



Buyer's Choice Home Inspections
The Best Home Inspection At The Best Price
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Confidential Inspection Report



Inspection Address

15848 N 136th Ln
Surprise, AZ 85374

Inspection Date

02/18/2017 08:00 AM - 11:30 AM

Prepared For

Mary Pineda

General Information

Inspection Address	15848 N 136th Ln Surprise, AZ 85374
Inspection Date	02/18/2017 08:00 AM - 11:30 AM
Weather	Raining
Inspector	Paul Hegreness
Inspector License	60229
People On Site	

Property

Style	Single Family Residence
Occupied	Yes
Furnished	Vacant
Structure Orientation	East
Number of Stories	One
Estimated Year Build	1998
Unofficial Sq. Ft.	1764
Notes	

Client

Client	Mary Pineda
Address	, AZ
Phone	
Phone	
Phone	
Email	

Buyer

Agent	
Company	
Address	,
Phone	
Phone	
Email	
Note	

Seller

Agent	Allison McFarlane
Company	My Home Group-Scottsdale
Address	8360 E. Raintree Dr., Suite #205 , Scottsdale AZ 85260
Phone	(623) 910-7454 Mobile
Phone	
Email	allisonmc@yahoo.com
Note	

Please Note

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

The observations and opinions expressed within this report are those of Buyer's Choice Home Inspections, LLC and supercede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the Arizona Board of Technical Registration and the International Association of Certified Home Inspectors (InterNACHI), and those that I 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 I 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.

Scope of Work

You have contracted with Buyer's Choice Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by the Arizona Board of Technical registration and the International Association of Certified Home Inspectors (InterNACHI), 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 you 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.

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 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, and it would be prudent for you to enquire 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, 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 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. 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.

Full Report

Section 1.0 - 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

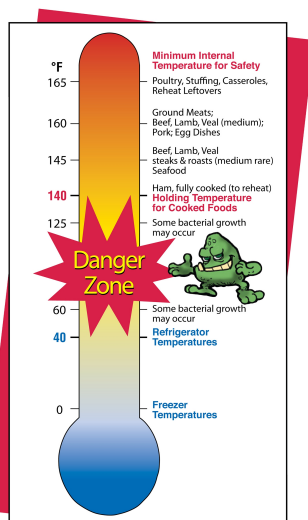
Picture of Kitchen

1.1 - Picture of Kitchen

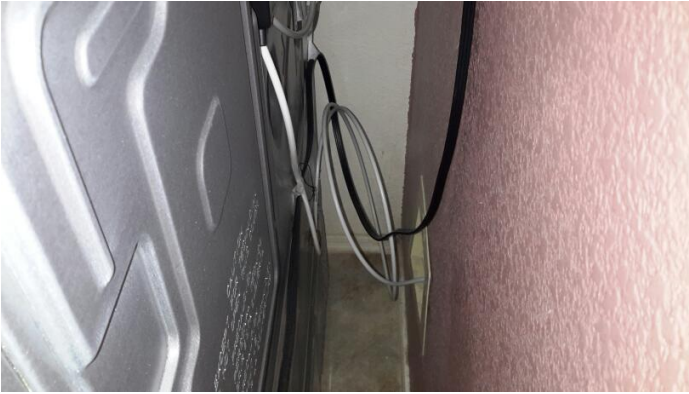


Refrigerator

1.2 - The fridge was ok and achieved fridge and freezer temperatures. This is a limited courtesy fridge inspection you should ask the sellers about its full operation. You should make sure to set your fridge at appropriate temps.

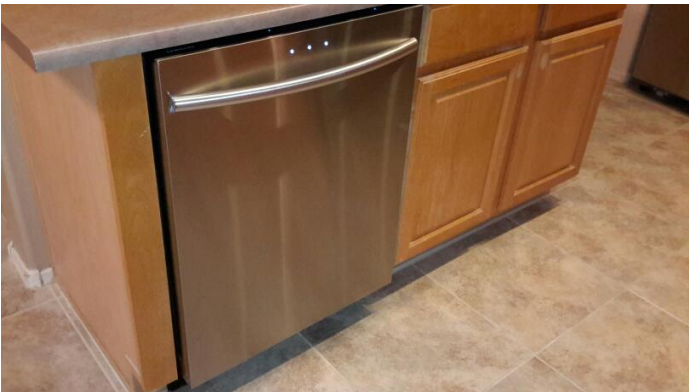


1.3 - The refrigerator water line appears to be in good condition and was not leaking during the inspection. I did not test it or try to run water through it as part of this inspection.

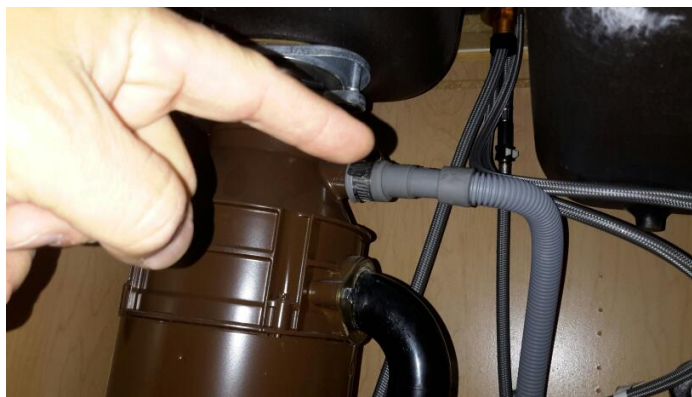
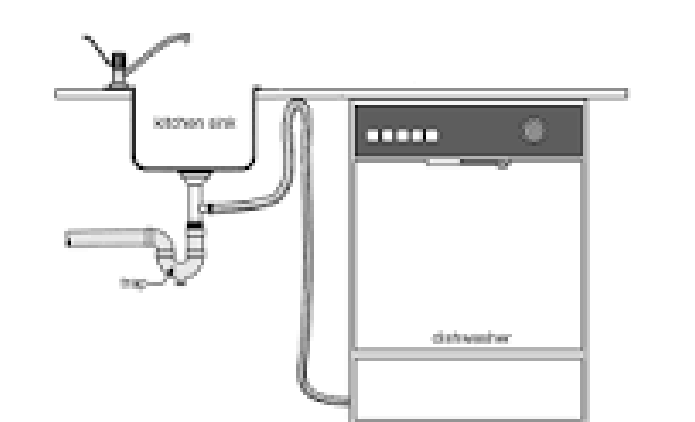


Dishwasher

1.4 - The dishwasher is functional, completes an entire cycle, drains properly and no leaking was noted.



