are a few cracks in the driveway which appear to be cosmetic but you may want to view for yourself and repair as you feel necessary.

Landscaping: Not Evaluated

I do not fully evaluate landscaping, but some of the trees, plants, bushes or shrubs may need to be trimmed or pruned. Regular maintenance and watering of them is recommended and assumed as part of healthy and normal yard landscaping.

House Wall Finish: Satisfactory Overall

The exterior house wall finish is in acceptable or satisfactory condition, unless otherwise specifically noted. Normal or typical wearing was noted.

House Wall Finish: Typical Stucco Shrinkage Cracks

There are typical shrinkage type cracks observed in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress, settlement or shrinkage type fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. I recommend that all exterior cracks and gaps, if present, are properly covered or sealed to help prevent possible moisture or pest intrusion. However, you may wish to have this confirmed by an appropriate specialist. Most stucco homes are recommended to be repainted about every 10 years or so.

Grading & Drainage: Grading Comments

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Grading & Drainage: Moisture & Related Issues

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection as soon as possible.

Grading & Drainage: Interior-Exterior Elevations

There is an acceptable difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course I cannot guarantee that.

Grading & Drainage: Flat & Level Pad

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, because we do not have the authority of a geologist you may wish to have a site evaluation, as you feel necessary.

Grading & Drainage: Drainage Swales Clear

The drainage swales are clear and clean and should be kept clean for the general maintenance of the property.

Exterior Doors: Door Locks / Satisfactory

The residence door locks were verified as satisfactory or functional. They work as intended, unless otherwise noted .

Exterior Doors: **Front Door(s) / Satisfactory**

Steel Panel

The front entrance door(s) are solid, security type doors. Also noted adequate weather stripping, thresholds, door sweeps and deadbolts. They function properly and are in acceptable condition, unless otherwise noted.

Exterior Doors: **Rear Door(s) / Satisfactory**

Sliding Glass Door(s)

The rear entrance door(s) are solid, security type doors. Also noted adequate weather stripping, thresholds, door sweeps and deadbolts as necessary. They function properly and are in acceptable condition, unless otherwise noted.

Exterior Windows: General Comments

Exterior Windows

The house or residence windows are in satisfactory condition from the exterior and from within the interior living areas, unless otherwise noted. This includes areas such as but is not limited to: bedrooms, bathrooms, living areas, kitchen, garage, guest quarters, hallways etc. In accordance with industry standards, I am not required to test every window in the house and particularly if the house is furnished. However, I do make a realistic attempt to do so in the best interest of my clients. Sometimes window location, window screens, furniture and other factors restrict window accessibility. I do test every unobstructed and accessible window in the living areas and in every bedroom or sleeping quarters to ensure at least one facilitates and emergency exit. Common window problems can include, but are not limited to: cracked or damaged glass, windows that do not operate as intended and broken hermetic seals. Any windows with broken hermetic seals can be very difficult to locate if the atmospheric conditions are not just right. The height of an emergency escape and rescue window opening should not be more than 44" inches above the floor and accessible by approximately 5.7 square feet of space or 20" x 24". If you desire more information about the windows in theis property, I recommend asking the seller and/or consulting a qualified window professional.

NOTE: Provision 11.2 B of the Standards of Professional Practice for Arizona Home Inspectors does not apply to the area between panes of glass in multi-pane glazing assemblies as it relates to the presence or absence of moisture or condensation.

Exhaustive evaluation of the interior of multi-pane window assemblies is determined to be cosmetic and outside of the scope of a home inspection. Detection of problems related to the hermetic seal, interior coatings and gases that may or may not be present requires specific expertise. Additionally, the ability to determine the condition of the hermetic seal, interior coatings, and gases present within is highly dependent on climactic conditions, cleanliness of glazing, window screen and window covering obstructions.

Any comments we make regarding the integrity of the window seals in multi-pane windows is being made only as a courtesy to our clients based on the windows at the time of the inspection.

Exterior Windows: Tested / Functional

In accordance with industry standards, we are required to test a representative sample of windows. The windows tested were functional and worked properly, unless otherwise noted or specifically stated. However, we do test every unobstructed and accessible window in every living area and bedroom to determine if at least one facilitates an emergency exit or egress.

Exterior Windows: Seal Around Exterior Windows

I recommend monitoring the areas around your exterior windows and sealing as needed to help prevent possible moisture intrusion issues. Over time, small cracks and exposed areas will occur. For example, stucco can shrink and pull away from windows as it dries. Further evaluation is recommended from a qualified contractor for more detailed information and service is determined necessary.

Screens: Present

The window screens in place on the window exterior areas, during the inspection, appear to be in satisfactory condition overall. Minor or relatively insignificant screen damage was not noted or documented. Also, window screens are not entirely or thoroughly evaluated becuase they are often removed for aesthetic or staging reasons. They are easily damaged and can be removed after our inspection, so I choose to disclaim them. We do not test any automatic or powered window shades, screens or shade systems.

Note: The window screens located on the exterior of the residence windows have made a clear evaluation of the window condition difficult. I recommend viewing these windows again for yourself, once the screens are removed. These screens can restrict findings such as broken hermetic seals, cracks and other window damage.

Lights: Exterior Lights / Satisfactory

Exterior

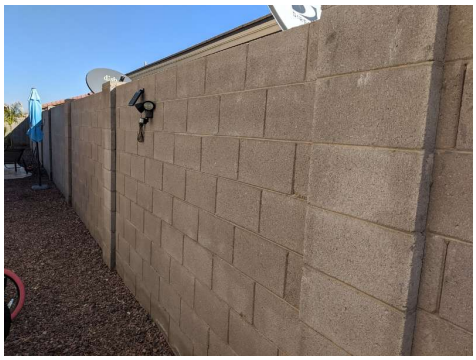
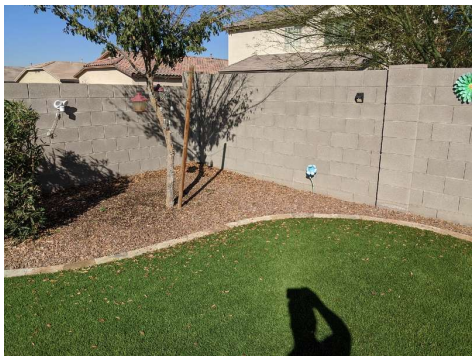
The exterior lights outside the doors of the residence and on the property were functional when tested. Any sensor or light sensitive fixture lights were not tested. All lights may not have been located and/or tested. Any service items needed will be noted.

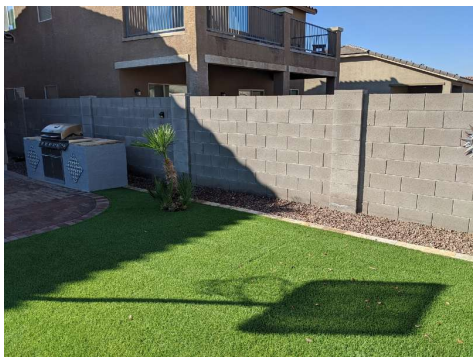
Outlets / Electrical: GFCI Satisfactory

The ground fault circuit interrupter or GFCI outlets present were noted as functional at the time of inspection. Their approximate locations are noted. All GFCI reset locations may not have been located at the time of the inspection.

Fences & Gates: Fence / Satisfactory

The exterior yard fences are satisfactory.




Fascia / Trim / Soffits / Eaves: Fascia/Trim/Soffit Etc

Exterior

Fascia, Soffit, Eaves

The exterior areas are in satisfactory condition as viewed during the inspection. Only minor and typical exterior weathering was viewed, unless otherwise specifically noted.

Fascia / Trim / Soffits / Eaves: Most Areas Satisfactory

Most areas of the wood fascia board, trim, soffits, eaves and exterior decking areas are in satisfactory condition as viewed during the inspection. Minor and typical exterior weathering was noted, unless specifically stated otherwise.

Fascia / Trim / Soffits / Eaves: Stucco Soffits / Covered

Some eaves around the property are covered by stucco but appear to be in satisfactory condition.

Barbecue Area: Barbecue And Grill / General Comment

Barbecue grills and their related components are not considered to be part of this home inspection and were not tested. You should check these items at their own discretion and we encourage you to inspect these yourself if you are concerned. I recommend asking the seller for more detailed information or demonstration as you feel necessary.



Limitations

Lights

PHOTO SENSOR LIGHTS / NOT TESTED

Any photocell sensor lights were not tested. You should ask the sellers to have these lights demonstrated as you feel necessary.

Lights

SOLAR YARD LIGHTS / NOT TESTED

Any solar yard lights were not tested as part of this inspection service.

Observations

2.18.1 Barbecue Area

Unsatisfactory Item

GRILL IGNITER / NO RESPONSE

The barbecue grill igniter works for all the main burners but did not work or respond properly on the side burner. It should be demonstrated by the seller or repaired/replaced as necessary by a qualified contractor. I also recommend having the gas barbecue cooktop cleaned as needed.

Recommendation

Contact a qualified professional.

3: FOUNDATION AND STRUCTURE

Information

Slab Foundation: Material/Type

Post-Tension

Columns / Supports: Columns and Supports / Type

Stucco & Wood

Wall Structure: Identification / Type

The walls are conventionally framed with wooden studs

Floor Structure: Identification / Type

Poured Concrete Slab

Upper residence floors likely contain this material.

Roof / Ceiling Structure: Identification / Type

Prefabricated truss system

Various Hard Surfaces: Satisfactory

The visible portions of the hard surfaces are in acceptable condition, unless otherwise specifically noted.

Various Hard Surfaces: Common Settlement Cracking Noted

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but I am not a specialist and you may wish to have this confirmed by one.

Slab Foundation: General Comments

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Slab Foundation: Satisfactory

The visible foundation areas show only the normal signs of weathering and/or cracking at the time of the inspection. These are considered satisfactory conditions. No significant damage was noted at this time, unless otherwise specifically noted.

Slab Foundation: Method of Evaluation

The slab foundation was evaluated on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Slab Foundation: Bolted Slab / Acceptable

The residence appears to have a bolted slab foundation with no visible or significant abnormalities.

Columns / Supports: Satisfactory

The property columns and/or supports were noted to be in satisfactory condition at the time of the inspection. Unless otherwise specified.

Wall Structure: Satisfactory

The wall structure of this residence is in satisfactory condition, unless otherwise noted.

Floor Structure: Satisfactory

The floor structure is in satisfactory condition where visible, unless otherwise noted.

Roof / Ceiling Structure: Satisfactory

The roof and ceiling structure appears to be in satisfactory condition, unless otherwise noted.

4: ATTIC

Information

Attic Entry: Location
Laundry Room

Roof Decking/Sheathing: Attic Decking / Sheathing Type
Attic
Not Visible

Type of visible wood roof decking.

Insulation: Type
Blown Loose Cellulose

Type of attic insulation noted at the time of inspection.

Insulation: Installed Location
Attic Floor

The attic insulation is installed at the noted location(s).

Insulation: Insulation Depth
8-9 Inches

Insulation depth noted during the inspection.

Ventilation: Type Noted
Gable Vents, Soffit Vents

The installed attic ventilation type is noted here.

Vapor Barrier: Vapor Barrier
As Noted
Not Visible

Comments regarding the vapor barrier or vapor retarder.

Electrical: Attic Lights / Satisfactory
The attic lights work on demand at the attic switch.

Attic Entry: General Comments
In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating and cooling ducts and other components.

Method of Evaluation: Direct Access
The attic was evaluated by direct access to easily accessible areas, and viewed from easy vantage points.

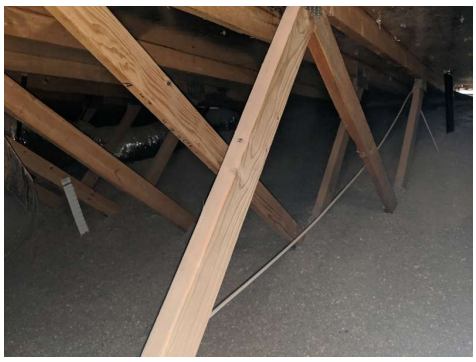
Method of Evaluation: Limited Access / Framing Etc Restricts View
Insulation, HVAC ductwork/components and framing position within the attic obscures some of the framework and other items such as the vapor barrier/vapor retarder. Therefore, the attic inspection and its related components within is limited to what is visible.

