CONFIDENTIAL INSPECTION REPORT

Prepared Exclusively For:

Mogul 1046 Wedgewood LLC

Property Address:

1046 N Wedgewood Dr
Mesa, AZ 85203

Inspected On:

Tuesday, October 1, 2024

Represented By:

Alan Davis
HomeBright Realty
(602) 421-1101

Inspected By:

Jonathan Simmons 57516 for Advantage Inspection Service
8433 N. Black Canyon, Ste. 100, Phoenix, AZ 85021
(602) 864-8331

Table of Contents

** CRITICAL - READ THIS PAGE FIRST **

This report represents the findings from a general property inspection in accordance with local inspection standards. Inspections are an exceptional value for the nominal fee charged, however, it is not all-inclusive and you must consider the inspection to be strictly limited in scope. This inspection will be different from a specialist inspection, which is often more detailed but drastically more costly and less convenient. By contrast, a general inspection is completed at a fraction of the cost and often within a few hours. Consequently, a general inspection and report will not be as comprehensive as that performed by specialists and you should not consider it to be a form of insurance against future repair/replacement costs. Watch this video before reviewing the report:
https://www.youtube.com/watch?v=D2tjKTGmZpk&feature=youtu.be

CRITICAL LIST OF DO'S:

1. *Read the entire report* - evaluate the information, findings and recommendations contained on each page so you can reduce your risk of purchase. Photos provided are examples only, DO NOT assume they show every area having defects apparent.
2. *Follow-up on report instructions* - to get further evaluation before the end of your inspection period or before closing escrow because experts may discover additional defects that could affect your decisions. You are responsible for all resulting consequences if you fail to follow-up.
3. *Focus on what is important to you* - if a particular system or component is critically important to you and/or you desire in-depth analysis of any specific system or component you must consult with an expert in that area.
4. *Get a comprehensive warranty on the property* - without a comprehensive warranty, you are choosing to self-insure and must budget accordingly (often 1% to 3% of the property's value each year). Systems/components can and will fail without warning.
5. *Reference the digital pdf copy of the report if you are going to refer to the inspection report in the BINSR*. Also, list the entire report comment in the BINSR to avoid possible confusion when referencing the report comment line numbers only.

We evaluate systems/components and report on their general condition. A Functional, Satisfactory or Operational notation does not mean that the item is perfect or like new, only that it functioned on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as items that do not look or function as they did when new. If you feel that any verbal discussions with the inspector conflicts with the report, the written report supersedes all verbal communication with the inspector. Our service does not include the prediction of life expectancy/remaining life or determination of how to perform repairs. A building and its' components are complicated and because of this we offer unlimited consultation and encourage you to ask questions, however, do not expect the inspector to determine your repair options. See a specialist for all repair options and costs. A general inspection is like going to your family doctor for a check-up. If the family doctor finds problems, you will be directed to promptly consult with a specialist to get a full evaluation and options for correction. Similarly, this report will direct you to see a specialist at times and you must do so promptly or accept the consequences that result from a failure to act upon our written instructions.

CRITICAL KEY TO TERMS AND SYMBOLS USED IN THE REPORT:

"Functional", "Satisfactory" or "Operational" - The system or component was functional on the day of the inspection. Evidence of past or present defects or additional notations may be present, however, the item functioned on the day of the inspection within the limits of its age.

"Attention" - Corrections are needed to bring the system or component to a fully satisfactory and/or safe condition. Consult a qualified professional for a complete evaluation of the system or component prior to the end of the inspection period or close of escrow and make corrections as needed.

"Review" - Condition confirmation was not made during our visual observation and/or a notable condition or safety issue exists that you should be aware of. Complete evaluation and possible corrections are needed prior to the end of the inspection period or close of escrow.

"Monitor" - Item or condition should be monitored or corrected as required. Consult a qualified expert prior to the end of the inspection period or close of escrow to identify possible upcoming repair or replacement options and costs.