1.5 - The dishwasher does not have a proper high loop in the drain line at the garbage disposal and one should be added. The drain line should be raised 4-6 inches above the garbage disposal inlet to create a high loop that should help prevent the possibility of contaminants back flowing from the disposal into the dishwasher and to especially avoid unpleasant smells.



Sink & Countertop

1.6 - The sink and countertop are functional.

Faucet

1.7 - The Water temp at the Kitchen Faucet is Currently 100.5. The U.S. Consumer Product Safety Commission (CPSC) urges all users to keep their water heater temps to 120 degrees Fahrenheit for scalding and bacteria prevention reasons.

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant



1.8 - The kitchen faucet is hard to rotate and repair is recommended.



Trap and Drain

1.9 - The trap and drain are functional. No leaking was noted.

Valves & Connectors

1.10 - 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.

Garbage Disposal

1.11 - The garbage disposal was functional during the inspection and responds to its controls. No leaking was noted at this time. NOTE: Garbage disposals commonly freeze up or stop working from lack of use, wear and age.



Built-in Microwave

1.12 - 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.



Electric Range

1.13 - The electric oven is functional and both bake and broil work on demand.



Exhaust Fan or Downdraft

1.14 - The exhaust fan or downdraft is functional and vents to the exterior.

Flooring

1.15 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

1.16 - The walls and ceiling are textured drywall and in acceptable condition.

1.17 - The walls or ceiling have minor cosmetic damage (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.



Dual-Glazed Windows

1.18 - The window is functional.

Doors

1.19 - The pantry door is functional.

Cabinets

1.20 - The kitchen floor of the sink cabinet is functional but moisture stained or moisture damaged. I recommend you should view this and correct as desired.



1.21 - A cabinet shelf needs hardware to sit correctly in the cabinet.



Lights

1.22 - The ceiling lights are functional.

1.23 - The wall switches are functional.

Ceiling Fan

1.24 - The ceiling fan works on demand.

Outlets, Electrical

1.25 - The outlets that were tested are functional and include ground-fault protection that resets in the kitchen.

1.26 - There are multiple gfci outlets on the same circuit which is redundant and you may want to have it reduced to the minimum. Further evaluation recommend.



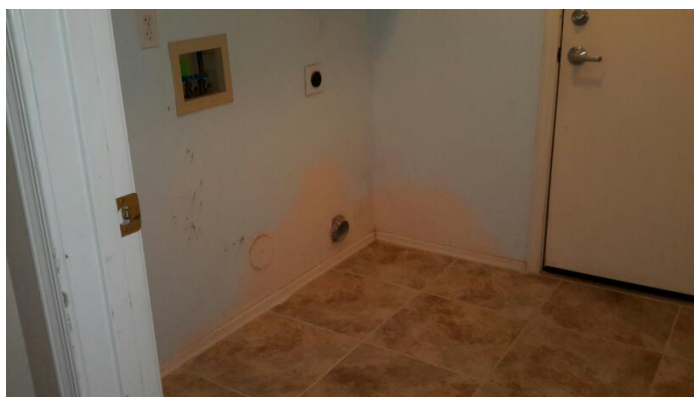
Section 2.0 - LAUNDRY

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 Room

General Comments and Picture

2.1 - There was not a washing machine or dryer present during the inspection.



Doors

2.2 - The doors are functional.

Flooring

2.3 - The floor has no significant defects.

Walls & Ceiling

2.4 - The walls and ceiling are textured drywall and in acceptable condition.

2.5 - The walls have typical and minor cosmetic damage (scuffs, scrapes, scratches, small holes etc.) that you should view for yourself and correct as desired.



Cabinets and Shelves

2.6 - The cabinets are functional.

Exhaust Fan

2.7 - The laundry exhaust fan is functional and works on demand.

Trap & Drain

2.8 - The washing machine drain line appears satisfactory but is not visible because it's behind or within the wall.

Valves & Connectors

2.9 - The washing machine valves and connectors appear functional but were not tested. No leaking was noted. However, because they are not in daily use they typically become stiff or frozen.

2.10 - The washing machine valves are older gate style valves. These valves are prone to failing and leaking as they age, especially if they are older. Since washing machine valves are rarely used, I recommend using caution when turning them on or off, as leaking may occur. To avoid possible leaking or valve failure, I recommend replacing these gate valves with newer ones.



220 Volt Receptacle

2.11 - 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.

Dryer Vent

2.12 - 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.

Lights

2.13 - The lights are functional and work on demand.

2.14 - The wall switches are functional and work on demand.

Outlets

2.15 - The outlets that were tested are functional but do not include ground fault interrupter circuits.

Section 3.0 - 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

Picture of Garage

3.1 - Picture of Garage



Entry Door Into the House

3.2 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Slab Floor

3.3 - The visible garage 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 of expansive soils, but are not structurally threatening.

Parking Space

3.4 - It would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

Walls & Ceiling

3.5 - The walls and ceiling are textured drywall and in acceptable condition.

Garage Cabinets

3.6 - The garage cabinets are in satisfactory condition.

Firewall Separation

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

Garage Side Door

3.8 - The side door is functional. A solid steel panel security type door. Noted a deadbolt, door sweep, threshold and adequate weather stripping.

Garage Door & Hardware

3.9 - The sectional garage door and its hardware are functional.

Automatic Opener

3.10 - The automatic garage door opener is functional and reverses on demand when the safety lights are obstructed.



Lights

3.11 - The lights are functional and work on demand.

3.12 - The wall switches are functional and work on demand.

Outlets, Electrical

3.13 - The outlets that were tested are functional, and include ground-fault protection that resets in the garage.

Section 4.0 - 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. The plumbing supply pipes are visually inspected at the available sections of piping that are not hidden behind walls, ceilings, floors, foundations, attics etc. It is very common for the only visible portion of pipes to be at the stems beneath sinks and toilets. I highly recommend further evaluation of the supply plumbing in this residence, especially if the home has had a re-pipe, if the home once contained galvanized pipes (usually built in or before the 1960's) or had polybutelene pipes (used up until around 1997). 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.

