

Copper Dwelling Property Inspections

360 W. Carmen St. Tempe AZ 85283
Tel: 480-232-2351
copperdwelling@gmail.com

CONFIDENTIAL INSPECTION REPORT PREPARED FOR: **Sample Report**

INSPECTION ADDRESS
000 Sample Street, Sample, AZ 85000

INSPECTION DATE
6/1/2016 9:00 am



This report is the exclusive property of Copper Dwelling Property Inspections and the client whose name appears herewith and its use by any unauthorized persons or other real estate agents, other than those real estate agents involved in this transaction is prohibited and will be prosecuted to the fullest extent of the law.

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SUMMARY REPORT

Client: Sample Report
Inspection Address: 000 Sample Street, Sample, AZ 85000
Inspection Date: 6/1/2016 Start: 9:00 am
Weather: Partly Cloudy
Temperature: 80-90 Degrees
Inspected by: Tom Reinert Certification # 38632

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Narrative Color Legend: - Functional Components or Conditions √ **Needing Repairs By Licensed Contractor**
m **Recommend Upgrading** □ **Components Needing Common Maintenance**

Exterior

Exterior Components

Exterior Plumbing

Items or Conditions Needing Common Maintenance

2.1 - □ The hose bib on the home are functional, but do not include anti-siphon device. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Irrigation or Sprinklers

Automatic Sprinklers

Needing Repairs By Licensed Contractor

2.2 - √ The property is served by an irrigation system. However, there is a broken head or riser in the rear yard area, that should be repaired.



Plumbing

Electric Water Heaters

Drip Pan and Overflow Pipe

Recommend Upgrading

4.1 - m The water heater is not equipped with a drip pan or overflow pipe, we recommend upgrading and having one installed to prevent or minimize water damage from a leak.

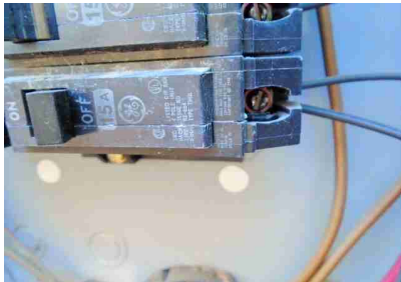
Electrical

Main Panel

Circuit Breakers

Needing Repairs By Licensed Contractor

5.1 - v A fifteen amp breaker is serving two circuits (double tapped). This condition should be evaluated by an electrician.



HVAC

HVAC Heat Pump Systems

Standard Observations

Items or Conditions Needing Common Maintenance

7.1 - q Due to the age of the heat pump systems with no service records, recommend having the entire systems serviced, evaluated & inspected, prior to close of escrow by a licensed HVAC contractor

Metal Ducting

Needing Repairs By Licensed Contractor

7.2 - v There is a section of duct work in the attic area at the airhandler that is missing and air loss was noticed in the attic area, recommend further inspection and repairs by a licensed HVAC contractor

Inspection Address:
Inspection Date/Time:

000 Sample Street, Sample, AZ 85000
6/1/2016 9:00 am



Interior

Interior

Dual Pane Window

Needing Repairs By Licensed Contractor

9.1 - √ The rubber seals between the dual panes of glass are beginning to separate and in time will lead to thermal failure for one of the bedroom window, recommend having a qualified glass technician inspect and make recommendations for repairs/ replacement



Kitchen

Kitchen

Garbage Disposal

Needing Repairs By Licensed Contractor

14.1 - √ The casing of the garbage disposal leaks at the kitchen sink, recommend replacement of the disposal by a licensed plumber.