"Consult Records" - Obtain past written history and performance details and/or other general information. If you are unable to locate adequate information, then consult an expert for complete evaluation prior to the end of your inspection period or close of escrow.

RED STATEMENTS IN BODY OF REPORT - Denotes a condition that is also located in the Inspection Report Summary.

NOTE = THIS NOTATION IS IMPORTANT - DO NOT IGNORE (CAREFULLY READ THE ENTIRE REPORT).

E.G. - This is the abbreviation "example given" normally used in report comments to identify a location for a noted discrepancy or observation. Do not interpret that the "e.g." locations are the only areas in which an issue exists, it is used to identify example(s) of the reported condition.

General Information

It is imperative that any directives we report for Review or Attention be performed before the end of the inspection period, because a specialist could reveal additional defects or recommend upgrades that could affect your evaluation of the property.

NOTE - IF YOU DID NOT HIRE US TO PERFORM: A Termite Inspection, Mold & Major Pest Check, Gas Leak Check, Radon Screening Test, Sprinkler & Drip Irrigation System Check, Advanced Heating & Cooling System Assessment, or Sewer Scope. These services are available, however, they are NOT included as part of the home inspection. WE STRONGLY SUGGEST THAT YOU HAVE THESE SERVICES PROVIDED TO FURTHER REDUCE YOUR RISK OF PURCHASE.

PROPERTY DESCRIPTION
1: Type: *Single Family Home*
.....**Stories:** *One*
.....**Orientation:** *Southeast Facing*
.....**Described Square Footage:** *2600*
.....**Described Year Built:** *1976 (Approximately 48 Years Old)*

INSPECTION DURATION
2: *8:00am - 11:00am*

WEATHER
3: Condition: *Clear & Dry* .....**Ambient Temperature:** *85-100 Degrees F*

PEOPLE PRESENT
4: *Tenants & Buyer's Agent*

FURNISHINGS/POSSESSIONS PRESENT

NOTE **5:** The inspected property is occupied and has contents present that limited the inspection. Closets, cabinets, drawers, appliance areas, etc. were not fully visible. Electrical outlets, flooring and wall areas are blocked furniture, rugs, possessions, etc. and were not inspected. Perform a thorough final walk-thru inspection of the property with all possessions removed before closing escrow - Review.




Site

Our evaluation of the site consists of a visual inspection of the grading, drainage, and exterior elements of the property (driveway, walkways, etc.). Moderate cracking/defects at the slabs, fences and walls are typical and will not be noted unless they exhibit signs of excessive deterioration or significant movement. Monitoring these areas for movement and routine maintenance/sealing will be required. Ancillary systems or structures at the site that are not listed herein are outside the scope of this inspection and therefore not inspected unless stated otherwise. The items listed herein are the only items inspected. Any photos provided are examples only.

Grading, Drainage & Vegetation

SITE GRADING & DRAINAGE OBSERVATIONS

NOTE **6:** Areas adjacent to the structure are flat/minimally sloped (common in the local area - drainage path not confirmed) - Review.

NOTE **7:** Attached elevated planters exist at the property. This installation, although common, is not recommended due to the increased likelihood of moisture related issues. Consider removal or further evaluation of the waterproofing method used at the planter walls - Review. (e.g. front of structure)

NOTE **8:** A swimming pool was filled in at the property, which requires a specific process CLICK HERE. We are unable to determine the methods used to abandon the swimming pool - Consult Records.