Electric Water Heaters

General Comments

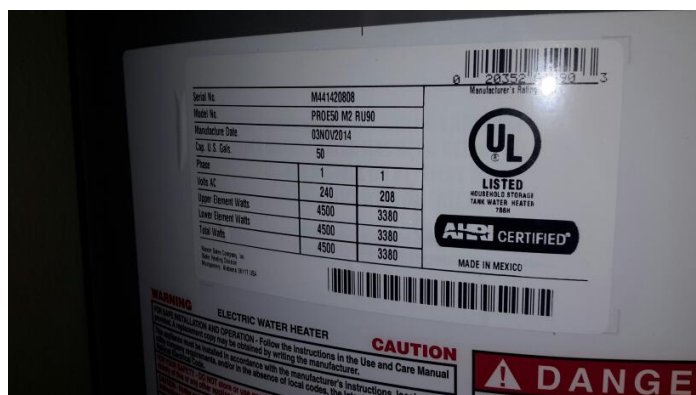
4.1 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty 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 120 degrees fahrenheit to kill microbes and to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

4.2 - Hot water is provided by a 2014, 50 capacity, Ruud brand electric water heater located in the garage.

Disclaimer- Water heaters are only checked for leaks and if they work or not. They are not ran continuously to determine the length of hot water. You should ask the seller about that and have them disclose any known issues with the hot water.



Electrical Connections

4.3 - The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

4.4 - The shut-off valve and water connectors appear functional but was not tested.

Relief Valve & Discharge Pipe

4.5 - The water heater is equipped with a mandated pressure-temperature relief valve and pipe.

Drain Valve

4.6 - The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

4.7 - The water heater is equipped with a drain pan and discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Waste & Drainage Systems

General Comments

4.8 - 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 would confirm its actual condition. 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 roter service, most of which are relatively inexpensive.

Type of Material

4.9 - The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Cleanout Location

4.10 - The clean outs for sewer were in front of the house.



Potable Water Supply Pipes

Water Main Shut-off Location

4.11 - The street or city water shut off valve is located in the front yard near the street under a cover. I observed it for a short while and noticed that the meter was not spinning or moving. This indicates that there is not any water leaking at the property. This is also a good way to locate if there is a possible underground water leak. However, this is not an exact determination and further evaluation from a qualified plumber is recommended, before the close of escrow, especially if you desire more information or are concerned about the possibility of an underground water leak. I recommend getting a emergency water key from a hardware store in case of emergency.



House Pressure and Regulators

4.12 - The pressure at the street is under 80psi (currently 72 psi) and a regulator is not required on the plumbing system.
A pressure range of 40 psi to 70 psi is usually considered a good and safe range.



Copper Water Pipes

4.13 - The copper potable water pipes are in acceptable condition but only visible at the shut-off valve stems beneath sinks and toilets. Functional water supply was noted.

Irrigation, Sprinklers, Hose Bibs

General Comments

4.14 - 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.

Automatic Sprinklers

4.15 - The drip and sprinkler irrigation system works on demand and responds to the irrigation control valves located in the ground box. I was unable to view each and every drip head due to visual limitations. I tested through the automatic irrigation timer, if present. Further review of the system by a qualified landscape service is recommended for more information or demonstration before the close of escrow.



Hose Bibs

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



4.17 - A hose bib at the right and left is dripping and needs service.





Section 5.0 - 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, especially if you are concerned or desire more information.

Various Hard Surfaces

Common Observations

5.1 - The visible portions of the hard surfaces are in acceptable condition.

5.2 - 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.

Structural Elements

Identification of Wall Structure

5.3 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

5.4 - The floor structure consists of a poured slab that could include reinforcing steel. Carpet, tile, vinyl or other types of floor covering preventing viewing the entire floor structure.

Identification of Ceiling Structure

5.5 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

5.6 - The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments

5.7 - 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.

Method of Evaluation

5.8 - 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.

Common Observations

5.9 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

Section 6.0 - ELECTRICAL

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. 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

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

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

Service Entrance

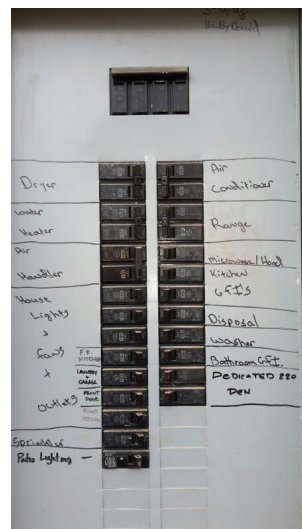
6.2 - The main conductor lines are underground. This is characteristic of modern electrical services but because the service lines are underground and cannot be seen, they are not evaluated as part of our service.

6.3 - The conduit that covers the main conductor lines is cracked, beneath the panel box, which leaves exposed live wires. Further evaluation is recommended for safety reasons



Panel Size & Location

6.4 - There is no manufacturers label present which prevents me from determining the correct or accurate ratings. However it appears to be a 200 amp general breaker panel located on the left side of the home.



Main Panel Observations

6.5 - The panel and its components have no visible deficiencies.

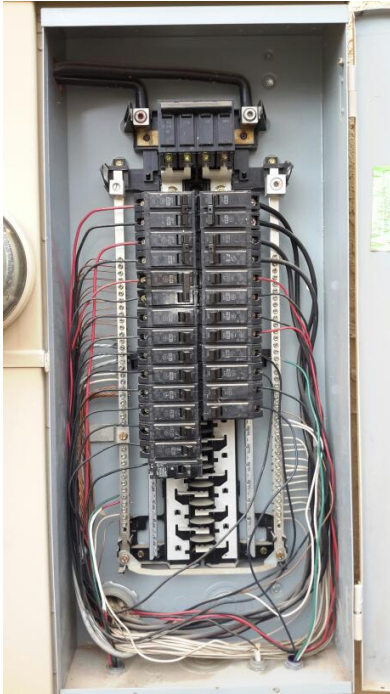
Panel Cover Observations

6.6 - The exterior panel cover is in acceptable condition.