Common Observations: Storage Possible
Portions of the attic can be used for storage. However, storage should be limited to lightweight items only, as the framework was not engineered for this use.

Framing: Framework Pictures







Framing: Factory Wood Truss / Satisfactory

The wood roof framing is in satisfactory condition. The roof framing consists of a factory- built wood truss system, comprised of components called chords, webs, and struts that are connected by metal gussets nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Roof Decking/Sheathing: Radiant Barrier

The attic includes a satisfactory radiant barrier installed on the underside of the roof decking.

Insulation: Insulation Pictures



Insulation: Satisfactory

The installed attic insulation appears to be in satisfactory condition, unless noted otherwise.

Insulation: Blown Loose Cellulose / 8-9 inches

The attic floor is adequately insulated with blown loose cellulose insulation. I observed approximately 8-9 inches depth in various floor areas, which should provide a minimum insulation rating of R-30 as required. Insulation prevents viewing some attic areas.

Ventilation: Satisfactory

The residence attic ventilation appears satisfactory. Contacting a qualified insulation contractor about having your attic ventilation upgraded could help lower energy costs by cooling down your attic during the warmer summer months.

Vapor Barrier: Not Visible

As Noted

The vapor barrier or vapor retarder (building paper) is covered and was not visible during the home inspection. This limits our evaluation of it.

Water Pipes: Visible Attic Water Supply Pipes

Attic

None Visible

Visible type of water supply plumbing visible in the attic during the inspection.

Water Pipes: None Visible

Any attic potable water supply pipes were not visible during the inspection. They may be obscured or hidden from view behind insulation, framework, ductwork etc. Or even not installed through the attic.

Electrical: Attic Overall Electrical / Satisfactory

The attic electrical components that are easily visible and not covered by insulation or other attic components appear to be in acceptable condition, unless otherwise noted.

Heat Vents: Satisfactory

The visible heat vents that pass through the attic are functional and appear satisfactory, unless otherwise specifically noted.

Plumbing Vents: Drainpipe Vents / Satisfactory

The visible plumbing drainpipe vents appear to be in satisfactory condition, unless otherwise specifically noted.


Exhaust Ducts: Satisfactory

The visible portions of the exhaust ducts appear to be functional, unless otherwise noted.

5: ROOF

Information

Method of Evaluation: Method Used

Viewpoint from a ladder, Binoculars

The residence roof and its components were evaluated in this manner.

Flashings: Type

Metal

Type of roof flashings noted during the inspection.

Drainage & Gutters: Gutter Type

None Noted

Type of gutters on this property.

General Observations: Underlayment Comment

Felt underlayment lasts approximately 15 to 30 years. If the home is more than 15 years old, or if there was any exposed underlayment, I recommend you should consult a qualified roofing contractor for more detailed information and to determine if service is necessary. I do not lift or move any roof tiles to view the underlayment.

General Observations: No Guarantee Against Leaks

This roof inspection is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Further evaluation from a qualified roofer is recommended as you feel necessary.

Roof Age (approximate): Estimated Roof Age

5-10 years

Estimated roof age only. Please ask the seller for more detailed information or contact a qualified roofing contractor for evaluation.

Roof Pictures: Main Roof Covering







Flashings: Satisfactory

The roof flashings are in acceptable condition where viewed, unless otherwise specifically noted. They appear to consist of metal flashing around roof penetrations and in valleys.

Concrete Tile Roof: General Comments

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Concrete Tile Roof: Satisfactory

The concrete tile roof covering is in acceptable overall condition unless otherwise specifically noted. This is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. Further evaluation from a qualified roofer is still recommended for more information about your roof, including maintenance tips and advise.

Drainage & Gutters: Roof Drainage / Satisfactory

Roof drainage on this residence appears to be satisfactory, unless otherwise noted.

Limitations

Method of Evaluation

2ND STORY ROOF / NOT INSPECTED DUE TO HEIGHT

The second story roof was not accessible due to its height and was evaluated with the use of binoculars from various ground level vantage points. I recommend further evaluation from a qualified contractor for more detailed information or if you are concerned and would like a more in depth review. Roof evaluation is recommended preferably within the inspection period and before you take possession of the property.

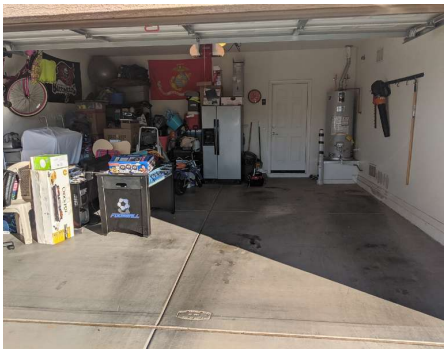



6: GARAGE

Information

Picture Of Garage / Size: View
Two Car Garage

The garage and its components were evaluated.



Walls and Ceiling: Type
Drywall

Garage Side Door: Type
None Noted

Garage Doors & Hardware: Seals
Garage
Satisfactory

The garage door seals are in acceptable condition.

Garage Doors & Hardware: Hinges
Garage
Satisfactory

The garage door(s) hinges are in acceptable condition.

Garage Doors & Hardware: Rollers
Garage
Satisfactory

The garage rollers appear to be in acceptable condition.

Automatic Openers: Picture

Automatic Openers: Number of Openers
One

Number of automatic garage door openers present during the inspection.

Windows: Type
Garage
None

Windows: None Noted

There are not any windows in this garage.

Ventilation Ports: Satisfactory

The garage exterior wall ventilation ports are functional.

Outlets / Electrical: Outlets / Type
Three Prong

Type of outlets noted.

Outlets / Electrical: GFCI / Reset Location
Garage

Location of GFCI reset.

Lights / Wall Switches: Wall Switches / Functional

The garage wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights
Ceiling Lights

Type of lighting installed.

Lights / Wall Switches: Lights

Satisfactory

The lights are in satisfactory condition, unless otherwise noted.

Parking Space: Satisfactory

The parking space within the garage appears to be an adequate and typical size. However, I recommend you should check to be sure this garage size fits your vehicles and needs before you take possession of the property.

Slab Floor: Satisfactory

The visible garage slab floor areas are in satisfactory condition. Small floor cracks are common and often result as a consequence of the curing process or common settling, but are not considered to be structurally threatening.

Walls and Ceiling: Satisfactory

The visible garage walls and ceilings are in acceptable condition, unless otherwise noted.

Walls and Ceiling: Cosmetic Issues Noted

The walls and/or ceilings have typical and minor cosmetic damage such as: (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.

Entry Door Into the House: Satisfactory

The garage to house entry door is a solid core door, or fire-rated type that self-closes in conformance with fire-safety regulations.

Garage Doors & Hardware: Type of Door

Garage

Sectional

Type of garage door(s).

Garage Doors & Hardware: Vehicle Door(s)

Garage

Satisfactory

The sectional garage door(s) and its hardware are functional and worked properly at the time of the inspection.

Automatic Openers: Satisfactory / One

The automatic garage door opener is functional and will reverse when obstructed at the safety lights and when met with reasonable resistance during closing.

Firewall Separation: Satisfactory

The entire garage firewall separating the garage from the residence appears functional and in good condition.

Outlets / Electrical: Outlets / GFCI / Satisfactory

Garage

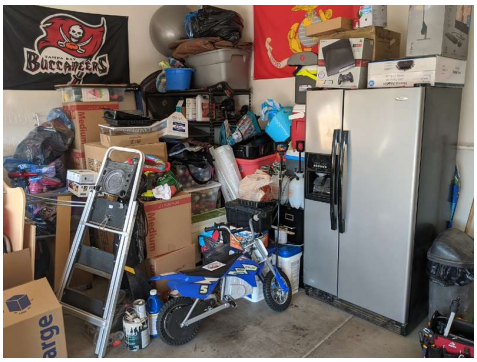
The accessible garage wall outlets are functional and include ground fault protection for safety reasons, unless otherwise noted.

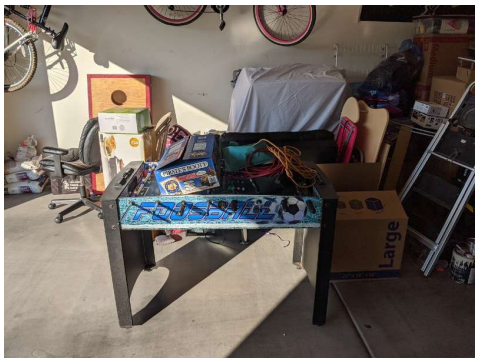
Limitations

Slab Floor

OBSTRUCTED VIEW / STORAGE

The storage on the garage floor prevents a clear view of the entire slab. I recommend evaluating the floor yourself once the storage is removed.





Walls and Ceiling

STORAGE / OBSTRUCTED VIEW

The storage present in the garage during the inspection prevents a clear view of all wall, floor or ceiling areas. I recommend evaluating these areas again for yourself, once the storage is completely removed.

Observations

6.8.1 Automatic Openers

Unsatisfactory Item

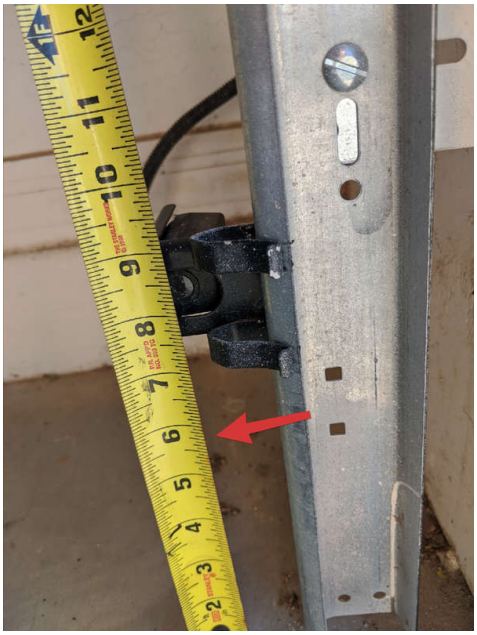
INFRARED SENSORS / TOO HIGH ABOVE GROUND

GARAGE

One of the infrared auto-reversing sensor safety mechanisms is functional but located higher than the recommended six inches above grade. It should be properly lowered for safety reasons. I recommend further evaluation from a qualified contractor for service as determined necessary.

Recommendation

Contact a qualified garage door contractor.



7: LAUNDRY

Information

Laundry Room / View: Location & Picture

Hallway, Upstairs

Location of laundry room.

Valves & Connectors: Type / Washing Machine Valves

Laundry Area

Not Visible

Type of washing machine water supply valves.

Windows: Type

None

Lights / Wall Switches: Wall Switches / Functional

The wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights

Ceiling Lights, Wall Lights

Type of lighting installed.

Lights / Wall Switches: Lights / Satisfactory

The lights are in satisfactory condition, unless otherwise noted.

Outlets / Electrical: No GFI Noted

The laundry room outlets are not ground fault protected.

Outlets / Electrical: GFI Outlet Resets In

No GFI Protection Noted

GFCI reset location.

Cabinets/Drawers/Shelves: Cabinets/Drawers/Shelves etc

Shelves

Exhaust Fan: Functional

The laundry exhaust fan was functional and responds on demand.

Gas Valve & Connector: Gas Supply Line

Visible

Dryer Vent: Dryer Vent Discharges

Vents Up and Out

Location the dryer vent discharges to.

Washer & Dryer: Picture / Not Evaluated

Washing Machine, Dryer

Any washing machines and/or dryers present were not evaluated as part of this inspection service. We do not turn them on or test any cycles. We do not disconnect washing machines supply lines to check for leaking. We recommend evaluating these appliances yourself and/or having a qualified contractor further evaluate them as you feel necessary.

Valves & Connectors: Metal Braided Hose Recommendation

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water to them often become stressed and can leak or burst. For this reason we recommend replacing all washing machine rubber supply hoses with metal-braided ones that are more resilient.

Trap & Drain: Washing Machine Drain Line / Not Visible

The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall. I was unable to evaluate it as part of this inspection.

Doors: Satisfactory

The door(s) in the laundry room are functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory

The visible floor in the laundry room is in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory

The visible walls and ceilings in the laundry room are in acceptable condition, unless otherwise noted.

Outlets / Electrical: Outlets / Satisfactory

The outlets in the laundry are functional and grounded, unless otherwise noted.