NOTE **9:** There are similar elevations between the interior and exterior grade. This condition may increase the likelihood of moisture intrusion - Review. (e.g. rear addition)

NOTE **10:** Site drainage is poor at areas. Alterations are recommended to control water flow and keep it away from the structure - Attention. (e.g. rear of structure)

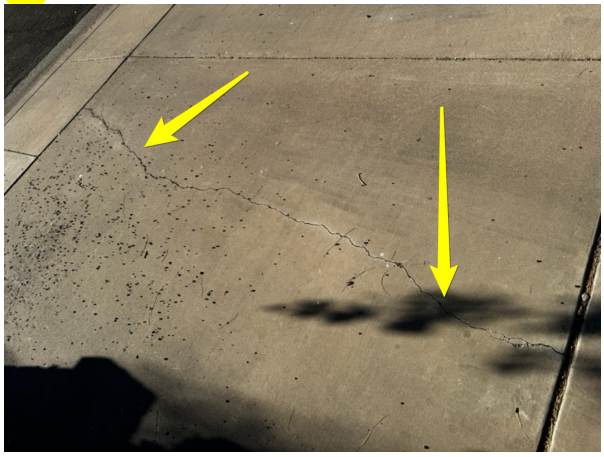

Example: evidence of water ponding


Example: surfaces slope toward structure

Exterior Elements

DRIVEWAY, PATIOS & WALKWAYS

NOTE **11:** Typical cracks were observed at the driveway, patio and walkway slabs - Review.


Example: crack


Example: crack

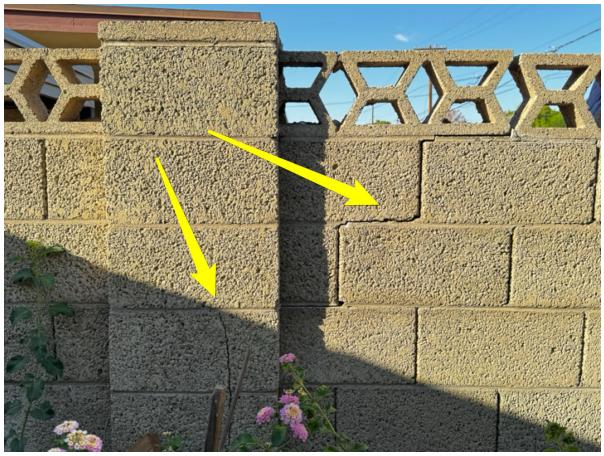
FENCING & GATES

NOTE **12:** Trees are located close to the fence, which can be problematic - Review.

NOTE **13:** Typical cracks/damage and evidence of displacement were observed at the block fence - Review.


Example: loose/leaning column


Example: crack/damage/displacement


Example: crack/damage/displacement


Example: loose column cap

NOTE **14:** Rust/deterioration was observed at the gates - Review.


Example: rust/deterioration


Example: rust/deterioration

NOTE **15:** The gate does not operate properly and needs repair - Attention. (e.g. north side)

Example: gate does not close

Example: loose anchor

Pest Concerns

PEST OBSERVATIONS

NOTE **16:** Evidence of rodents activity was observed at the property - Review. (e.g. storage room)

Example: rodent traps

Example: rodent droppings

Structure

Our evaluation of the structure components consists of a visual inspection of the accessible foundation, wall components, columns and chimneys (if applicable). Moderate cracking/defects at the structure are typical and will not be noted unless they exhibit signs of excessive deterioration or significant movement. Monitoring these areas for movement and routine maintenance/sealing is needed. Our visual examination of the structural components will be limited by floor coverings, vegetation, stored items, etc. EVERY PROPERTY NEEDS A TERMITE INSPECTION. If we were not hired to provide you with a termite inspection then you will need to consult with your chosen termite inspection provider as this report will not address termite activity at the property - refer to the Wood Destroying Insect Inspection Report (WDIIR) provided by others. The items listed herein are the only items inspected. Any photos provided are examples only.