6.7 - The interior panel cover is in acceptable condition.

Wiring Observations

6.8 - The visible portions of the wiring have no deficiencies and copper wiring was noted.



6.9 - There is modern aluminum wiring in the panel but only on the larger circuits such as: the range and a/c unit.

Circuit Breakers

6.10 - There are no visible deficiencies with the circuit breakers.

Grounding

6.11 - The panel is grounded to a water pipe at the main hose bib.

Section 7.0 - 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 and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating and cooling ducts and other components.

Primary Attic

Attic Access Location

7.1 - The attic can be accessed through a hatch in the garage.

Method of Evaluation

7.2 - The attic was evaluated by direct access to easily accessible areas, and viewed from easy vantage points.



Framing

7.3 - The 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

7.4 - The visible portions of the oriented strand board roof or OSB decking are in acceptable condition and should conform to the standards of the year in which they were installed.



Ventilation

7.5 - Ventilation is provided by a combination soffit, gable or roof vents and should be adequate. However, 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.

Heat Vents

7.6 - The heat vents that pass through the attic appear to be functional.

Plumbing Vents

7.7 - The drainpipe vents that are fully visible appear to be in acceptable condition.

Exhaust Ducts

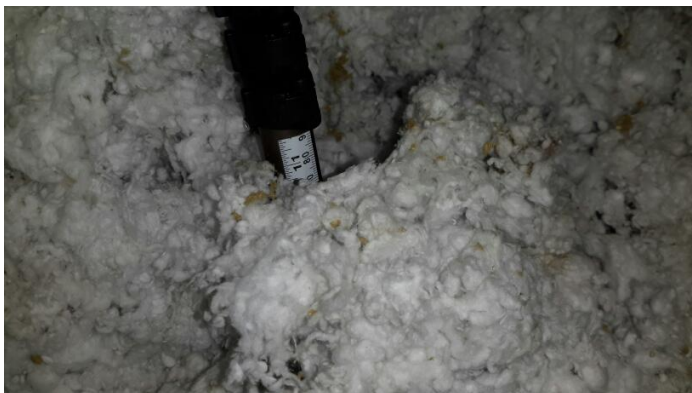
7.8 - The visible portions of the exhaust ducts appear to be functional.

Electrical

7.9 - The electrical components that are fully visible appear to be in acceptable condition. An electrical receptacle or plug should be installed at or near the mechanical appliance in an attic - to allow for safe and convenient maintenance or service of the appliance.

Blown-In Insulation

7.10 - The attic floor is adequately insulated with blown loose cellulose but not to a maximum standard. I observed approximately 11+ inches in various floor areas which should provide a more than minimum insulation rating of R-30 as required. Insulation prevents viewing some attic areas.



Section 8.0 - 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.

Exterior Components

Doorbell

8.1 - The doorbell is functional and works on demand.

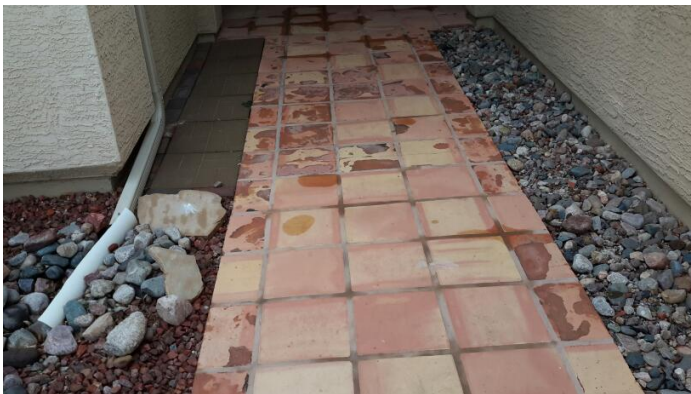
Driveways

8.2 - The concrete driveway is in acceptable condition.

Walkways

8.3 - The concrete walkways are in acceptable condition.

8.4 - The front walk way is pitted and cracking which you may want repaired.



Fascia & Trim

8.5 - Sections of the fascia board or wood trim around the garage side door residence are slightly weathered, and should be serviced as necessary to prevent further deterioration. Service such as scraping, repainting and sealing.



Patio

8.6 - There is minor drywall damage to the rear patio ceiling that you may want repaired.

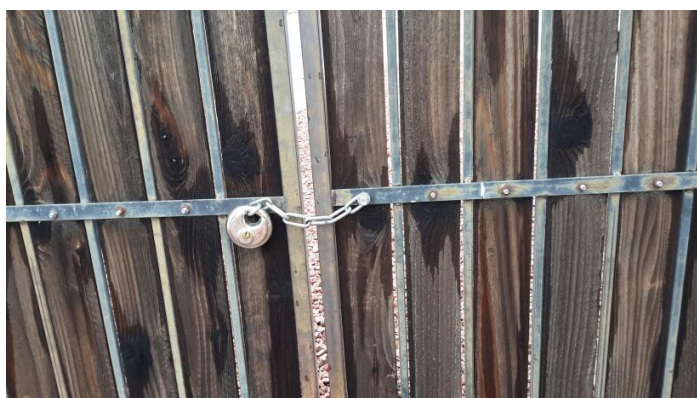


8.7 - The exposed wood under the patio should be painted to protect it



Fences & Gates

8.8 - The gate was locked during the inspection and could not be opened.



Lights

8.9 - The lights outside the doors of the residence are functional. Any sensor or light sensitive fixture lights were not tested.

8.10 - The light for the garage side door is hanging and should be repaired as necessary.



Outlets, Electrical

8.11 - The exposed box by the rear patio should be capped to prevent moisture intrusion.



8.12 - There is a junction box with exposed wiring by the back patio which should be properly capped and sealed to prevent shock or fire.