220 Volt Receptacle: Not In Use / Power Verified

The 220 volt receptacle for the dryer is not in use but power supply was verified at the outlet. I recommend you should evaluate this outlet to be sure the dryer you plan on using here is compatible with it.

Cabinets/Drawers/Shelves: Satisfactory Comment

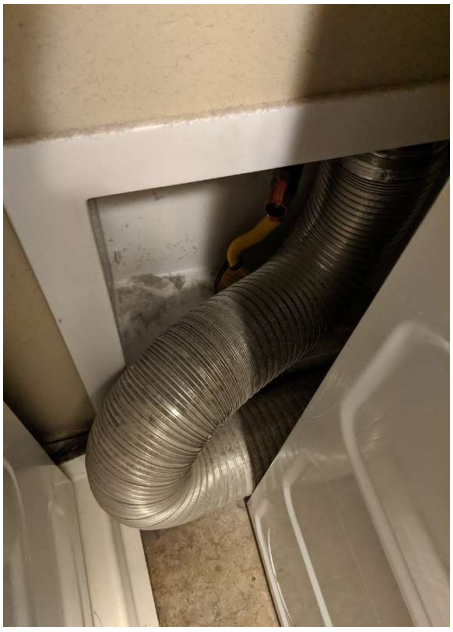
The installed cabinets, drawers, shelves, countertop etc are in satisfactory condtion; as applicable.

Gas Valve & Connector: Satisfactory

The gas valve and connector appear satisfactory but were not moved or tested during the inspection.

Dryer Vent: Dryer Vent / Satisfactory

The visible dryer vent connection appears correct. NOTE: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. We do not evaluate the interior condition of dryer exhaust vents.



Limitations

Valves & Connectors

VALVES NOT VISIBLE

The washing machine valves and their connectors were not fully visible during the inspection. The washer and dryer restrict access and/or a full view of them. I recommend viewing these valves for yourself, as you feel necessary, once access is made available.

8: KITCHEN

Information

Refrigerator: Picture

Refrigerator: Water Dispenser

Works on Demand

Refrigerator: Ice Maker

Works on Demand

Dishwasher: Picture

Garbage Disposal: Picture

Built in Microwave: Picture

Range with Cooktop: Type

Gas Range, Gas Cooktop

Exhaust Fan or Downdraft: Type

Exhaust Hood to Exterior

Type of exhaust system.

Exhaust Fan or Downdraft: Exhaust System / Satisfactory

The exhaust system type is functional and works or responds on demand.

Sink and Faucet: Kitchen Sink And Faucet / Functional

The kitchen sink and faucet are functional.

Valves and Connectors: Type

Pull Valve

Type of valve(s) visible.

Valves and Connectors: Refrigerator Water Line

Not Visible

Cabinets & Pantry: Cabinets / Satisfactory

Kitchen

The kitchen cabinets and drawers are satisfactory and functional.

Cabinets & Pantry: Drawers / Satisfactory

The kitchen drawers are functional and work on demand.

Cabinets & Pantry: Pantry / Satisfactory

Kitchen

The kitchen pantry area is in satisfactory condition.

Flooring: Satisfactory

The kitchen floor is in satisfactory condition.

Windows: Type

Double pane

Doors: Door(s) / Satisfactory

The kitchen door(s) were functional at the time of inspection.

Doors: Pantry / View

View of the kitchen pantry area.

Lights / Wall Switches: Wall Switches

The kitchen wall switches are satisfactory and work on demand.

Lights / Wall Switches: Lights / Type

Ceiling Lights

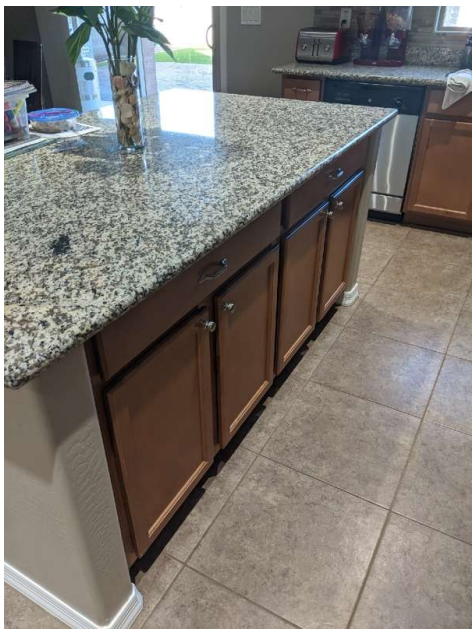
Type of lights noted.

Outlets / Electrical: GFI Outlet Reset Location

Kitchen

Picture of Kitchen: View





Refrigerator: Satisfactory / Temps Ok

The refrigerator was functional and achieved acceptable temperatures. This is a limited courtesy inspection and you should ask the seller about its full operation. You should make sure to set your fridge at appropriate temperatures as needed. I do not know if this appliance is staying with the property or not. I recommend you should plug the refrigerator into its own dedicated outlet and not into a GFCI protected outlet.

Refrigerator: Water Dispenser / Functional

The refrigerator water supply dispenser was functional when tested during inspection.

Refrigerator: Ice Maker / Functional

The refrigerator ice maker was functional when tested during the inspection. Ice is visible in the freezer.

Dishwasher: Satisfactory

The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted during the inspection.

Garbage Disposal: Satisfactory

The garbage disposal was functional during the inspection. No leaking noted, unless otherwise indicated.

Built in Microwave: Satisfactory

The built in microwave was functional during the inspection, but I did not test it for leakage, which would require a specialized instrument. However, their power diminishes over time, and the specific measurement of the microwaves, as well as their containment within the unit, requires specialized instruments, which is beyond the scope of our service.

Range with Cooktop: Picture

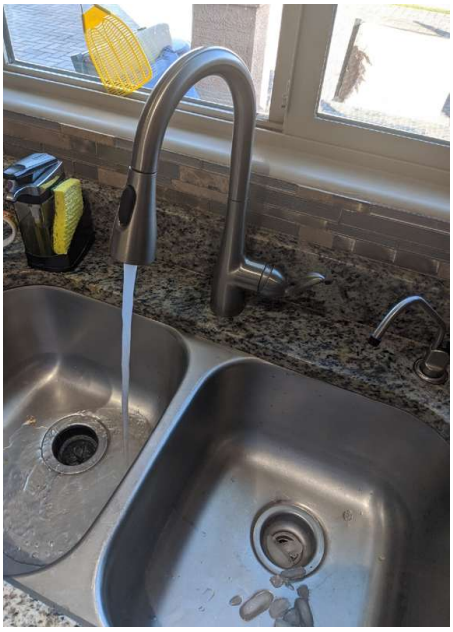
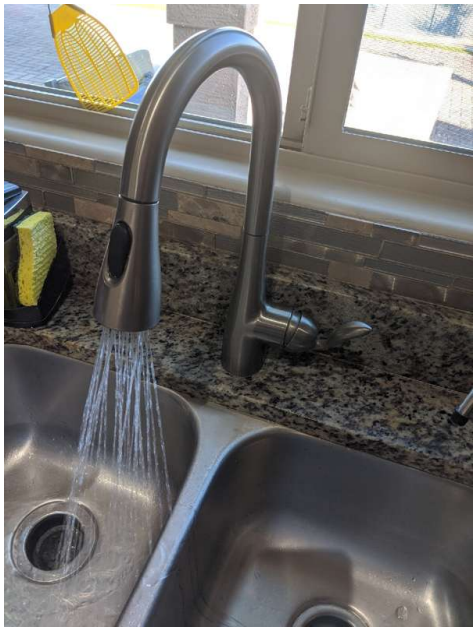


Range with Cooktop: Satisfactory

The range and cooktop are functional and both bake and broil work on demand.

Sink and Faucet: Picture / Water Flow

Picture of the functional water flow at the kitchen sink.

Sink and Faucet: Reverse Osmosis Faucet

The reverse osmosis or filtered water faucet in the kitchen responds properly on demand.

Trap and Drain: Satisfactory

The kitchen sink traps and drains are functional. No leaking was seen during the inspection, unless otherwise noted.

Valves and Connectors: Valves / Satisfactory

The kitchen valves and connectors below the sink appear functional. Valves were not turned, however no leaking was noted at the time of inspection. Valves are not in daily use and will inevitably become stiff or frozen/stuck and need service or replacement.

Valves and Connectors: Refrigerator Water Line / Unable to View

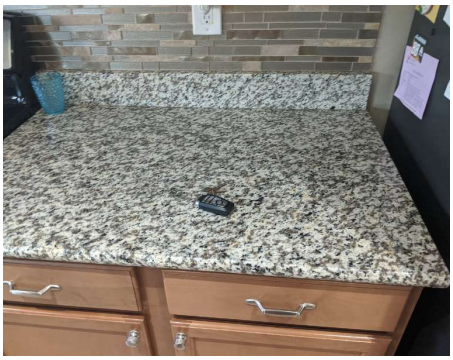
The refrigerator water line was not visible during the inspection. I did not try to test it or run water through it as part of this inspection.

RO System/Filtration System: Faucet / Functional

The reverse osmosis or filter water supply faucet at the sink was activated and water came out. This is a very limited courtesy check and not a full inspection of the reverse osmosis system which is beyond the scope of this home inspection. I recommended you should consult with a specialist on maintenance and water quality as these systems can fail at any time. Especially when they are not being used.

Countertop: Satisfactory

The visible areas of the kitchen countertop(s) are in satisfactory condition.





Walls and Ceiling: Satisfactory

The kitchen walls and ceiling are textured drywall and in acceptable condition.

Windows: Satisfactory

The kitchen window(s) are in satisfactory condition. Unless otherwise specifically noted.

Lights / Wall Switches: Lights / Satisfactory

The lighting in the kitchen area is satisfactory, unless specifically noted otherwise.

Outlets / Electrical: Outlets / GFCI Protection Noted

The kitchen has modern three prong, GFCI protected outlets that were functional during the home inspection.

Limitations

Cabinets & Pantry

STORAGE RESTRICTS VIEWING

Storage in the kitchen cabinets restricts viewing the entire cabinet and any components with them. I recommend checking the cabinets and components again once the storage is removed. It is possible for storage to hide damage, defects or moisture stains/damage that would have otherwise been visible during the inspection.

Observations

8.19.1 Outlets / Electrical

Unsatisfactory Item

OUTLET / LOOSE

KITCHEN

There is a loose kitchen wall outlet and it should be serviced for safety reasons and to help prevent possible damage to the outlet.

Recommendation

Contact a qualified professional.

9: INDOOR ENVIRONMENTAL ISSUES

Information

Environmental Observations: Air Quality Not Evaluated

I do not test for mold or measure indoor air quality, which the Consumer Product Safety Commission ranks fifth among potential contaminants. A person's health is a truly personal responsibility, and because I do not inspect for mold or test for other environmental contaminants I recommend that you should schedule an appropriate inspection by an environmental hygienist before you take possession of this property. This would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system etc should be serviced immediately, or the potential for mold infestation will remain.

Environmental Observations: Insects and Other Pests

Vermin, insects and other pests such as: crickets, spiders, scorpions, pigeons, termites, mice/rats etc. are part of the natural habitat and they often invade homes. Many of these pests can get into a home through the smallest of areas that are likely not visible or very difficult to locate. Rats and mice have collapsible rib-cages and many pests can enter even the tiniest crevices. And it is not uncommon for pests to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent, insect and pest proof, and to monitor those areas that are not readily accessible. This inspection does not include an evaluation of any in wall, in ground or onsite pest control or prevention systems. You should also consult a qualified pest control service for an evaluation of the property if you are concerned or for more information. This is recommended to be completed before the close of escrow and before the residence is occupied, especially if you are concerned or desire more information

Environmental Observations: Domestic Animals

Domestic animals living within a residence can have an adverse affect on air quality etc. Their presence may require extensive cleaning of walls, floors, air ducts etc. You should evaluate this property regarding previous or current domestic animals and service as you feel necessary.