General Photos

REFERENCE PHOTOS
17: Structure Reference Photos:




Exterior Walls

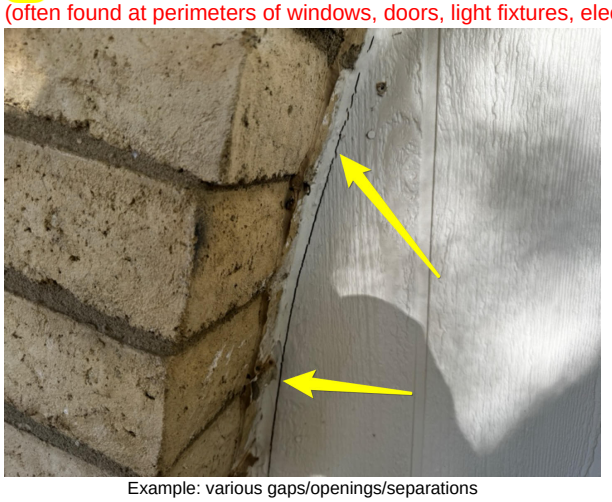
WALL STRUCTURE TYPE
18: The structure walls are a combination of masonry and wood-frame.

WALL STRUCTURE CONDITION
19: The wall structure appeared to be in overall Satisfactory condition.

WALL CLADDING TYPE
20: Portions of the exterior walls are clad with wood siding.

WALL CLADDING CONDITION

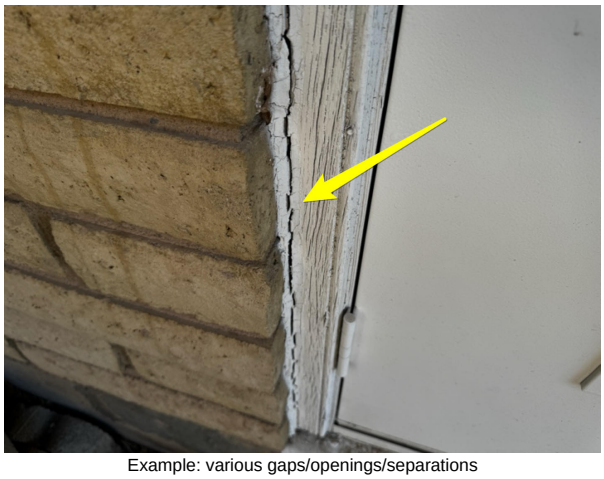
NOTE **21:** There are various gaps/openings/separations at the exterior siding and trim that need to be sealed/repaired to prevent water entry (often found at perimeters of windows, doors, light fixtures, electrical outlets, various penetrations and transition areas) - Attention.


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations

GENERAL OBSERVATIONS

NOTE **22:** Vegetation should be trimmed away from the structure - Attention.


Example: vegetation in contact with structure

NOTE **23:** Typical damage were observed at the patio cover ceiling surface - Review.

Example: crack/damage

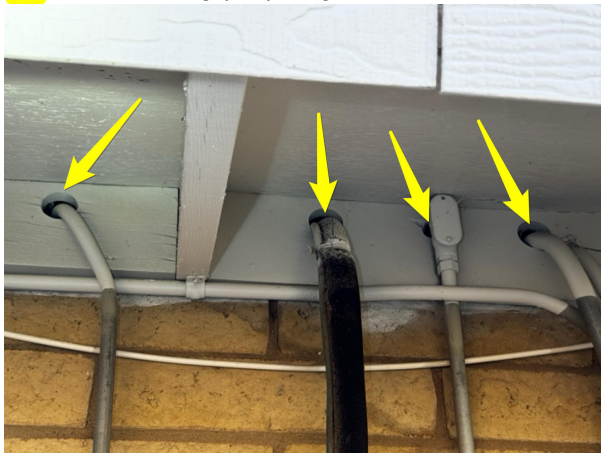
EAVES, FASCIA & SOFFITS

NOTE **24:** Typical damage was observed at the eave areas - Review.

Example: cracked tail

Example: damaged trim

NOTE **25:** There are gaps/openings at the eave areas that should be corrected to prevent pests from entering -Attention.