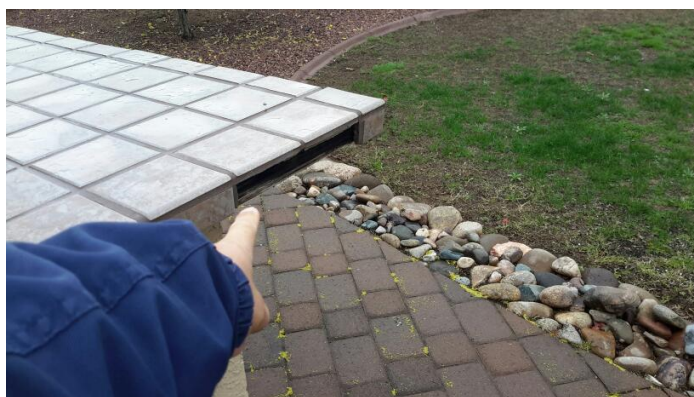
Barbecue Area

8.13 - Picture of BBQ area and disclosure statement

Barbeques are not part of a normal home inspection and the Inspector will check these at their own discretion and knowledge if they desire. We fully Disclose these areas and Inspect them as a courtesy but are not accountable for any future Findings. We encourage you to inspect these yourself if you are concerned. We will not comment on any rusted out parts, burners or grates etc. We may inspect basic operation of on and off.



8.14 - The counter top has cosmetic damage which would not necessarily need to be serviced. I recommend you should view this countertop and service it as you feel necessary.



8.15 - The propane barbeque and it's components are working properly.
This is a propane barbeque and you will have to have to have the tank filled. Propane tanks are not specifically checked and you may want to have a specialist check these.

8.16 - Enter text here.

8.17 - The barbeque knobs are all present and work properly.

8.18 - The barbeque igniter worked properly.

8.19 - The BBQ was out of propane so it could be be tested.

House Wall Finish

House Wall Finish Type

8.20 - The house walls are finished with stucco.

House Wall Finish Observations

8.21 - There are a few small maintenance dings in the stucco that need to be patched. They were located on the south side,



Grading & Drainage

General Comments

8.22 - 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 possibly 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.

Section 9.0 - ROOF

There are many different roof types, which we evaluate by walking on their surfaces whenever possible. 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

Exterior Observations

9.1 - 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.

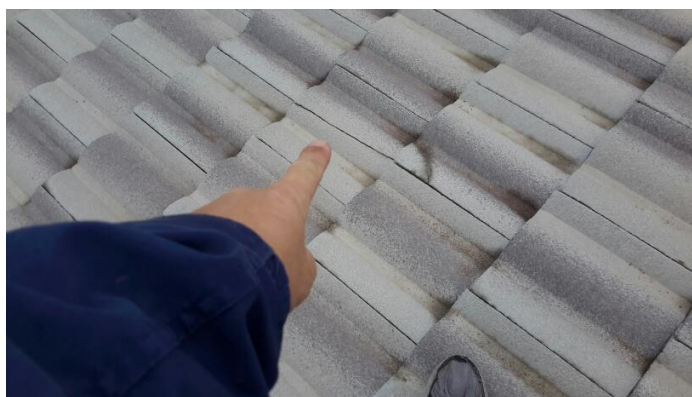
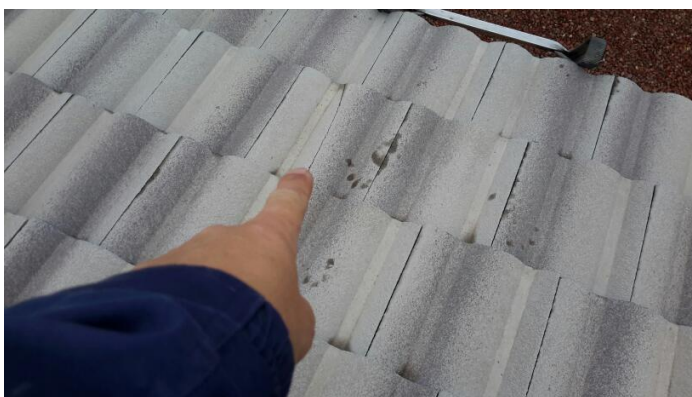
Method of Evaluation

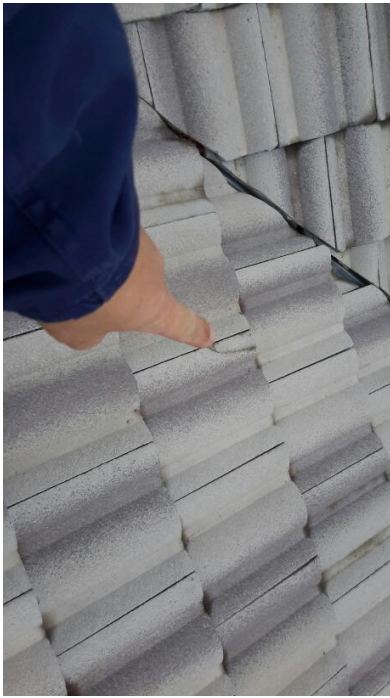
9.2 - The roof and its components were evaluated by walking on its surface.



Roofing Material

9.3 - Viewed at least 4 cracked roof tiles that should be evaluated and repaired or replaced as necessary by a qualified roofer or technician. These issues should be repaired to help prevent wearing of the protective layer beneath the roof covering or possible moisture intrusion within the residence. Over garage.





9.4 - I recommended having the cracked roof mortar caps evaluated and serviced as necessary or the roof could leak.



With Flat Roofed Sections

9.5 - The roof has a flat-roofed addition, and flat roofs can be problematic if they are not maintained. Water will pond on most of them, and only be dispersed by evaporation, and they must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons: rolled edge and further evaluation is recommended.



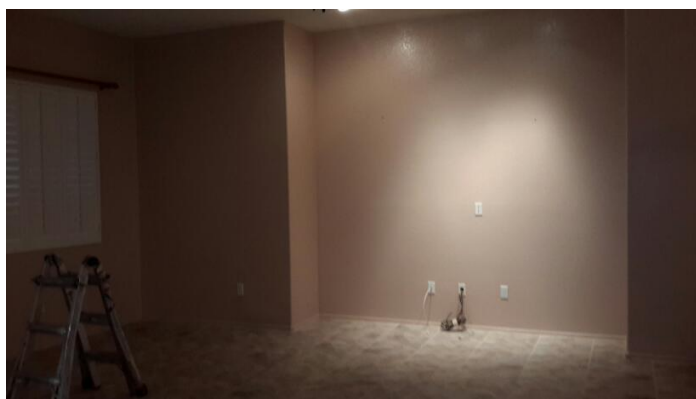
Section 10.0 - LIVING AREAS

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 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. The hermetic seals

Family Room

Family Room Picture

10.1 - Picture of Family Room.