Electric Range

Items or Conditions Needing Common Maintenance

14.2 - □ No anti-tip bracket installed on range, recommend having one installed by a qualified technician

Laundry

Laundry Area

220 Volt Receptacle

Needing Repairs By Licensed Contractor

16.1 - √ The 220 cover for the dryer receptacle is missing and should be replaced for safety purposes



Garage

Double-Car Garage

Walls and Ceiling

Items or Conditions Needing Common Maintenance

17.1 - □ There are typical settlement cracks on the garage ceiling, repair as desired

Pool/Spa

Pool

Enclosure Safety Observations

Needing Repairs By Licensed Contractor

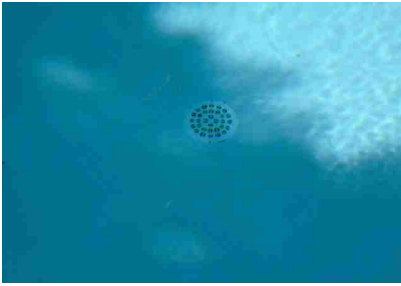
19.1 - √ There are doors on the home and garage and yard gates that have direct access to the pool area that are not self closing and or not self locking. Recommend installing self closing and self locking / latching devices to be a minimum sixty inches in height, recommend correcting, before close of escrow for safety purposes.

Drain & Vortex Covers

Needing Repairs By Licensed Contractor

19.2 - √ The drain covers are present, however by today's standard vortex covers are required to prevent any entrapment, recommend having installed by a licensed pool contractor for safety purposes

Inspection Address: 000 Sample Street, Sample, AZ 85000
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Pool time clock

Needing Repairs By Licensed Contractor

19.3 - ✓ The plastic guard inside the pool timer box is missing and should be replaced for safety purposes



Copper Dwelling Property Inspections

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CONTRACT AGREEMENT

Client: Sample Report
Property Address 000 Sample Street, Sample, AZ 85000
Date: 6/1/2016
Inspection Fee: \$ 335.00

With your authorization, Copper Dwelling Property Inspections will complete a property inspection conducted in accordance with the standards of practice of the State of Arizona. These standards are available to view at <http://btr.az.gov>. The inspection is that of a generalist, and has clearly defined limitations. It is performed on-site within a few hours, and does not include any warranty or guaranty. By contrast, specialist inspections take considerably longer, typically include the use of specialized instruments, could involve sampling or destructive testing, and commonly include some form of guaranty. Specialized inspections are essential to evaluate soil conditions, determine structural movement, establish the quality of air and water, or reveal the presence of harmful environmental contaminants such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, and other wood-destroying organisms, all of which are beyond the scope of a generalist inspection. Therefore, please be aware of the limitations of a generalist inspection: It is not a termite inspection, which maybe mandated as a condition of sale and performed by state-licensed specialists. Also, it is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits, and it should not be used as a substitute for the Transfer Disclosure Statement, which the sellers are required to provide by civil code.

The home inspection is a limited, noninvasive, visual inspection of the major components of the real property for the purpose of identifying apparent deficiencies requiring immediate repairs and or replacement of the time of the inspection. The inspection includes a visual observation of the following components of the building: Site landscape, exterior, roofing systems, electrical system, plumbing system, heating & cooling systems, fireplace(s), interior conditions, insulation & ventilation, and the structural system.

Customer agrees and understands that the inspection report is not intended to be technically exhaustive and will not reveal all defects, also customer agrees and understands that the inspection is not a Guarantee or Warranty, expressed and or implied, regarding the condition of the items, adequacy, or performance of systems inspected.

If any component or aspect of the property inspected is not identified and commented upon it does not mean that the component or aspect passed inspection, but rather means that it was not inspected and no finding has been made at this time. Accordingly, if you the named client in this report has an aspect or component he or she wants inspected which is not on this report, you must direct Copper Dwelling Property Inspections and or their inspector in writing to inspect that component or aspect prior to any report or closing transaction based upon it, whichever is first in time.

Similarly, and in accordance with State of Arizona standards, Copper Dwelling Property Inspections does not evaluate or endorse any components that are not visually accessible. These include, significant portions of most chimney flues, the interior of furnace heat exchangers, air-conditioning coils, subterranean or concealed ducts, pipes, conduits, and those within walls, floors, or ceilings, the slab beneath carpets, the waterproof membrane beneath roofs, balconies, or shower pans, and any component concealed by furnishings. Also, Copper Dwelling Property Inspections does not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves (handle stop valves) that are not in daily use, elevators, dumb-waiters, funiculars or similar mechanical means of transport, saunas, steam showers, hand held shower devices, humidifiers, electronic air cleaners, in-line duct-motors or dampers, washers and dryers, condensate pumps, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping irrigation or landscape items, including decorative and low-voltage lighting, security lights, portable spas, fountains and ponds, barbecues, fire-pits, pool-sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances that are not built-in.