10: HALLWAYS

Information

Windows: Type
None

Cabinets/Drawers/Shelves: Cabinets/Drawers/Shelves etc
None Noted

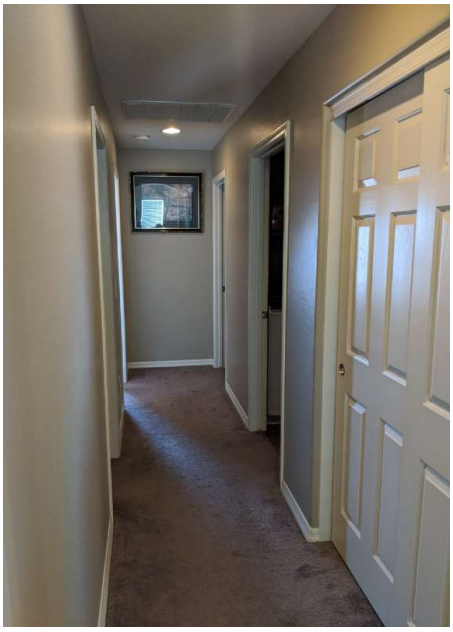
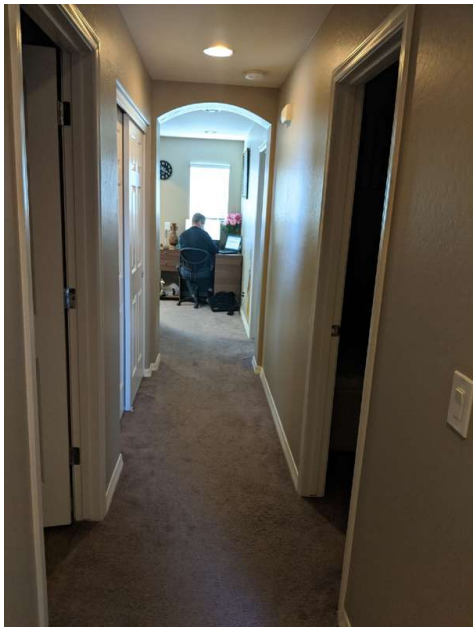
Lights / Wall Switches: Wall Switches / Functional
The hallway wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights
Ceiling Lights
Type of lighting installed.

Smoke Detectors / CO: Type
Smoke Detector
Type of smoke detector and/or carbon monoxide detector.

Guardrails: Satisfactory
The second floor hallway guardrail is in satisfactory condition.

Hallway Picture: View

Doors: Satisfactory
The door(s) in the hallway are functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory
The floor in the hallway is in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory
The walls and ceilings in the hallway are in acceptable condition, unless otherwise noted.

Closet: Satisfactory
The hallway closets and interior closet space appear to be in satisfactory condition.

Outlets / Electrical: **Three Prong / Satisfactory**

The outlets in the hallway were functional and grounded, unless otherwise noted.

Smoke Detectors / CO: **Smoke Detectors / In Place**

There are smoke detectors in place within the hallways of the residence. They responded when tested, unless otherwise noted. NOTE: Smoke detectors should be tested monthly and can fail at any time. They should be replaced at least every ten years or if they fail to respond.

11: HOME INTERIOR / LIVING AREAS

Information

Windows: **Windows / Type**
Double pane

Lights / Wall Switches: **Lights / Type**
Ceiling Lights

Type of room lighting noted.

Outlets / Electrical: **Outlets / Type**
Three Prong

Type of outlets noted.

Smoke Detectors: **Type**
Smoke Detector

Type of smoke detector and/or carbon monoxide detector.

General Interior Comments: **Furnished Residence**

The property is furnished which limits or restricts a thorough evaluation of all wall and floor areas, windows, electrical outlets etc. In accordance with industry standards, I only inspect those surfaces that are exposed and readily accessible. I do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. I strongly suggest you should come back to look over the property, once everything is moved out and all personal items have been removed. This will help give you a better evaluation of the overall property condition.

General Interior Comments: **Interior Areas Disclaimer**

Our inspection of interior spaces includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform. We recommend you should make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow or before you take possession of this property.

General Interior Comments: **Door Stops-General**

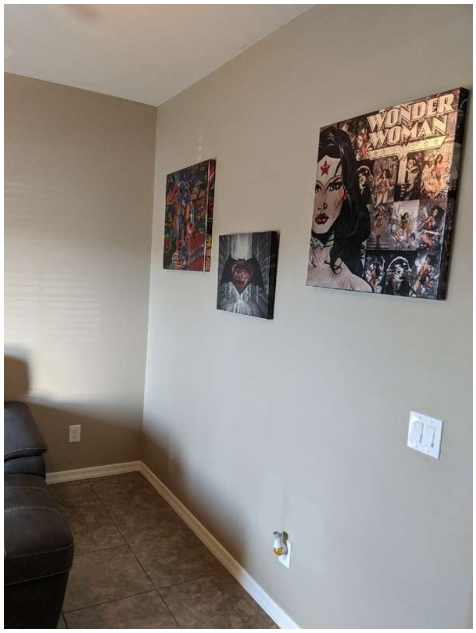
Any missing door stops throughout the home should be repaired or installed as you feel necessary.

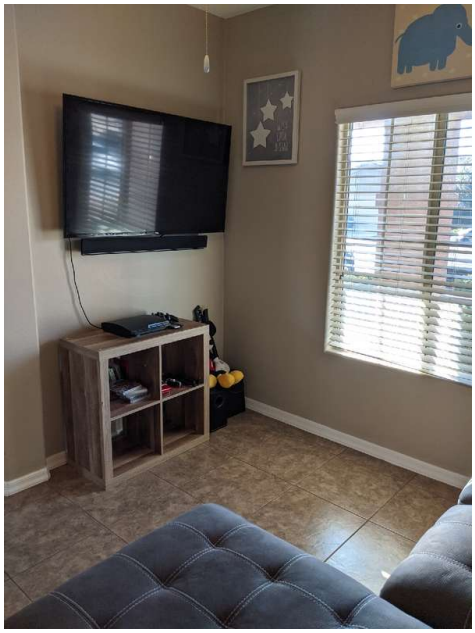
General Interior Comments: **Smoke & CO Detectors Comment**

I recommend monitoring, replacing or adding smoke and carbon monoxide detectors as necessary, throughout this property, for safety reasons. Especially is gas appliances are present. Many times these units become worn, damaged or simply too old an may not work as intended.

Living Space Room Pictures: Living Room View


Living Space Room Pictures: Den View



Flooring: Satisfactory

The visible floors in the living areas are in satisfactory condition, unless otherwise specifically noted.

Walls and Ceiling: Satisfactory

The walls and ceilings in the livable areas are in acceptable condition, unless otherwise noted.

Windows: Satisfactory

The windows in the livable rooms are in satisfactory and functional condition, unless otherwise noted.

Screens / Shutters / Blinds: Screens Present

The window screens in place on the window exterior areas, during the inspection, appear to be in satisfactory condition overall. Minor or relatively insignificant screen damage was not noted or documented. Also, window screens are not entirely or thoroughly evaluated becuase they are often removed for aesthetic or staging reasons. They are easily damaged and can be removed after our inspection, so I choose to disclaim them.

Closets: Satisfactory

The closets and interior closet space, in the livable areas of this property, appear to be in satisfactory condition.

Lights / Wall Switches: Wall Switches / Satisfactory

The wall switches in the livable areas are functional and respond on demand.

Outlets / Electrical: Wall Outlets / Grounded / Satisfactory

The wall outlets in the livable areas were functional and grounded, unless otherwise noted.

Ceiling Fan: Satisfactory

The ceiling fan(s) within the livable areas work or respond properly on demand, unless otherwise noted.

Limitations

Screens / Shutters / Blinds

BLINDS AND SHUTTERS COMMENT

NOTE: We do not test or evaluate blinds, shutters or any other similar type window or door treatments, throughout this property. They were not evaluated as part of this inspection service. They are only briefly viewed for access to evaluate windows behind them, regardless if they are temporary or permanent. They also can restrict a clear view of window areas and are only operated so I can access any related windows or doors. I recommend you should view them and determine if you want them serviced as you feel necessary.

12: PLUMBING

Information

City Water Meter: City Water Meter-Picture

City Water Meter: City Water Meter Location

Front

Location of the city water meter.

House Water Shut-Off Valve / Supply: Picture

Picture of the main house water shut-off valve.

House Water Shut-Off Valve / Supply: Valve Type

Ball Valve

Type of main water supply shut-off valve located at the property.

Water Supply Pressure: Water Supply Pressure / Picture

Too High / See Below

Water Supply Pressure: Water Pressure Regulator / As Noted

NONE / No Water Pressure Regulator Noted

General Gas Components: Picture

Picture of gas main/meter.

General Gas Components: Main Observations

Gas was on

The gas main/meter supply is either on or off as noted.

General Gas Components: Main Shut-off Location

Side Yard

Gas Hot Water Heater: Location

Garage

Garage

Gas Hot Water Heater: Year Built

2013

Gas Hot Water Heater: Capacity / Gallons

50

Gas Hot Water Heater: Fuel Source Type

Natural Gas

Gas Hot Water Heater: Thermal Expansion Tank

None

Supply Plumbing Type

Polyethylene

Supply plumbing type as noted.

Pipe Insulation / Supports: Water Supply Line Supports

Not Visible

Water supply piping supports viewed as noted.

Hose Bibs: Type

NONE / Anti-Siphon Valves Not Noted

Waste and Drainage Systems: Clean Out Location / Picture

Front Yard

Location of the plumbing drain clean outs.

Waste and Drainage Systems: Type Of Material

ABS / Acrylonitrile Butadiene Styrene

Irrigation: Type / Pictures

Drip System

Pictures of irrigation valves and related components.

Soft Water System: Soft Water System / Location

None Noted

Recirculating System: Location

None

Standard Plumbing Comments: Drain Line Comment

NOTE: The underground sewer and/or drain lines were NOT video scanned or otherwise visually evaluated as part of this home inspection service. Underground pipes and pipes within walls, floors and ceilings are considered outside the scope of a home inspection. These drain lines were only tested for functional drainage by running water in sinks, tubs, showers and toilets etc. It is very common and typical for property drain lines to have tree and plant roots in them or to become cracked, settled or otherwise damaged over time. They can also be previously damaged but not noticed as part of a typical home inspection. These drain pipes can also consist of older material that is no longer in use (cast iron, Orangeburg, clay etc). Further evaluation of these drain lines is highly recommended by contacting a qualified contractor or plumber who can complete this for you, within the inspection period or at least before you close or take possession of the property.

City Water Meter: City Water Meter / Satisfactory

The street or city water meter was observed for a short while, while no water was running on the property. The meter or dial was not spinning or moving, or the digital display reads 0.00. This is a good indication of no water leaking underground between the water meter and residence. However, this is not an exact determination and further evaluation may be necessary if you desire more detailed information or are concerned about the possibility of an underground water leak. Following up with the water company is a good idea so you are aware of potential normal water usage at this residence. I recommend getting an emergency water or plumbers key from a hardware store in case of emergency so you can easy shut off this meter if needed.

House Water Shut-Off Valve / Supply: Valve Location

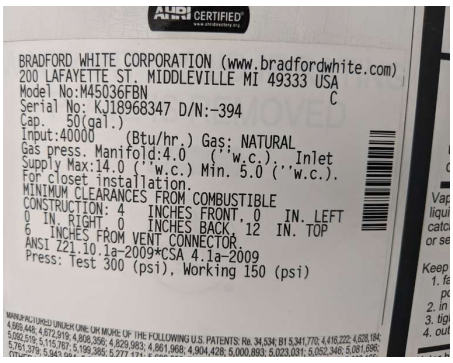
Left side

These valves appear to be in satisfactory and functional condition, unless noted otherwise.

General Gas Components: Disclaimer

The inspector does not pressure test the gas pipe system. We recommend having the gas system evaluated and pressure tested if it is older than 20 years. Additionally, it is recommended to have the Gas Company inspect the gas system for any issues which are not normally part of a home inspection such as gas leaks. The gas company does a "code inspection" and this inspection focuses on functionality and obvious safety issues.

Gas Hot Water Heater: Picture of Unit & Data Plate



Gas Hot Water Heater: Hot Water Temperature Noted

110 -115

The residence hot water heater water temperature was noted as satisfactory during the home inspection. Hot water temperature supply was verified at all sinks, tubs, showers etc; unless otherwise noted. The hot water temperature is recommended to be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees Fahrenheit to prevent scalding. Hot water temperature can also be raised or lowered as desired at the water heater.