Flooring

10.2 - The floor areas are in acceptable condition with no significant defects.

Walls & Ceiling

10.3 - The walls or ceiling have minor cosmetic damage (scuffs, scrapes, nail holes etc) that you should view yourself and correct as desired.

Dual-Glazed Windows

10.4 - One family room window does not work properly and needs service close properly and further review is recommended.



Ceiling Fans

10.5 - The family room ceiling fans work on demand.

Lights

10.6 - The lights are functional.

Outlets

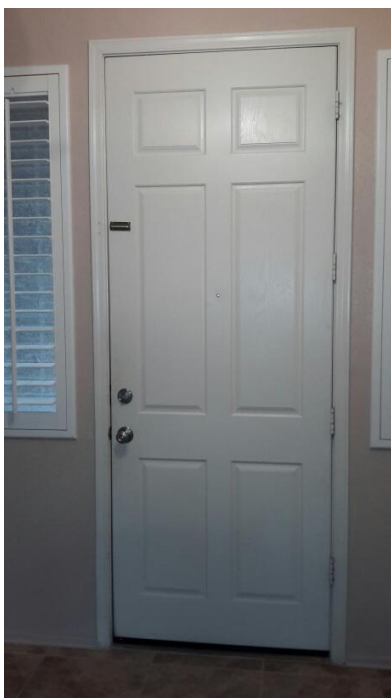
10.7 - There was a family room loose outlet cover located on the floor. This should be corrected by a certified contractor for safety reasons.



Main Entry

Main Entry Picture

10.8 - Picture of Main Entry



Doors

10.9 - The front exterior door is a wood security type door. Also noted adequate weather stripping, a door sweep, threshold and deadbolt.

Flooring

10.10 - The floor has no significant defects.

Walls & Ceiling

10.11 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

10.12 - The windows are satisfactory and in good condition.

Lights

10.13 - The lights are functional.

10.14 - The wall switches are satisfactory and work on demand.

Outlets

10.15 - The outlets that were tested are functional three prong grounded outlets.

Office or Library

Office or Library Picture

10.16 - Picture of Office or Library.



Section 11.0 - HALLWAYS

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Hallways

Doors

11.1 - The closet door is functional.

11.2 - The closet doors are functional.

Flooring

11.3 - The floor has no significant defects.

Walls & Ceiling

11.4 - The walls and ceiling are in acceptable condition.

Closets & Cabinets

11.5 - The hallway closets are in acceptable condition.

Lights

11.6 - The lights are functional.

11.7 - The wall switches are functional.

Outlets

11.8 - The outlets that were tested are three prong grounded outlets and are functional.

Smoke Detector

11.9 - The accessible smoke detectors were functional; the "test" features worked on demand. I recommend they should be checked periodically for fire safety and replaced as necessary.

Section 12.0 - 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 or tub overflows.

Master Bedroom Bathroom

Size and Location

12.1 - The main bathroom is a full bath and located adjacent to the master bedroom.

Doors

12.2 - The bathroom doors are in satisfactory condition and are functional.

Flooring

12.3 - The floor is in satisfactory condition and has no significant visible defects.

Walls & Ceiling

12.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

12.5 - Glass block windows ok

Sink Countertop

12.6 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

12.7 - The master bathroom sinks and its components are functional. Hot and cold water supply was verified; no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.

Tub

12.8 - The tub is functional. Hot and cold water supply was verified. No leaking was noted during the inspection.

12.9 - In the master bathroom tub I recommend caulking or sealing around tub valves and faucets etc to help prevent moisture intrusion behind or into the walls. Monitoring these areas is also recommended to help ensure an adequate seal is in place.



12.10 - The tub handles are loose and should be tightened up.



Stall Shower

12.11 - The stall shower is functional. Hot and cold water supply was verified and no leaking was noted.

12.12 - In the master bathroom the shower door rubs and the sweep is missing or damaged, and should be serviced.



Toilet & Bidet

12.13 - The toilet is functional, flushes properly and no leaking noted.

Exhaust Fan

12.14 - The master bathroom exhaust fans are functional and work on demand.

Lights

12.15 - The wall switches are functional and work on demand.

12.16 - In the master bathroom the light above the sinks was actively being replaced and you should check to make sure it was.



Outlets, Electrical

12.17 - The outlets are functional and include ground-fault protection (GFI) that resets in the hallway bathroom.

Hallway Bathroom

Size and Location

12.18 - The hallway bathroom is a full bath and located off the main hallway.

Doors

12.19 - The door is functional.

Flooring

12.20 - The floor has no significant visible defects.

Walls & Ceiling

12.21 - The walls and ceiling are in acceptable condition.

Cabinets & Closets

12.22 - The floor of the hallway sink cabinet is functional but slightly moisture damaged, which you may wish to see for yourself.



Sink Countertop

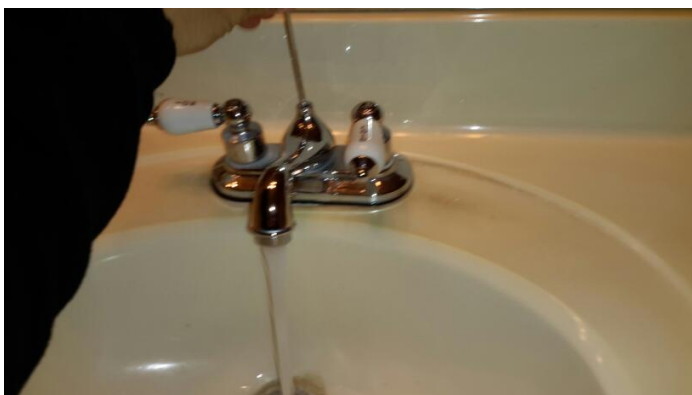
12.23 - In the hallway bathroom there is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



Sink Faucet Valves & Connectors Trap & Drain

12.24 - The sink and its components are functional. Hot and cold water was verified and no leaking was noted. However, the valves beneath the sink are not in daily use and will eventually become stiff or frozen.