We also reserve the right to amend this report up to forty-eight (48) hours after the completion of the inspection and or up to the day of closing if a reinspection by the buyer and or his / her agent(s) has been requested. In addition Copper Dwelling Property Inspections is required to contact the client who's name appears on this contract to any change made with the inspection report.

In addition, Copper Dwelling Property Inspections does not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. Copper Dwelling Property Inspections does not warranty any portion of the hot water heater(s) that are more than 3 years old, without having buyer hire a licensed plumber to inspect and certify the hot water heater for leaks and that it is in proper working condition prior to close of escrow. What Copper Dwelling Property Inspections provides is a conscientious but essentially visual inspection and evaluation, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of this contract, including the following clauses that you are required to initial to indicate your consent as follows:

TERMS OF AGREEMENT/CONTRACT

The property inspection, the contract and the inspection report do not constitute a home warranty guarantee, or an insurance policy of any kind whatsoever. The client agrees to hold harmless and exempts the inspector, Copper Dwelling Property Inspection LLC, its officers, agents, and employees from all liability and responsibility for the cost of repairing or replacing any unreported material defect, or other deficiency, in excess of the inspection scope and fee.

This agreement constitutes the entire integrated agreement between the parties and may be modified only by a written agreement signed by both parties. No oral agreements, understandings, or representations will change, modify or amend any part of this agreement. This agreement shall be binding upon and inure to the benefits of the parties hereto and their heirs, successors and assigns.

Any dispute, controversy, interpretation or claim including claims for, but not limited to breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the mediation or arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE WOULD HAVE THE RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE AND JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION

I agree and understand that I should read the entire inspection report and follow every recommendation for service or further evaluation by a specialist.

Initials: _____

I agree and understand that if a specific component or condition is recommended by Copper Dwelling Property Inspections for service and that such service is not undertaken and documented that Copper Dwelling Property Inspections shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component or condition.

Initials: _____

I agree and understand that whereas Copper Dwelling Property Inspections may report on suspicious stains or moisture damage, they are not environmental hygienists and are not licensed or authorized to identify mold or fungi.

Initials: _____

I agree and understand that Copper Dwelling Property Inspections shall be held harmless for any defects or deficiencies that are alleged to exist beyond the day of the inspection and understand that, with the exception of emergency measures, I will not alter, repair, replace, correct, or modify any disputed component or condition without giving Copper Dwelling Property Inspections or their representatives the right to re-inspect, evaluate, and repair any such defect or deficiency.

Initials: _____

I agree and understand that if any portion of this contract is judged to be invalid or unenforceable by any court, that the remaining terms and conditions shall remain in effect and be binding on all parties.

Initials: _____

AUTHORIZATION:

I have read and understood this contract and agree to all of the fees, terms, and conditions therein, and authorize Copper Dwelling Property Inspections to complete a "generalist" inspection of the property as described and defined in the standards of practice of the State of Arizona. I fully understand that if there is no signature(s) on the line(s) below, this inspection report shall be null and void.

_____ Date

Customer or Customer's Representative Signature

_____ Date

Customer or Customer's Representative Signature

GENERAL INFORMATION

Inspection Address: 000 Sample Street, Sample, AZ 85000
Inspection Date: 6/1/2016 Time: 9:00 am
Weather: Partly Cloudy - Temperature at time of inspection: 80-90 Degrees

Inspected by: Tom Reinert Certification # 38632

Client Information: Sample Report
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Orientation: East

Estimated Year Built: 2005
Unofficial Sq.Ft.: 2850

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

PLEASE NOTE:

NOT A WARRANTY

THE SERVICES PERFORMED, THE CONTRACT AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failures and repairs. or the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed: nor for any alleged non-disclosure of conditions that are expressed responsibility of the seller of the property. You agree to assume all the risk for the conditions which are concealed from view or inaccessible to us at the time the services were performed.