Gas Hot Water Heater: Manufacturer

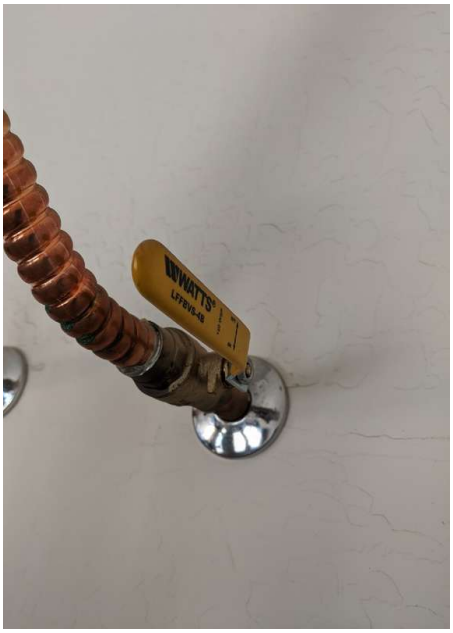
Bradford White

I recommend flushing and servicing your water heater tank annually for optimal performance. Contacting a qualified contractor for more detailed information is also recommended, as you feel necessary.

Gas Hot Water Heater: **Water Shut-Off Valve Condition**

Satisfactory

The shut-off valve on a water heater should be functional and move freely and easily to turn off water supply if necessary.



Gas Hot Water Heater: **Water Connectors Condition**

Satisfactory

The water supply connectors on a water heater should be free of any mineral build up and have no signs of leaking.

Gas Hot Water Heater: **TPR Relief Valve & Discharge Pipe Condition**

Satisfactory

The water heater should be equipped with a mandated pressure-temperature relief valve and acceptable discharge pipe to the exterior.

Gas Hot Water Heater: **Drain Valve Condition**

Satisfactory

The drain valve is in place and presumed to be functional. I did not test it as part of this inspection service.

Gas Hot Water Heater: Gas Shut-Off Valve/Connector Condition

Satisfactory

The water heater gas control valve and its connector at the water heater were not moved but appear functional, unless noted otherwise.

Gas Hot Water Heater: Gas Exhaust Vent Condition

Satisfactory

The gas water heater vent/flue appears to be in good condition and is securely fastened in place. It meets proper clearances at the time of the inspection. Unless otherwise noted.

Gas Hot Water Heater: Gas Water Heater Combustion Ventilation

Satisfactory

Is there adequate combustion air ventilation for the gas water heater? Supply air vents in the garage, storage closet, etc.

Gas Hot Water Heater: Drain Pan & Discharge Pipe

Drain Pan & Drain Pipe in Place

Water heaters are recommended to be equipped with a drain pan and discharge pipe to the exterior, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Satisfactory / Functional Flow

The water supply plumbing lines for this residence appear to be in satisfactory condition, where visible. Functional water flow was verified. Unless otherwise indicated.

Pipe Insulation / Supports: Attic Pipe Insulation

Attic

None Noted

The visible sections of the residence water supply piping in the attic appear to be insulated as noted.

Waste and Drainage Systems: General Comments / Sewer Lines & Drain Lines

I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line by a qualified contractor would confirm its actual condition: (Note, we DO NOT provide this service). However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

NOTE: The underground sewer or drain lines were not video scanned or otherwise visually evaluated as part of this home inspection service. They are considered outside the scope of a home inspection. These drain lines were tested for functional drainage by running water in sinks, tubs, showers and toilets only. If you require further evaluation of these drain lines, I recommend contacting a qualified contractor or plumber who can complete this for you.

Waste and Drainage Systems: Drainpipes / Functional Drainage Noted

Yard

Based on industry recommended water tests, the drainpipes are functional and acceptable at this time and functional drainage was noted. Bathtubs, showers sinks etc were drained during the inspection to check for drainage issues.

Waste and Drainage Systems: City Sewer System

This residence appears to be on the city sewer system. However, this was not verified as part of the inspection service. Only a video-scan of the main drainpipe, by a qualified contractor, could confirm its actual condition and if this is a sewer or septic system. This service is recommended within the inspection period and before you take possession of the property.

Irrigation: General Comments

Irrigation systems and their components are considered outside the scope of home inspections per the Arizona Standards of Professional Practice for Home Inspectors. However, we believe it is in the best interest of our clients to provide a brief overview of them and to test them as we feel necessary for basic operation. Please contact a qualified contractor for more detailed information before you take possession of the property and if you have any concerns with the irrigation system.

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. The quality can range and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. This inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or drip heads. Because the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate any automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. Further review from a qualified landscape professional may be required and is recommended for further review before the close of escrow.

Polyethylene Water Pipes: Satisfactory

The water supply plumbing visible within the residence appears to be in satisfactory condition, unless otherwise noted.

Polyethylene Water Pipes: Plumbing / Visible At

Sinks, Toilets

This residence is served with Polyethylene plumbing, also known as PEX, potable water supply pipes. Functional water supply and flow was noted.

Reverse Osmosis System: Picture

Reverse Osmosis System: Not Evaluated

Kitchen

Water treatment systems such as reverse osmosis water systems and water filters were not evaluated during this inspection. They were viewed for obvious signs of leaking and damage only. I recommend contacting the manufacturer or a qualified contractor for more information, demonstration or further review.

Fire Suppression System: None Noted

There is not a fire suppression system located within this property. I recommend further evaluation from a qualified contractor for more detailed information as you feel necessary.

Limitations

Soft Water System

SOFT WATER LOOP ONLY / LOCATION

Garage

There is a soft water loop present but it is not currently connected to a soft water system. I recommend contacting a qualified contractor for more detailed information.

Observations

12.4.1 Water Supply Pressure

Unsatisfactory Item

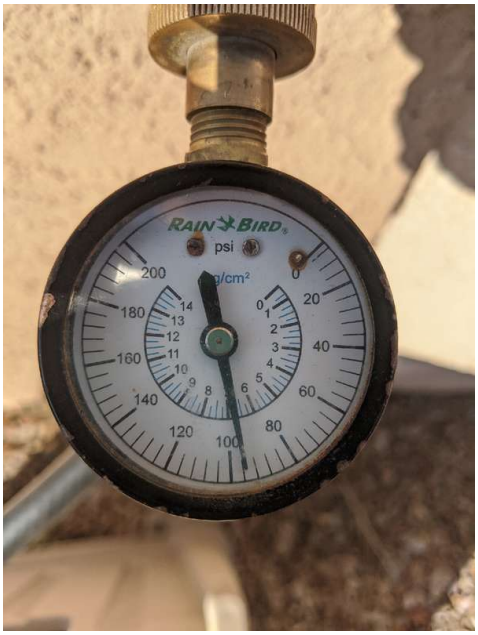
PRESSURE TOO HIGH / NO REGULATOR

EXTERIOR

The water pressure inside the residence exceeds 80 psi, (currently 95 psi) and may stress components of the system. Appliances and components such as water heaters, dishwashers, washing machines and most water using appliances will typically function better and last longer under lower water pressure (usually 40-80 psi). You may want a qualified contractor to evaluate this and install a water pressure regulator as determined necessary.

Recommendation

Contact a qualified plumbing contractor.



12.8.1 Hose Bibs

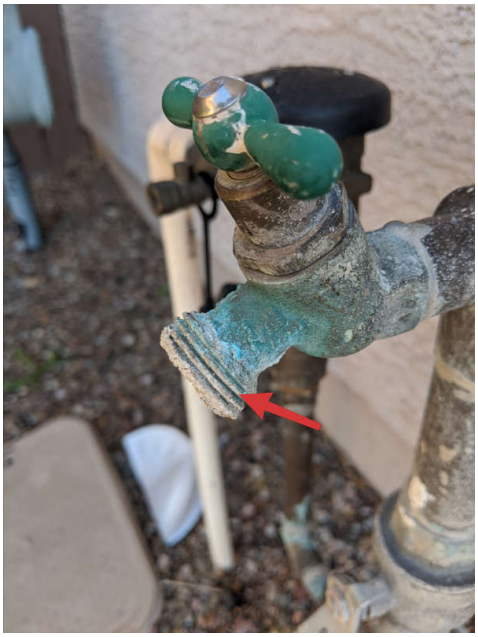
Unsatisfactory Item

CORRODED

The spigot on the Southwest corner of the building is corroded and will need to be cleaned before it can be used.

Recommendation

Contact a qualified professional.



13: MAIN ELECTRICAL PANEL

Information

Panel Size & Location: Location on House
Right Side

Panel Size & Location: Manufacturer
Square D

Main Panel Observations: Condition
Main Panel
Satisfactory

Circuit Breakers: Type Noted
Main Panel
Breakers

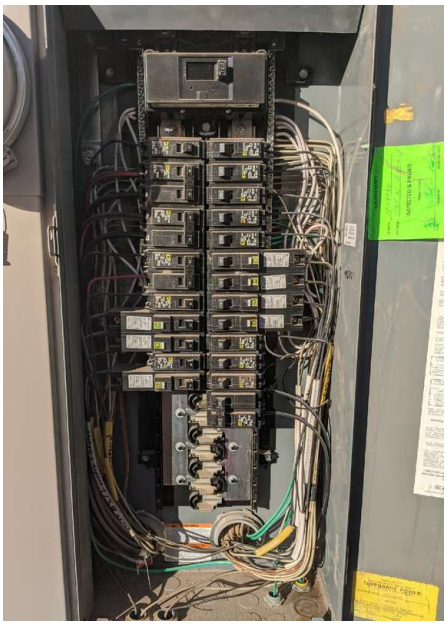
Service Conductor: Type
Bus Bar

Type of service conductor material.

Service Conductor: Satisfactory Comment

The service conductor appears to be in satisfactory condition.

Wiring Observations: Visible Branch Wiring / Type / Picture
Copper



Wiring Observations: Romex Wiring Noted

The residence appears wired with modern vinyl conduit known as Romex.

Wiring Observations: Aluminum Wiring / Larger Circuits
Electrical Breaker Panel
A/C Unit(s), Range

Breakers with larger or thicker aluminum wiring noted.

Panel Cover Observations: Panel Cover Type
Main Panel
Exterior Cover, Interior Cover

Panel Cover Observations: Exterior Cover / Acceptable

The exterior panel cover is in acceptable condition.

Panel Cover Observations:

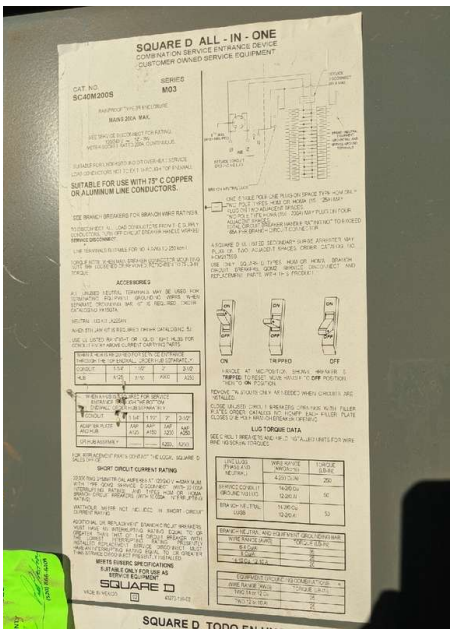
Interior Cover / Acceptable

The interior panel cover is in acceptable condition.

Grounding: **Grounding Location**

Water Heater

Panel Size & Location: Picture / Manufacturer Label



Panel Size & Location: Amperage

200 Amp; 120/240 Volt

Service size as noted per manufacturer label if visible. Specialized testing equipment was not used to verify this.

Main Panel Observations: Satisfactory Comment

The main electrical breaker panel and its components have no visible deficiencies.