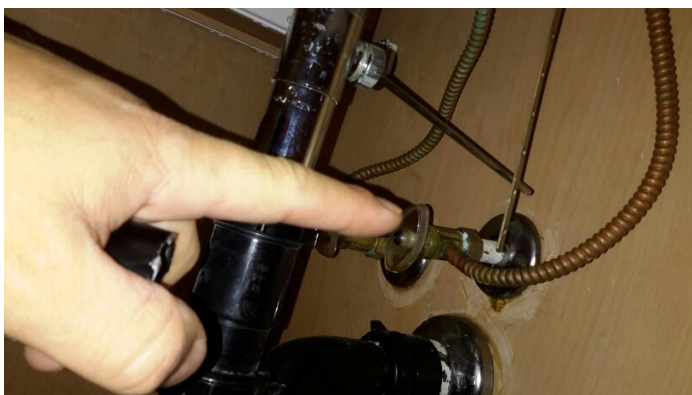
12.25 - In the hallway bathroom the mechanical sink stopper is incomplete and should be serviced or replaced .



12.26 - In the hallway bathroom there are calcium deposits on the drain line that could indicate a slow or previous leak. However, this area was not wet or leaking during the inspection. I recommend service as necessary from a qualified technician, especially if you are concerned.



12.27 - Corrosion and/or mineral build-up was observed on the hallway bathroom Right shut-off valve . This corrosion or build-up may prevent the shut-off valve from working properly, especially if emergency shut-off is needed. I recommend a qualified, licensed plumber should evaluate and repair or replace this valve or connection as necessary.



Tub-Shower

12.28 - The tub/shower is functional. Hot and cold water supply temperature was verified and no leaking noted.

12.29 - In the hallway bathroom the I recommend caulking or sealing around shower valves and faucets etc to help prevent moisture intrusion behind or into the walls. Monitoring these areas is also recommended to help ensure an adequate seal is in place.



Toilet & Bidet



12.30 - In the hallway bathroom the toilet is functional, but loose on the floor and should be secured by a qualified technician, for safety reasons and to prevent possible damage or leaking from around the toilet.



Exhaust Fan

12.31 - The exhaust fan is functional and works on demand.

Lights

12.32 - The lights are functional.

12.33 - The wall switches are functional and work on demand.

Outlets

12.34 - The outlets are functional and include ground-fault protection (GFCI) that resets in the hallway bathroom.

Section 13.0 - BEDROOMS

In accordance with the standards of practice, 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. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Master Bedroom Picture

13.1 - Picture of Master Bedroom



Doors

13.2 - The door is functional.

Floors

13.3 - The master bedroom the floor has no significant defects.

Walls & Ceiling

13.4 - The master bedroom walls and ceiling are in acceptable condition.

Dual-Glazed Windows

13.5 - The windows that were unobstructed were checked, and found to be functional.

Closets

13.6 - The closet and its components are functional.

Lights

13.7 - The lights are functional.

Outlets & Switches

13.8 - Outlets three prong grounded outlets and functional.

13.9 - The bedroom wall switches are satisfactory and work on demand.

Ceiling Fans

13.10 - The master bedroom ceiling fan is functional and works on demand.

Smoke Detector

13.11 - The smoke detector is functional, but should be checked periodically.

Bedrooms

Doors

13.12 - The door is functional.

Floors

13.13 - The bedroom floors have no significant visible defects and are in satisfactory condition.

Walls and ceilings

13.14 - The visible bedroom walls and ceilings throughout the residence are in acceptable condition.

Dual Glazed Windows

13.15 - The dual pane bedroom windows are functional and in satisfactory condition and no signs of moisture intrusion were noted.

Closets

13.16 - The bedroom closets are in satisfactory condition.

Lights

13.17 - The bedroom lights are functional and work on demand.

Outlets & Switches

13.18 - The bedroom outlets that were tested are three prong grounded outlets and functional.

13.19 - The bedroom wall switches are satisfactory and work on demand.

Ceiling Fans

13.20 - The bedroom ceiling fans are functional and work on demand .

Smoke Detectors

13.21 - The accessible bedroom smoke detectors test features worked on demand. They should be checked periodically and replaced as necessary for fire safety reasons. They are recommended to be replaced at least every ten years or as otherwise necessary.

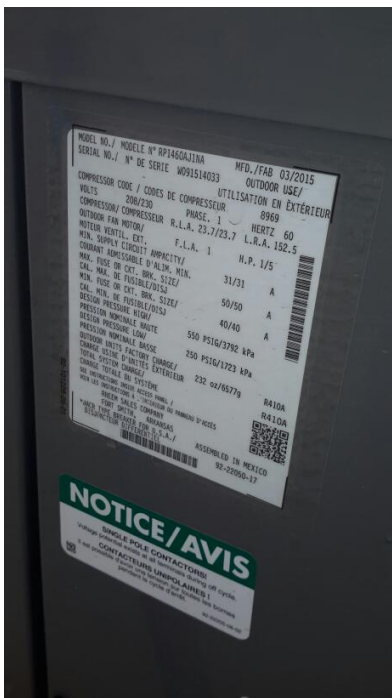
Section 14.0 - HEAT-A/C

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 period 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 technician before the close of escrow 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 Heat Pump Systems

Age & Location

14.1 - Central heat and air-conditioning are provided by a 2015, 5 total ton capacity, Rheem brand heat pump located in the backyard. The evaporative coil/air handler is located in the attic.

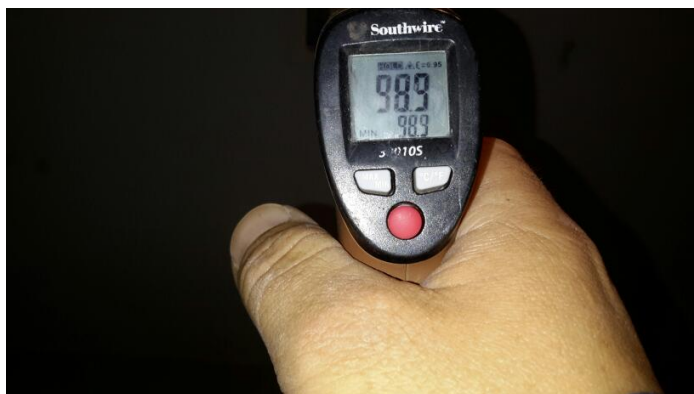


Return-Air Compartment

14.2 - The return-air compartment is in acceptable condition. I recommend changing the filters at least every 30 - 60 days or as required by the manufacturer. Any interior or internal system HVAC filters were not evaluated as part of this inspection. This includes filters located within the interior air handler or furnace unit whether located in the attic, garage or a closet etc.