THIS REPORT IS THE EXCLUSIVE PROPERTY OF COPPER DWELLING PROPERTY INSPECTIONS AND THE CLIENT(S) NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person, unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to ANY third party without the written consent of the named client in the inspection agreement and COPPER DWELLING PROPERTY INSPECTIONS is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

The observations and opinions expressed within this report are those of Copper Dwelling Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the State of Arizona, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, 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 that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 08-31 SAMPLE

SCOPE OF WORK

You have contracted with Copper Dwelling Property Inspections to perform a generalist inspection in accordance with the standards of practice established by State of Arizona, a copy of which is available upon request. 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 are 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 on 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 toxigens 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 web site 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.

Radon is a gas that results from the natural decay of radioactive materials within 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 affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf

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, 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. 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.

Narrative Color Legend: – Functional Components or Conditions √ Needing Repairs By Licensed Contractor
mRecommend Upgrading qComponents Needing Common Maintenance

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and 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.

Structural Elements

Identification of Wall Structure

Functional Components and Conditions

- The walls are conventionally framed with wooden studs and are in satisfactory condition

Identification of Floor Structure

Functional Components and Conditions

- The floor structure consists of a poured slab that could include reinforcing steel and is in satisfactory condition

Identification of Ceiling Structure

Functional Components and Conditions

- The ceiling structure consists of engineered joists that are part of a prefabricated truss system and are in satisfactory condition

Identification of Roof Structure

Functional Components and Conditions

- The roof structure consists of a prefabricated truss system and are in satisfactory condition

Identification of Structural Column(s)

Functional Components and Conditions

- The structural column(s) consist of dimensional wood framed lumber and stucco and are in satisfactory condition

Identification of Structural Beam(s)

Functional Components and Conditions

- The structural beam(s) consist of dimensional lumber and are satisfactory

Raised Foundation

Description of Foundation Type

Functional Components and Conditions

- The foundation is pour in place concrete with possible reinforcing steel rebar within the concrete walls.

Method of Evaluation

Functional Components and Conditions

- We evaluated the foundation on the exterior, by examining the stem walls that project above the ground 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.

Foundation or Stem Walls

Functional Components and Conditions

- There are typical settling cracks in the foundation walls, due to shrinkage and or settlement

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading and Drainage

Drainage Mode

Functional Components and Conditions

- The surface drainage for the structure is functional and adequate

House Wall Finish

Identification of House Wall Finish

Informational Items

- The house walls are finished with stucco and some stone facade

House Wall Finish Observations

Minor Repairs or Servicing

- The spider-like cracks in the stucco, or which are common and not indicative of structural damage

Exterior Components

Driveways

Functional Components and Conditions

- The driveway is in acceptable condition.

Walkways

Functional Components and Conditions

- The walkways are in acceptable condition.

Yard Walls

Functional Components and Conditions

- The masonry yard walls are in acceptable condition.

Fences and Gates

Functional Components and Conditions

- The gate is serviceable and would not need service at this time.

Fascia Eaves Soffits

Functional Components and Conditions

- The soffit and eaves are in satisfactory condition
- The fascia & trim boards are in acceptable condition.

Exterior Doors

Functional Components and Conditions

- The exterior doors are in acceptable condition.

Sliding Glass Doors

Functional Components and Conditions

- The sliding glass door is tempered and in acceptable condition.

Windows

Functional Components and Conditions

- The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Functional Components and Conditions

- The window screens are functional.

Exterior Plumbing

Items or Conditions Needing Common Maintenance

- Q The hose bib on the home are functional, but do not include anti-siphon device. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Outlets

Functional Components and Conditions

- The outlets that were tested are functional and include ground-fault protection.

Lights

Functional Components and Conditions

- The lights outside the doors of the residence are functional.