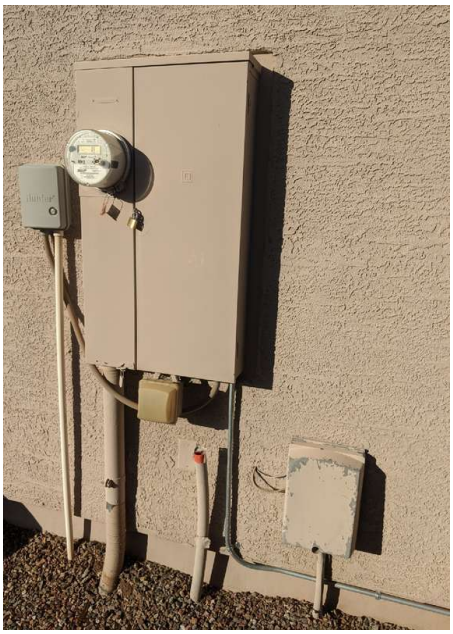
Main Panel Observations: Low Voltage Components / Not Evaluated

Any low voltage components in this residence were not evaluated as part of the inspection. Such as low voltage components, wall jacks, wiring for speakers, cable, alarm systems, internet etc. I recommend contacting a qualified contractor for more detailed evaluation as you feel necessary.

Service Entrance: **Service Entrance Type**

Underground/Lateral

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. For example, many homes built during and before the 1970's may have aluminum wiring including in the house electrical system. Aluminum wiring during this time has been known to cause problems. 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. It would be prudent to have a qualified electrician evaluate the entire electrical system in your home if it was built in or before the 1970's. 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 escrow, 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.



Service Entrance: **Underground / Satisfactory**

The main conductor lines are underground or lateral service and in satisfactory condition. This is a characteristic of modern electrical services, but because the service lines are underground, and cannot be seen, they are not evaluated as part of this inspection service. I recommend contacting a qualified contractor for more detailed information or as you feel necessary.

Circuit Breakers: **Breakers Satisfactory Comment**

There are no visible deficiencies with the circuit breakers. Unless otherwise noted.

Circuit Breakers: System Includes Arc-Fault Breakers

This electrical system does include arc-fault circuit interrupters (AFCI) that are mandated by current standards. An AFCI is an electrical safety device installed in new home bedroom circuits, in many jurisdictions, for construction generally permitted after January 1, 2002. The AFCI breakers in place tested and reset on demand at the time of the inspection, however they can fail at anytime without warning. The AFCI's purpose is to prevent fires, which may occur due to faulty electrical appliances connected to a bedroom circuit. They are considered an essential safety feature of modern homes.

Circuit Breakers: Main Disconnect / Satisfactory

The main electrical breaker disconnect appears to be in satisfactory condition.

Wiring Observations: Satisfactory Comment

The visible electrical wiring appears to be in satisfactory condition, unless otherwise noted.

Grounding: Satisfactory Comment

The main panel grounding connection was observed and appears to be in satisfactory condition at the time of the inspection.

14: HVAC / HEATING & COOLING SYSTEMS

Information

HVAC System Info: HVAC System / Type
Heat Pump Split System(s)

Type of HVAC system(s) located onsite.

HVAC System Info: Number of HVAC Systems Onsite
1

Number of HVAC systems onsite during the inspection.

HVAC System Info: HVAC Component(s) Location
Condensing Coil(s) Outside On Ground, Air Handler/Furnace(s) In Attic

HVAC System Info: HVAC System Locations
Main Residence

Condensing Coils Age/Data: Satisfactory
The condensing coil(s) respond to the thermostat and are functional.

Condensing Coils Age/Data: Year Built
2013

Condensing Coils Age/Data: Total Combined HVAC Tons Onsite
5.0 Tons

Condensing Coils Age/Data: HVAC Manufacturer / Brand
Carrier

Air Handler or Furnace / Age & Data: Year Built
2013

Air Handler or Furnace / Age & Data: HVAC Manufacturer / Brand
Carrier

Fuel Source: Type
Gas/Electric

Return-Air Compartment / Filter: Location
Hallway Ceiling

Location of the return air vents.

Heating Differential Temperature Readings: Air Return Temperatures - Acceptable
Air return temperatures for this residence were noted as acceptable.

Heating Differential Temperature Readings: Air Supply Temperatures - Acceptable
Air supply temperatures for this residence were noted as acceptable.

Thermostats: Location
Hallway

Thermostats were noted in these locations.

Condensing Coil Disconnect: Disconnect / Type

Pull Out

Type of disconnect noted.

Condensate Drainpipe: Drainpipe / Satisfactory

The condensate drainpipe discharges correctly, as noted.

Condensate Drainpipe: Drains To:

Outside Residence

The condensate drain pipe(s) properly discharge at the noted location.

Registers: Satisfactory

The air supply registers are functional and reasonably clean.

Registers: Location

Ceiling

HVAC air supply register locations.

HVAC Comments: General Comment

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age 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 escrow, or within the inspection perioed if possible, 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. Having the heating and cooling system fully evaluated by a qualified HVAC contractor, especially before you take possession of this property, and at least annually is recommended, regardless of its condition, because we rely heavily on these systems during the warmer months and summer months in Arizona.

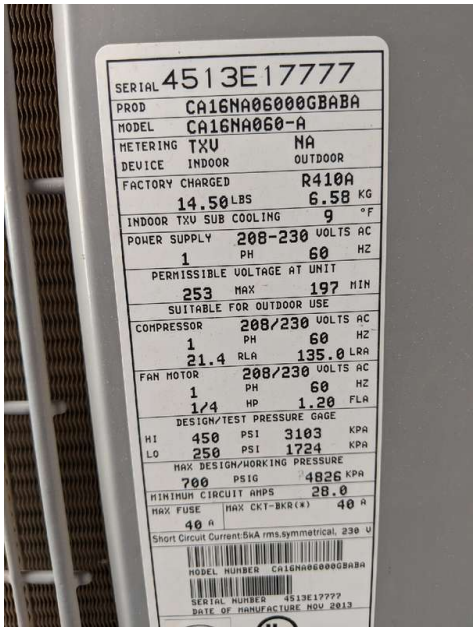
HVAC Comments: Cooling and Heating Verified in Each Room

Cooling and heating presence was verified as noted in each room of this residence, unless otherwise noted.

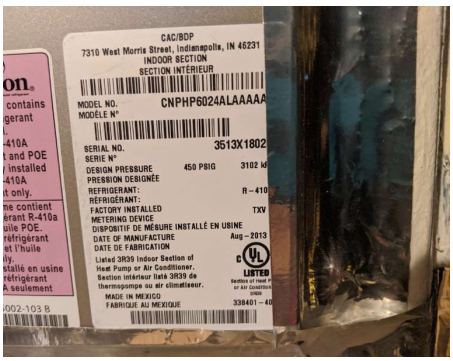
HVAC Comments: Further HVAC Review Is Recommended

Further review of the heating and cooling system is recommended from a qualified HVAC contractor for more detailed information, regardless of the HVAC system condition during the inspection. This further review is important because we rely on these units almost non-stop in the hot summer months and very often in the warmer months before and after the summer. It is also critical to have the entire HVAC system evaluated, before you take possession of the property, if it has not been used for an extended period of time (such as an unoccupied or vacant property) or if they appear to be in disrepair and in need of service. Review from a qualified HVAC contractor or HVAC specialist is recommended to overview the system and check it for possible repairs, service or upgrades that are beyond the scope of this generalist home inspection.

Condensing Coils Age/Data: Picture and Data Plates (ALL)



Air Handler or Furnace / Age & Data: Picture and Data Plates (ALL)



Air Handler or Furnace / Age & Data: Heat Exchanger (Gas Only) / Not Visible

The heat exchanger, which is often located in the combustion chamber of the gas furnace, was not visible given its location and due to the visible limitations of a home inspection. However, I recommend the combustion chamber and heat exchanger should be evaluated by a qualified HVAC contractor before you take possession of this property. If it is cracked, the furnace will have to be replaced for safety reasons.

Air Handler or Furnace / Age & Data: Satisfactory

The furnace(s)/air handler(s) were functional and respond when prompted at it's thermostat. I recommend further review from a qualified HVAC contractor for more information or a detailed evaluation, at least before you take possession of the property or as you feel necessary.

Fuel Source: Gas Heat / Electric Cooling

The fuel supply source onsite for the HVAC system(s) includes gas heat and electric cooling.

Refrigerant Type: Refrigerant Type

HVAC

R-410A

Type of refrigerant type as visible or as noted on the HVAC manufacturer label. Further evaluation may be necessary from a qualified contractor to accurately determine or verify this.

Age Observations: HVAC / Mid-Range of Design Life

The HVAC system(s) are in the mid-range of its design life. It will need to be more closely monitored, serviced bi-annually, and should have its filter changed no later than every two to three months. However, it would also be wise to keep a home protection policy current.

Return-Air Compartment / Filter: Satisfactory - Two

The air filters present in the return air compartments are in acceptable condition. I recommend changing filters at least every 30-60 days or as required by the manufacturer.

Cooling Differential Temperature Readings: Air Return Temperatures / As Noted

Air Return

See Below

Air return temperatures in degrees Fahrenheit for this residence were as noted.

Cooling Differential Temperature Readings: Air Supply Temperatures / As Noted

Air Supply Registers

See Below

Air supply temperatures in degrees Fahrenheit for this residence were as noted.

Heating Differential Temperature Readings: HVAC / Satisfactory Heating Comment

NOTE: The heating unit(s) respond on demand and achieve a satisfactory temperature split between the supply and return air. However, it would be prudent to have the unit serviced by a qualified HVAC contractor soon and preferably within the inspection period or at least before you take possession of the property. Especially if it hasn't been evaluated or serviced in the past twelve months. Requesting prior service history from the seller could help you determine this.

Heating Differential Temperature Readings: Air Return Temperatures / As Noted

Air Return

70

Air return temperatures in degrees Fahrenheit for this residence were as noted.

Heating Differential Temperature Readings: Air Supply Temperatures / As Noted

Air Supply Registers

110-115

Air supply temperatures in degrees Fahrenheit for this residence were as noted.

Thermostats: Satisfactory

The thermostat(s) were functional and respond to their controls at the time of the inspection.

Condensing Coil Disconnect: Not Tested

The electrical disconnect(s) at the condensing coils are present and appear functional; however they were not activated or tested at the time of inspection.

Refrigerant Lines: Satisfactory

The refrigerant lines are in acceptable condition and foam wrapped where viewed.

Gas Automatic Safety Controls: Gas Safety Control Comments

A thermocouple is a safety device on gas furnaces that shuts off the gas supply if the pilot light goes out or if the electric igniter fails.

A limit switch is a safety control located on the furnace. If specific components get too hot, the limit switch shuts off the burner. It also shuts off the blower when the temperature drops to a certain level after the burner has shut off.

Gas Automatic Safety Controls: Thermocouple and Limit Switch

The thermocouple and limit switch appear to be present and in satisfactory condition.

Gas Valve & Connector: Satisfactory

The gas valve(s) and connector(s) are in acceptable, visible condition. However the valves itself were not turned or operated.

Gas Vent Pipe and Cap: Satisfactory

The gas furnace vent pipes and caps are in acceptable condition and should work as intended. As a reminder, I do not test for gas leaks or combustion by-product fume leaks such as carbon monoxide.

Gas Vent Pipe and Cap: Satisfactory / High Effieciency

The gas furnace vent pipes are in acceptable condition and should work as intended. They are made out of a plastic pvc type material for use with a high efficiency furnace in a non ventilated attic. As a reminder, I do not test for gas leaks or combustion by-product fume leaks such as carbon monoxide.

Gas Combustion-Air Vents: Satisfactory

The combustion-air vents appear to be adequate to support complete combustion.

Drip Pan: Satisfactory / One

The drip pan is acceptable. There was no moisture noted in the pan at the time of inspection.

Ducting: Type / Satisfactory

Flexible Ducting

The visible HVAC ductwork appears to be in satisfactory condition, unless otherwise noted.



Fresh Air HVAC Fan: Satisfactory

The fresh air fan located in the attic near the HVAC system appears satisfactory and was functional during the inspection.

Limitations

Registers

PROFESSIONALLY CLEAN DUCTWORK

You should consider having the ductwork professionally cleaned. As a reminder, we do not test the air quality as part of this inspection process.

Observations

14.9.1 Cooling Differential Temperature Readings

Unsatisfactory Item

AC TEMP SPLIT / SMALL DIFFERENCE

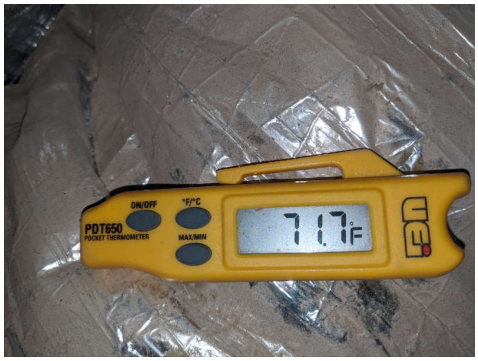
HVAC SYSTEM

The air-conditioning system responds, but only achieves a low or small differential temperature split between the air entering the system and that coming out. This could indicate the system is low on refrigerant, or that other service is necessary, and it should be further evaluated by a qualified HVAC contractor for more detailed information and service as determined necessary.