Differential Temperature Readings

14.3 - The heating responded and achieved an acceptable differential temperature split between the air entering the system and that coming out. 22.9 degrees difference noted with a split of 99.5 degrees at the supply air registers and 76.6 degrees at the return.



Heat Pump & Air-Handler

14.4 - The heat pump responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil.

Condensate Drainpipe

14.5 - The condensate drainpipe discharges correctly outside the residence.

Drip Pan

14.6 - The drip pan is functional and should work as intended. There was no moisture noted in the pan at the time of inspection.

Heat Pump Disconnect

14.7 - The electrical disconnect at the condensing coil was present and assumed as functional.

Refrigerant Lines

14.8 - The refrigerant lines are in acceptable condition.

Registers

14.9 - The registers are reasonably clean and functional.

Flexible Ducting

14.10 - The ducts have no visible deficiencies. They are a modern, insulated, flexible type and are hanging properly with flexible fabric hangers.

Thermostats

14.11 - The thermostat was located near the kitchen.



Section 15.0 - THERMAL IMAGING

Thermal Imaging

About Thermal Imaging

15.1 - Thermal images included in this inspection report are provided as a courtesy, they are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Disclaimer: It is important to note that thermal Imaging only reads temperature differences. It can not see through walls. If the surface is the same temperature the image will be one color. A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that may ever have existed or exist. It is a valuable tool that helps better the chances in finding important defects but not a guarantee.

Water Heater

15.2 - This thermal image of the Electric water heater appears to be working properly, with no signs of leaking.



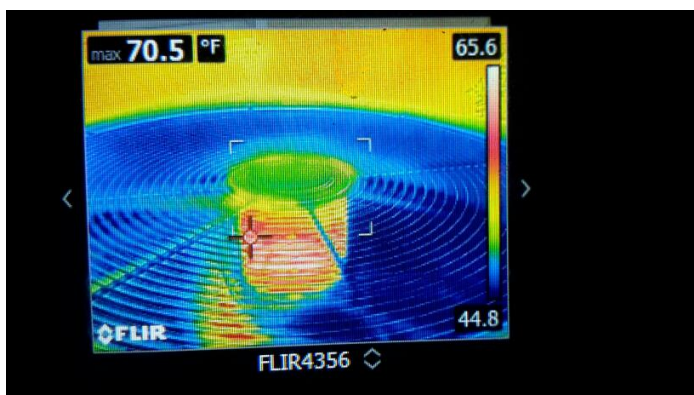
Electrical

15.3 - The thermal image of the electrical breakers and electrical within the panel are in use but within normal temperature range.



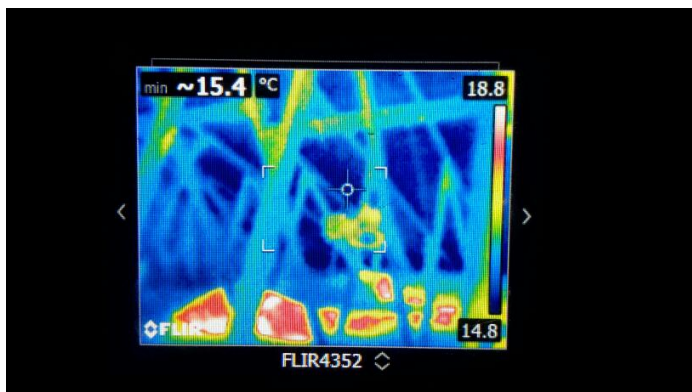
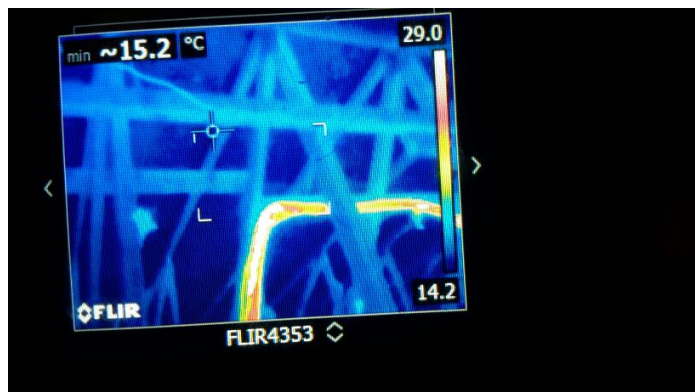
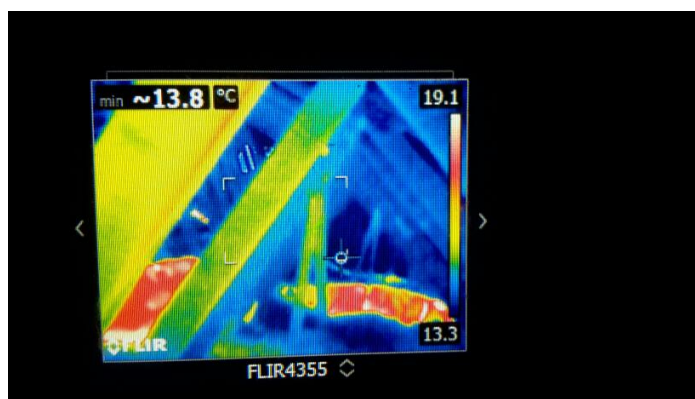
Air Conditioner Coil

15.4 - The Air conditioner(s) were scanned with the thermal camera and it appears to be operating normal with no signs of the fan bearings overheating.



Attic

15.5 - Components within the attic was scanned by thermal camera and they appear to all be working as normal, with no immediate signs of rodents, abnormal leaking HVAC pipes, wet spots etc.



Walls- Basic

15.6 - Various places of the walls were scanned with a thermal camera for plumbing leaks and voids in insulation. Unless noted there were no leaks found during the inspection or abnormal voids in the insulation





Report Conclusion

Congratulations on the purchase of your new home. 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 roofer 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 a 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 professional?s 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.

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