Patio Fans

Functional Components and Conditions

- The patio fan is functional

Door Bell

Functional Components and Conditions

- The door bell is functional

Patio Cover & Shed & Gazebo

Functional Components and Conditions

- The patio cover is in acceptable condition.

Irrigation or Sprinklers

Automatic Sprinklers

Functional Components and Conditions

- The sprinkler / drip system is functional.

Needing Repairs By Licensed Contractor

- ✓ The property is served by an irrigation system. However, there is a broken head or riser in the rear yard area, that should be repaired.

Informational Items

- The irrigation system is inspected and ran manually from the irrigation valves themselves as a courtesy for the buyer, no warranty is expressed nor implied, further more we do not inspect the irrigation timer itself and recommend the buyer verify correct operation of the timer, prior to close of escrow

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments and Description

Informational Items

- 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.

Method of Evaluation

Informational Items

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

Estimated Age

Informational Items

- The roof appears to be the same age as the residence, 11 years old.

Roofing Material

Functional Components and Conditions

- The roof is in acceptable condition, other than condition(s) noted in this report, but 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.

Flashings

Functional Components and Conditions

- The roof flashings are in acceptable condition.

Patio Roof

General Comments and Description

Informational Items

- Fiberglass or asphalt single ply rolled torch down material and a membrane

Method of Evaluation

Informational Items

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

Estimated Age

Informational Items

- The roof appears to be the same age as the residence, 11 years old.

Roofing Material

Functional Components and Conditions

- The roof is in acceptable condition, other than conditions noted in this report, but 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.

Flashings

Functional Components and Conditions

- The roof flashings are in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Functional Components and Conditions

- The main water shut-off valve is located at the north house side yard

Copper Water Pipes

Functional Components and Conditions

- The visible sections of the potable water pipes are copper and are in acceptable condition

- The distribution piping was Operational (functional flow Satisfactory).
- The water supply piping and supports are in Satisfactory condition where visible at the meter and riser areas, (underground sections not identified or evaluated).

Waste & Drainage Systems

Type of Material

Functional Components and Conditions

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

Informational Items

- The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS.
- The inspector can only inspect the visible water piping within the structure. The underground waste lines are not visible and are outside the scope of this home inspection. We recommend that these underground lines be periodically inspected by a licensed plumber to check for any roots penetrations , or collapsed lines and ensure their proper performance.

Electric Water Heaters

General Electric Water Heater Comments

Informational Items

- There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

Informational Items

- Hot water is provided by a 11 year old, 50 gallon water heater that is located in the garage.

Electrical Connections

Functional Components and Conditions

- The electrical connections to the water heater is functional.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

- The shut-off valve for the electric water heater is functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve and is satisfactory

Drain Valve

Functional Components and Conditions

- The drain valve is in place and presumed to be functional for the water heater and presumed to be functional

Drip Pan and Overflow Pipe

Recommend Upgrading

- m The water heater is not equipped with a drip pan or overflow pipe, we recommend upgrading and having one installed to prevent or minimize water damage from a leak.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of 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.

Main Panel

General Comments

Informational Items

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

Size and Location

Informational Items

- The residence is served by a 200 amp, 120/ 240 volt panel, located at the west garage side yard.

Service Entrance

Informational Items

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

Main Panel Observations

Functional Components and Conditions

- The panel and its components have no visible deficiencies and is satisfactory

Panel Cover Observations

Functional Components and Conditions

- The exterior panel cover is in acceptable condition.
- The interior panel cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

- The visible portions of the wiring has no visible deficiencies.
- The wire material for the 110 /120 volt wiring is copper and some aluminum for the 220/240 volt wiring.

Informational Items

- The main wire supply to the panel is copper
- The residence is wired predominantly with a modern vinyl conduit known as Romex.

Circuit Breakers

Needing Repairs By Licensed Contractor

- ✓ A fifteen amp breaker is serving two circuits (double tapped). This condition should be evaluated by an electrician.