Temperatures noted are 57 at the supply air registers and 71 at the return. This supply air is warmer than normal.

Recommendation

Contact a qualified HVAC professional.



15: BEDROOMS

Information

Windows: Type
Double pane

Windows: Emergency Egress
Bedrooms
Yes

Status of the bedroom(s) emergency egress.

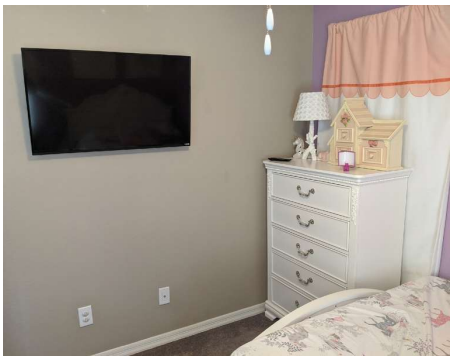
Lights / Wall Switches: Lights / Type
Ceiling Lights

Type of lights noted.

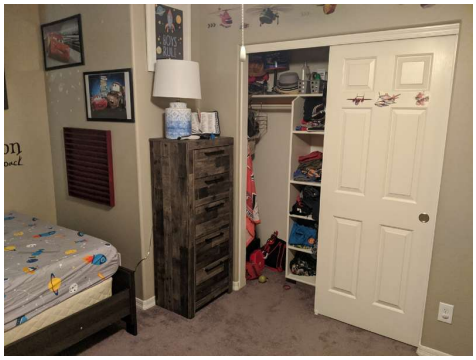
Outlets / Electrical: Type
Three Prong

Type of outlets noted.

View of Bedrooms: Guest Bedroom #1 View / Photos
View of a guest bedroom.

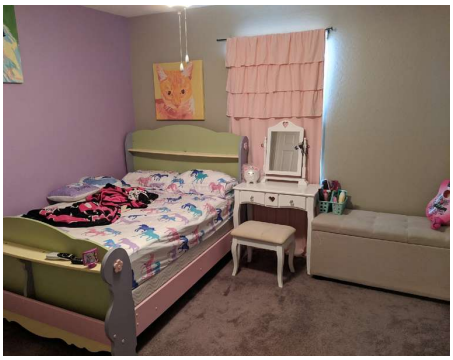


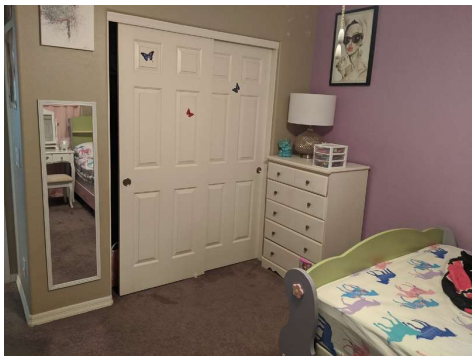

View of Bedrooms: Guest Bedroom #2 View / Photos
View of a guest bedroom.


View of Bedrooms: Guest Bedroom #3 View / Photos

View of a guest bedroom.





Doors: Satisfactory

The door(s) in the bedrooms are functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory

The visible floors in the bedrooms are in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory

The walls and ceilings in the bedrooms are in acceptable condition, unless otherwise noted.

Windows: Satisfactory

The windows in the bedrooms are in satisfactory and functional condition, unless otherwise noted.

Screens / Shutters / Blinds: Screens Present

The window screens in place on the window exterior areas, during the inspection, appear to be in satisfactory condition overall. Minor or relatively insignificant screen damage was not noted or documented. Also, window screens are not entirely or thoroughly evaluated becuase they are often removed for aesthetic or staging reasons. They are easily damaged and can be removed after our inspection, so I choose to disclaim them.

Closet: Satisfactory

The closets and interior closet space, in the bedrooms of this property, appear to be in satisfactory condition.

Ceiling Fans: Satisfactory

The ceiling fan(s) within the bedrooms work or respond properly on demand, unless otherwise noted.


Lights / Wall Switches: Wall Switches / Functional

The wall switches in the bedroom areas are functional and respond on demand.

Lights / Wall Switches: Lights / Satisfactory

The lights in the bedrooms are satisfactory and functional, unless noted otherwise.

Outlets / Electrical: **Outlets / Satisfactory**

The outlets in the bedrooms were functional and grounded, unless otherwise noted.

Smoke Detectors: **In Place As Noted**

There are smoke detectors in place within the bedrooms of the residence. They responded when tested, unless otherwise noted. NOTE: Smoke detectors should be tested monthly and can fail at any time. They should be replaced at least every ten years or if they fail to respond.

Limitations

Screens / Shutters / Blinds

BLINDS AND SHUTTERS COMMENT

NOTE: We do not test or evaluate blinds, shutters or any other similar type window treatments, throughout this property. They were not evaluated as part of this inspection service. They are only briefly viewed for access to evaluate windows behind them, regardless if they are temporary or permanent. They also can restrict a clear view of window areas and are only operated so I can access any related windows or doors. I recommend you should view them and determine if you want them serviced as you feel necessary.

16: MASTER OR MAIN BATHROOM

Information

Bathroom: Size
Three-Quarter Bath

Valves and Connectors: Type
Pull Valve

Toilet: Condition
Flushes on Demand

Flooring: Type
Tile

Windows: Type
None

Cabinets/Drawers/Shelves: Type
Cabinets

Lights / Wall Switches: Wall Switches / Functional
The wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights
Ceiling Lights, Wall Lights

Type of lighting installed.

Outlets / Electrical: GFI Outlets / Reset Location
Half Bathroom

Exhaust Fan: Condition
Works on Demand

Exhaust Fan: Functional
The bathroom exhaust fan(s) are functional and respond on demand.

Bathroom: Location & Picture
2nd Floor, Master Bedroom

Bathroom: Checking Water Supply/Flow

The water supply and water flow was tested in this bathroom for a minimum of five (5) minutes. This includes sinks, the tub and/or shower. We do this to try and simulate conditions that may show leaking or other related water issues. Please be aware that conditions and components will change over time.

Sink and Faucet: Water Flow Pictures

Works On Demand

Pictures of functional water flow at the residence bathroom sinks.

Sink and Faucet: Satisfactory Comment

The sink and faucet were functional and in good condition, unless otherwise noted.

Tub/Shower: Satisfactory Comment

The tub/shower is functional. Water supply was verified and no leaking noted, unless otherwise indicated.

Tub/Shower: Tub/Shower Type & Water Flow Pictures

Stall Shower Only

Type of tub and/or shower noted in this bathroom. Water flow pictures.

Trap and Drain: Condition

Functional Drainage Noted


Valves and Connectors: Satisfactory Comment

The valves and connectors below the bathroom sinks and toilet appear functional. Valves were not turned or tested, however no leaking was noted at the time of inspection, unless otherwise noted. Valves are not in daily use and will inevitably become stiff or frozen and need service or replacement.

Toilet: Satisfactory Comment

The toilets were functional, flush properly and no leaking noted, unless otherwise specified.

Doors: Satisfactory Comment

The doors in the bathrooms are functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory Comment

The floors in the bathrooms are in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory Comment

The walls and ceilings in the bathroom are in acceptable condition, unless otherwise noted.

Countertop: Satisfactory Comment

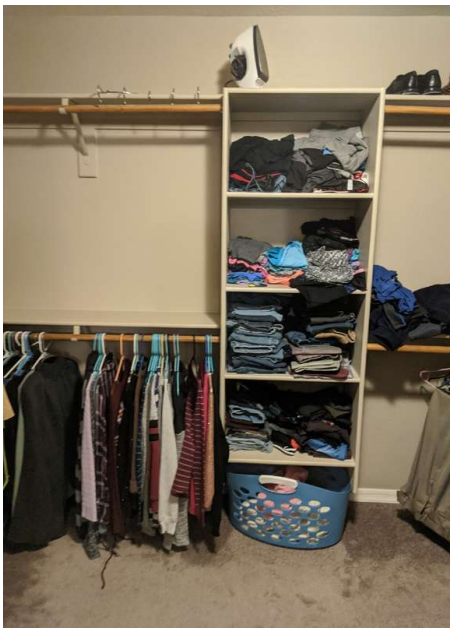
The visible areas of the bathroom countertops are in satisfactory condition.

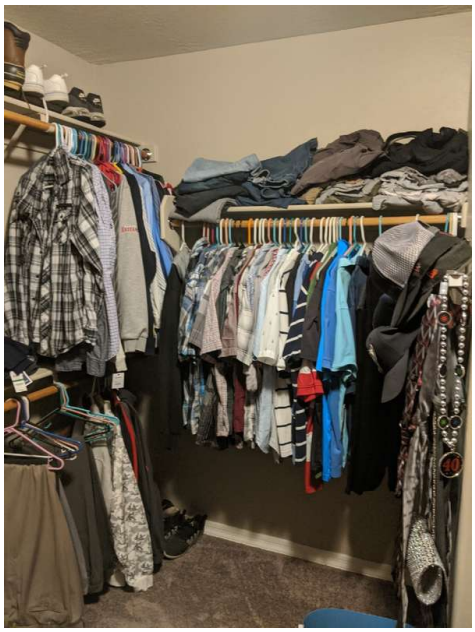
Cabinets/Drawers/Shelves: Satisfactory / As Noted

The bathroom cabinets, drawers and shelves, as applicable, are in satisfactory condition, unless otherwise specifically noted.

Closet: Satisfactory Comment

The closets and interior closet space, in the bathroom, appear to be in satisfactory condition.





Lights / Wall Switches: Lights / Satisfactory

The lights in this bathroom are satisfactory, unless specifically noted otherwise.

Outlets / Electrical: GFI Satisfactory

Master Bathroom

The bathroom outlets are functional and include ground fault protection (GFI) that resets in the noted location(s),

17: HALLWAY BATHROOM

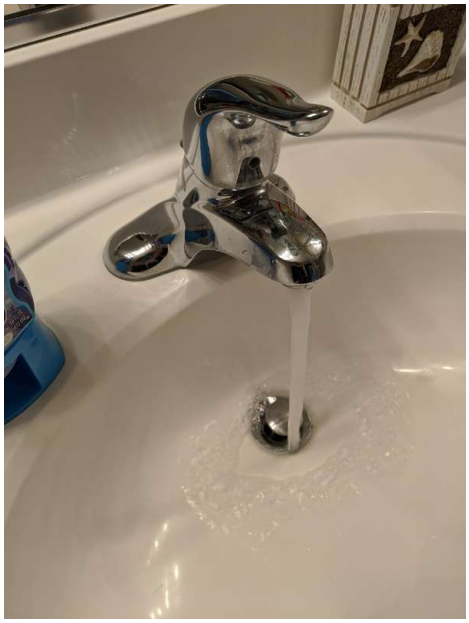
Information

Bathroom: Location & Picture
2nd Floor, Hallway

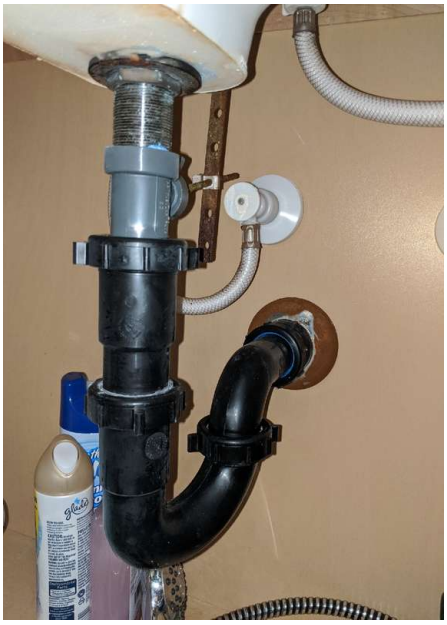
Bathroom: Size
Full Bath

Sink and Faucet: Water Flow / Pictures
Hallway Bathroom
Works on Demand

Pictures of water flow during the inspection.