Grounding

Functional Components and Conditions

- The panel is grounded to a water pipe and is satisfactory
- The panel is assumed to be grounded to foundation steel, known also as a UFR ground, as the present of the ground wire was noticed in the panel and is satisfactory

HVAC

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, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Heat Pump Systems

Age and Location

Informational Items

- Central heat and air-conditioning are provided by two, 11 year old HVAC heat pump systems, with airhandlers located in the attic and the garage

Tonnage of Heat Pump - AC

Functional Components and Conditions

- The tonnage of the a/c condenser units are as follows: a three and one half ton unit, manufactured by Amana, model # SSZ140421AJ and a five ton unit, manufactured by Amana, model # SSZ140601AJ.

Energy Source Electric

Informational Items

- The energy source for the heat pump systems is electric for both heating and cooling

Standard Observations

Items or Conditions Needing Common Maintenance

- Due to the age of the heat pump systems with no service records, recommend having the entire systems serviced, evaluated & inspected, prior to close of escrow by a licensed HVAC contractor

Return-Air Compartment and Filter

Functional Components and Conditions

- The return-air compartments are in acceptable condition.

Circulating Fan

Functional Components and Conditions

- Circulating fans are functional and in satisfactory condition

Automatic Safety Control

Functional Components and Conditions

- The automatic safety controls are present and functional

Evaporator Coil

Functional Components and Conditions

- The evaporator coils are functional.

Condensate Drainpipe

Functional Components and Conditions

- The condensate drainpipes discharges correctly outside the residence.

Drip Pan

Functional Components and Conditions

- The drip pans are functional.

Condensing Coil

Functional Components and Conditions

- The condensing coils responded to the thermostats and are functional.

Condensing Coil Disconnect

Functional Components and Conditions

- The electrical disconnects for the condensing coils are functional.

Refrigerant Lines

Functional Components and Conditions

- The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

- The air-conditioning units responded and achieved an acceptable differential temperature split between the air entering the systems and that coming out, of 19 degrees.

Thermostats

Functional Components and Conditions

- The thermostats are functional.

Registers

Functional Components and Conditions

- The registers are reasonably clean and functional and present in all rooms of the home

Presence of Permanent Heating & Cooling Source

Functional Components and Conditions

- The presence of permanent heating and cooling source in all rooms of the home is satisfactory

Flexible Ducting

Functional Components and Conditions

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

Metal Ducting

Needing Repairs By Licensed Contractor

- √ There is a section of duct work in the attic area at the airhandler that is missing and air loss was noticed in the attic area, recommend further inspection and repairs by a licensed HVAC contractor

Interior

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 movement, 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 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, 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.

Interior

Furnished Residence

Informational Items

- The residence is furnished and in accordance with industry standards we only inspect those surfaces and areas that are exposed and readily accessible. We do not move furniture, lift carpet or rugs, nor remove or rearrange items within closets, cabinets, and items in garages.

Floors

Functional Components and Conditions

- The floors are in satisfactory condition

Doors

Functional Components and Conditions

- The door in the home are functional

Walls & Ceilings

Minor Repairs or Servicing

- There are typical settlement cracks on the drywall ceilings and or walls in the home, repair as desired.

Dual Pane Window

Functional Components and Conditions

- The windows are functional and in acceptable condition

Needing Repairs By Licensed Contractor

- ✓ The rubber seals between the dual panes of glass are beginning to separate and in time will lead to thermal failure for one of the bedroom window, recommend having a qualified glass technician inspect and make recommendations for repairs/ replacement

Smoke Detectors

Functional Components and Conditions

- The smoke detector(s) are functional

Closets

Functional Components and Conditions

- The closets are in satisfactory condition

Outlets

Functional Components and Conditions

- The outlets are functional

Switches

Functional Components and Conditions

- The switches are functional

Lights

Functional Components and Conditions

- The lights are functional

Ceiling Fans

Functional Components and Conditions

- The ceiling fan(s) are functional

Informational Items

- The ceiling fan(s) were inspected as a courtesy to buyer, no warranty expressed and or implied. Remote controls for ceiling fans and lights are not inspected and outside scope of inspection, recommend buyer verify correct operations of all remotes is available.

Attic

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 obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Items

- The attic can be accessed through a hatches in the master bedroom closet and the garage

Method of Evaluation

Informational Items

- We evaluated the attic by direct access.

Framing

Informational Items

- The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued 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.

Ventilation

Functional Components and Conditions

- Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Functional Components and Conditions

- The electrical components that are fully visible appear to be in acceptable condition.

Heat Vents

Functional Components and Conditions

- The heat vents appear to be functional.

Plumbing Vents

Functional Components and Conditions

- The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Functional Components and Conditions

- The visible portions of the exhaust ducts are functional.

Vapor Barrier

Informational Items

- No vapor barrier present

Blown-In Cellulose Insulation

Functional Components and Conditions

- The attic is insulated, with approximately seven to eight inches of blown-in cellulose.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor has no significant defects.

Dual-Glazed Windows

Functional Components and Conditions

- The window is functional.

Cabinets

Functional Components and Conditions

- The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

- The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The sinks and their components are functional.

Toilet & Bidet

Functional Components and Conditions

- The toilet is functional.

Tub

Functional Components and Conditions

- The tub is functional.

Stall Shower

Functional Components and Conditions

- The stall shower is functional.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan is functional.

Outlets

Functional Components and Conditions

- The outlets are functional and include ground-fault protection.

Lights

Functional Components and Conditions

- The lights are functional.

Main Hallway Bathroom

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor has no significant defects.

Cabinets

Functional Components and Conditions

- The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

- The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

- The toilet is functional.

Tub-Shower

Functional Components and Conditions

- The tub/shower is functional.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan is functional.

Outlets

Functional Components and Conditions

- The outlet is functional and include ground-fault protection.

Lights

Functional Components and Conditions

- The lights are functional.

Powder Room

Doors

Functional Components and Conditions

- The door is functional.

Flooring

Functional Components and Conditions

- The floor has no significant defects.

Dual-Glazed Windows

Functional Components and Conditions

- The window is functional.

Pedestal Sink

Functional Components and Conditions

- The pedestal sink and faucet are functional and in satisfactory condition.

Toilet

Functional Components and Conditions

- The toilet is functional.

Exhaust Fan

Functional Components and Conditions

- The exhaust fan is functional.

Outlets

Functional Components and Conditions

- The outlet is functional and include ground-fault protection.

Lights

Functional Components and Conditions

- The lights are functional.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Functional Components and Conditions

- The floor has no significant defects.

Sink & Countertop

Functional Components and Conditions

- The sink and countertop are functional.

Cabinets

Functional Components and Conditions

- The cabinets are functional and do not have any significant damage.

Faucet

Functional Components and Conditions

- The kitchen sink faucet is functional.

Trap and Drain

Functional Components and Conditions

- The trap and drain are functional.

Garbage Disposal

Needing Repairs By Licensed Contractor

- ✓ The casing of the garbage disposal leaks at the kitchen sink, recommend replacement of the disposal by a licensed plumber.

Appliances

Informational Items

- All appliances in home were inspected as a courtesy to buyer and are outside the scope of the home inspection. No warranty implied and or expressed.

Electric Range

Functional Components and Conditions

- The electric range is functional, but was neither calibrated nor tested for its performance, inspected as a courtesy to buyer, no warranty expressed and or implied

Items or Conditions Needing Common Maintenance

- q No anti-tip bracket installed on range, recommend having one installed by a qualified technician

Dishwasher

Functional Components and Conditions

- The dishwasher is functional at time of inspection, inspected as a courtesy to buyer, no warranty expressed and or implied.

Built-in Microwave

Functional Components and Conditions

- The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument. Microwave was inspected as a courtesy to buyer, no warranty expressed and or implied.
- The exhaust fan on the microwave is functional.