Trap and Drain: Condition
Functional Drainage Noted



Valves and Connectors: Type
Guest Bathroom
Pull Valve

Toilet: Condition
Flushes on Demand

Doors: Condition
Functional

Flooring: Type
Tile

Windows: Type
None

Walls and Ceiling: Condition
Satisfactory

Cabinets/Drawers/Shelves: Type
Cabinets

Lights / Wall Switches: Wall Switches / Functional
The wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights
Wall Lights

Type of lighting installed.

Outlets / Electrical: GFI Outlets / Reset Location
Half Bathroom

Exhaust Fan: Condition
Functional

Exhaust Fan: Functional
The bathroom exhaust fan(s) are functional and respond on demand.

Bathroom: Checking Water Supply/Flow
The water supply and water flow was tested in this bathroom for a minimum of five (5) minutes. This includes sinks, the tub and/or shower. We do this to try and simulate conditions that may show leaking or other related water issues. Please be aware that conditions and components will change over time.

Sink and Faucet: Satisfactory Comment
The sink and faucet were functional and in good condition, unless otherwise noted.

Tub-Shower: Tub/Shower Type & Water Flow Pictures

Tub & Shower in One

Type of tub and/or shower noted in this bathroom. Water flow pictures.

Trap and Drain: Satisfactory Comment

The bathroom sink traps and drains are functional. No leaking was noted unless specifically indicated.

Valves and Connectors: Satisfactory Comment

The valves and connectors below the bathroom sinks and toilet appear functional. Valves were not turned or tested, however no leaking was noted at the time of inspection, unless specifically noted otherwise. Valves are not in daily use and will inevitably become stiff or frozen and need service or replacement.

Toilet: Satisfactory Comment

The toilet is functional, flushes properly and no leaking was noted, unless otherwise specified.

Doors: Satisfactory Comment

The doors in this bathroom are functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory Comment

The floors in the bathrooms are in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory Comment

The walls and ceiling in the hallway bathroom are in acceptable condition, unless otherwise noted.

Countertop: Satisfactory Comment

The visible areas of the bathroom countertops are in satisfactory condition.

Cabinets/Drawers/Shelves: Satisfactory / As Noted

The bathroom cabinets, drawers and shelves, as applicable, are in satisfactory condition, unless otherwise specifically noted.

Lights / Wall Switches: Lights / Satisfactory

The lightning in this bathroom is satisfactory, unless specifically noted otherwise.

Outlets / Electrical: GFI / Satisfactory

Hallway Bathroom

The bathroom outlets are functional and include ground fault protection (GFI) that resets in the noted location(s),

Observations

17.3.1 Tub-Shower

Unsatisfactory Item

SHOWER WAND

The hall bathroom shower wand appears to have poor water flow. It also does not fit in the shower head holder and dangles from its hose. I recommend further evaluation from a qualified specialist

Recommendation

Contact a qualified professional.

18: STAIRS

Information

Standard Clearances: Head Height Clearance / Satisfactory

The head height clearance at the stairs appears satisfactory.

Windows: Type

None

Lights / Wall Switches: Wall Switches / Functional

The wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights

Ceiling Lights

Type of lighting installed.

Lights / Wall Switches: Lights / Satisfactory

The lighting is in satisfactory condition, unless otherwise noted.

Outlets / Electrical: None Noted

There are not any outlets in the stairwell area.

Smoke Detectors: None Noted

There are not any smoke detectors in the stairwell area.

View of Stairs / Photo

Floor Treads & Risers: Satisfactory

The stair treads and risers appear satisfactory. The rise should not be less than 4 inches, nor greater than 7 inches, and the treads should not be less than 11 inches. In addition, the dimensions of the treads and the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.

Handrails & Guardrails: Satisfactory

The handrail and/or guardrail on the stairs is satisfactory and in good condition. If children occupy or visit this residence, suitable safety precautions should be taken to safeguard them.

Flooring: Satisfactory

Stairs

The stairwell floor is in satisfactory condition, unless otherwise specifically noted.

Walls and Ceiling: Satisfactory

The walls and ceilings in the stairwell area are in acceptable condition, unless otherwise noted.

19: SETTING REASONABLE EXPECTATIONS

Information

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong

There may come a time that you discover something wrong with your house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the water supply. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem or failure.

We May Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect peoples decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didnt We See It

Contractors may say, "I cant believe you had this house inspected, and they didn't find this problem". There are several reasons for apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was raining, there was storage everywhere in the basement or that the furnace could not be turned on because it was too hot out, etc. Its impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we would probably find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We are Generalists

We are generalists; we are not specialists. Example: An HVAC contractor is a specialist and will indeed have more knowledge and expertise on heating and cooling systems than we do.

5. An Invasive Look

Problems often become apparent when carpets or drywall/plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Home Inspections are NOT...

- A protection against future failures.
- An appraisal that determines the value of a home.
- A code inspection, which verifies local building code compliance or the existence of permits for any improvements on the property.

We hope this is good food for thought. Please feel free to contact us with questions or concerns.

20: REPORT CONCLUSION

Information

Report Conclusion

Congratulations on the purchase of your new property! 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 and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied with the quality of our report. 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, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

21: HALF BATHROOM

Information

Bathroom: Location & Picture
1st Floor, Hallway

Sink and Faucet: Water Flow Pictures
Works on Demand

Pictures of functional water flow at the residence bathroom sinks.

Trap and Drain: Condition
Functional Drainage Noted

Valves and Connectors: Type Noted
Pull Valve

Toilet: Condition
Flushes On Demand

Doors: Condition
Works on Demand

Flooring: Type Noted
Tile

Windows: Type
None

Walls and Ceiling: Type Noted
Drywall

Countertop: Condition
Satisfactory

Cabinets/Drawers/Shelves: Type
Drawers, Cabinets

Lights / Wall Switches: Wall Switches / Functional

The wall switches are functional and respond on demand.

Lights / Wall Switches: Type / Lights

Wall Lights

Type of lighting installed.

Outlets / Electrical: GFI Outlets / Reset Location

This Bathroom

Exhaust Fan: Condition

Works on Demand

Exhaust Fan: Functional

The bathroom exhaust fan is functional and responds on demand.

Bathroom: Checking Water Supply/Flow

The water supply and water flow was tested in this bathroom for a minimum of five (5) minutes. We do this to try and simulate conditions that may show leaking or other related water issues. Please be aware that conditions and components will change over time.

Sink and Faucet: Satisfactory Comment

The sink and faucet were functional and in good condition, unless otherwise specifically noted.

Trap and Drain: Satisfactory Comment

The bathroom sink traps and drains are functional. No leaking was noted unless specifically indicated.

Valves and Connectors: Satisfactory Comment

The valves and connectors below the bathroom sinks and toilet appear functional. Valves were not turned or tested, however no leaking was noted at the time of inspection, unless specifically noted otherwise. Valves are not in daily use and will inevitably become stiff or frozen and need service or replacement.

Toilet: Satisfactory Comment

This bathroom toilet is functional, flushes properly and no leaking was noted, unless otherwise specifically stated.

Doors: Satisfactory Comment

The door in this bathroom is functional and in satisfactory condition, unless otherwise specifically noted.

Flooring: Satisfactory Comment

The floors in the bathrooms are in satisfactory condition unless otherwise specifically noted.

Walls and Ceiling: Satisfactory Comment

The walls and ceilings in this bathroom are in acceptable condition, unless otherwise noted.

Cabinets/Drawers/Shelves: Satisfactory / As Noted

The bathroom cabinets, drawers and shelves are in satisfactory condition, unless otherwise specifically noted.

Lights / Wall Switches: Lights / Satisfactory

The lights in this bathroom are satisfactory, unless specifically noted otherwise.

Outlets / Electrical: GFI / Satisfactory

The bathroom outlets are functional and include ground fault protection (GFI) that resets in the noted location(s),

22: POOL/SPA - FSHI EVALUATED

Information

Pool and Equipment Pictures: **Picture of Pool Equipment Area**

Pool Observations: **Pool is Level**

The pool is reasonably level, as is evident from the water line.

Interior Finish: **Finish Type**

Pebble-tech

Type of interior pool finish.

Deck & Steps & Coping: **Steps**

Steps Satisfactory

Tiles: **Tiles**

Satisfactory

Expansion Joints: **Expansion Joints Noted**

None Noted

Expansion Joints: **None Noted**

There were not any visible expansion joints on the pool decking.

Drain Covers: **Type**

Anti-Vortex

Type of pool floor drain cover noted.

Ladder & Rails: **Ladder Type**

None Noted

Type of pool ladder.

Supply & Return Lines Etc: Self Leveler

In Place at Pool

Supply & Return Lines Etc: Aerator Valve Type

Ball Valve

Electrical: GFI Outlets / Satisfactory

The GFCI outlets in the general vicinity of the pool are functional.

Heater: Heater

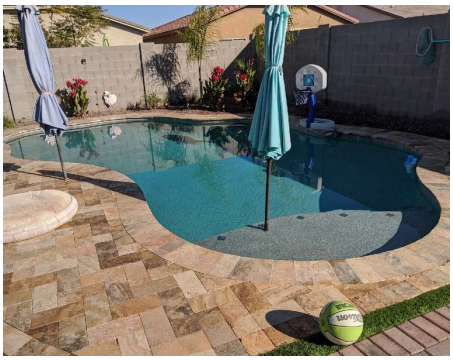
None

Heater: Grounding/Bonding Connection Noted

Not Applicable

Visible grounding or bonding connection as noted.

Pool and Equipment Pictures: Picture of Pool



General : Comments

The interior finish of pools is rarely perfect and never remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals does leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist. I strongly recommend having the pool evaluated by a qualified pool service, prior to the close of escrow, for a full and detailed inspection, due to the visual limitations and limited scope of a home inspection.

General : Disclaimers

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Interior Finish: Satisfactory

The interior finish is in acceptable or satisfactory condition. However, such surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finished surface.

Deck & Steps & Coping: Decking / Satisfactory

The pool decking is in satisfactory condition, unless specifically noted otherwise.

Deck & Steps & Coping: Steps / Satisfactory

The steps within the pool appear to be in satisfactory condition, unless specifically noted otherwise.

Tiles: Satisfactory

The tiles are in acceptable condition, unless otherwise noted, but can eventually become degraded by mineral deposits that leave a film on their surface and reduce their luster.

Drain Covers: Anti Vortex Noted

The drain cover on the bottom of the pool is a safer and satisfactory anti-vortex type .

Ladder & Rails: No Ladder or Handrails Noted

There is not a pool ladder or handrails on this pool. I recommend having them added as you feel necessary.

Supply & Return Lines Etc: Automatic Self-Leveler / Satisfactory

The automatic self leveling pool water supply is satisfactory and responds on demand.

Supply & Return Lines Etc: Aerator / Satisfactory

The aerator feature on the pool is functional and responds to its controls.

Pool Pump and Motor: Pool Pumps & Motors

One

Number of and condition of pool pumps and motors in the pool equipment area.

Pool Pump and Motor: Grounding Connection

Visible/Satisfactory

The pool pumps and motors appear to be properly grounded or bonded, unless otherwise noted.

Pool Pump and Motor: One / Satisfactory

The pool pump and motor is functional and responds to its controls on demand.

Electrical: Timer / Satisfactory

The pool timer was visually operational and should work as intended. I recommend having the timer checked by a qualified pool professional for more information or for a demonstration.

Pool Light: **Pool Light Works / GFI Noted**

The pool light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

Limitations

Enclosure Safety Observations

EXTERIOR DOORS NOT SELF CLOSING

The exterior doors of the property do not self close and latch shut, and should be serviced as a child pool safety issue. These doors should also meet common safety standards for pool properties, which typically require doors to fully self close and to have a latch at forty-eight inches in height, measured on the side facing away from the pool and/or include self-closing/self-latching gates, pneumatic door closers and alarms. If these standards are not present, I recommend correction as an important child safety measure.

STANDARDS OF PRACTICE

Foundation and Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Hallways
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movements, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there is a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Home Interior / Living Areas
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movements, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there is a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems,

water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Main Electrical Panel
The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, goose neck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panel boards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCI's using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV.

The inspector is not required to: A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panel board cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Bedrooms
Our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets, and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movements, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there is a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.