Outlets

Functional Components and Conditions

- The GFCI outlets in the kitchen are located correctly and in functional condition as designed

Lights

Functional Components and Conditions

- The lights are functional.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Area

Exhaust Fan

Functional Components and Conditions

- The exhaust fan in the laundry area is in acceptable condition and functional

220 Volt Receptacle

Functional Components and Conditions

- The 220 volt dryer receptacle is functional

Needing Repairs By Licensed Contractor

- ✓ The 220 cover for the dryer receptacle is missing and should be replaced for safety purposes

Trap and Drain

Functional Components and Conditions

- The trap and drain are functional.

Shut off Valves for Washer

Functional Components and Conditions

- The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Dryer Vent

Functional Components and Conditions

- The dryer vents vertically and the visible portion of the vent / duct is in satisfactory condition. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Sink

Functional Components and Conditions

- The laundry sink and faucet are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be

seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Slab Floor

Functional Components and Conditions

- The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Firewall Separation

Functional Components and Conditions

- The firewall separating the garage from the residence is functional.

Entry Door Into the House

Functional Components and Conditions

- The house entry door from the garage to the home is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Door and Hardware

Functional Components and Conditions

- The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

- The garage door opener is functional, inspected as a courtesy to buyer, no warranty expressed and or implied.

Outlets

Functional Components and Conditions

- The outlet(s) in the garage are functional and GFCI protected

Lights

Functional Components and Conditions

- The garage light is functional

Walls and Ceiling

Items or Conditions Needing Common Maintenance

- q There are typical settlement cracks on the garage ceiling, repair as desired

Garage Side Door

Functional Components and Conditions

- The garage service door is functional.

Pool/Spa

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.

Pool

Enclosure Safety Observations

Needing Repairs By Licensed Contractor

- √ There are doors on the home and garage and yard gates that have direct access to the pool area that are not self closing and or not self locking. Recommend installing self closing and self locking / latching devices to be a minimum sixty inches in height, recommend correcting, before close of escrow for safety purposes.

Built in Pool Observations

Functional Components and Conditions

- The pool is a built in ground unit

Informational Items

- The pool and equipment was inspected as a courtesy to buyer, no warranty expressed and or implied.

Interior Finish

Functional Components and Conditions

- The interior finish is Pebble-tec, which is in acceptable condition. Pebble-tec is a popular and durable pool finish, because it can be exposed to air, and is commonly installed without tiles.

Deck & Coping Stones

Functional Components and Conditions

- The deck is in acceptable condition.
- The coping consist of a concrete deck, finished with cool decking and is functional and satisfactory

Ladder Rails and Steps

Functional Components and Conditions

- The pool steps are functional and satisfactory

Skimmer

Functional Components and Conditions

- The skimmer box and its cover are functional.

Filter

Functional Components and Conditions

- The pool filter is functional and the media is sand.
- The pressure gauge at the pool equipment is functional and satisfactory

Pool Motor

Functional Components and Conditions

- The pool motor is functional.

Pool Pump

Functional Components and Conditions

- The pool pump is functional

Equipment Electrical Bond

Functional Components and Conditions

- The electrical bonding of the pool equipment, such as the pump motors, pool/spa heater, spa blower is functional and satisfactory

Supply & Return Lines Etc

Functional Components and Conditions

- The supply lines, return lines, and valves are in acceptable condition.

Drain & Vortex Covers

Needing Repairs By Licensed Contractor

- √ The drain covers are present, however by today's standard vortex covers are required to prevent any entrapment, recommend having installed by a licensed pool contractor for safety purposes

Pool Light

Functional Components and Conditions

- The light is functional and includes GFCI protection

Pop-Up Clean System

Functional Components and Conditions

- The pop-up clean system is functional, inspected as a courtesy to buyer, no warranty expressed and or implied

Inspection Address: 000 Sample Street, Sample, AZ 85000
Inspection Date/Time: 6/1/2016 9:00 am

Aerator

Functional Components and Conditions

- The aerator is functional

Auto Pool Fill Valve

Functional Components and Conditions

- The auto pool fill valve is functional

Pool time clock

Functional Components and Conditions

- The pool timer clock is functional and in acceptable condition

Needing Repairs By Licensed Contractor

- √ The plastic guard inside the pool timer box is missing and should be replaced for safety purposes