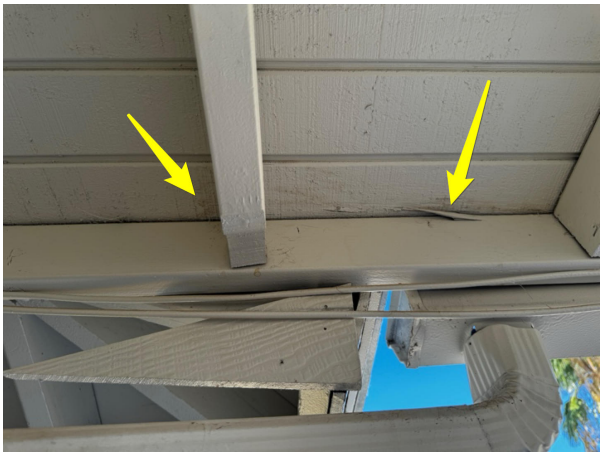


Example: gaps/openings

Example: gap/opening

NOTE **26:** There is moisture staining/damage at the eave areas that likely indicates past roof leaks - Review. (e.g. rear patio cover)

Example: rotted wood



Example: moisture staining

Columns & Beams

COLUMN CONDITION

NOTE **27:** Typical checking/splitting was observed at the wood columns. This is a natural occurrence with the wood that does not usually warrant any structural concern, however, sealing/filling the cracks can help prevent water entry and further deterioration - Review. (e.g. rear patio cover)

Example: splitting

Chimney

This is a visual examination of the exterior chimney structure, crown and rain cap as well as a limited inspection of the flue (mostly concealed). Unless recent service records exist, professional cleaning of the firebox and flue should be completed prior to use.

CHIMNEY CONDITION

NOTE **28:** The chimney crown (designed to seal the chimney top and shed rainwater) is cracked and should be sealed/repaired -Attention.

Example: cracks at crown

SPARK ARRESTOR - RAIN CAP

NOTE **29:** The installation of a spark arrestor/rain cap is recommended at the chimney top -Attention.

Storage Room

STORAGE ROOM OBSERVATIONS

NOTE **30:** The storage room roof is attached to a fascia board. The fascia is not designed to be a structural component and may subject the structure to wind damage -Review.

NOTE **31:** Damage/deterioration and evidence of past roof leaks were observed at the storage room - Review.


Example: damage/deterioration


Example: door does not close/latch properly


Example: rotted wood


Example: staining/deterioration


Example: moister staining


Example: moister staining

Concrete Slab/Foundation

SLAB/FOUNDATION CONDITION

NOTE **32:** Typical cracks and surface damage were observed at the foundation walls - Review.


Example: surface deterioration


Example: crack

NOTE **33:** Damage was observed at wall anchor areas of the foundation wall. Consult a specialist for further evaluation to determine the options for repair - Review. (e.g. rear addition)


Example: damage


Example: unsecured wall anchor

Miscellaneous

PROPERTY COMMENTS

NOTE **34:** Additions have been built at the property and the attached garage was converted into living space. You should obtain the permit/installation documents and certification of occupancy to verify that the work was professionally completed to local building standards. We do not endorse work performed without a permit - Consult Records.

Attic & Roof

Our evaluation of the attic consists of a visual inspection of the accessible roof and ceiling structures, insulation, ventilation, and vapor retarder. This inspection will be limited due to clearance and access restrictions, extreme temperatures and insulation cover (insulation not disturbed). We will only enter areas that are determined by the inspector to be safely accessible. The inspection of the roof surface is a visual evaluation of the roof coverings, flashings, penetrations, skylights and drainage systems. Although many roof covering defects are are visually apparent, components such as flashings and underlayment are partially or mostly concealed, therefore, we do not include a prediction of remaining life or guarantee against leaks. The items listed herein are the only items inspected. Any photos provided are examples only.

Composition Shingle Roof

LOCATION

35: Primary Roof Surface




METHOD OF EVALUATION

36: We evaluated the roof and its components by walking its surface.

SHINGLE ROOF CONDITION

NOTE **37:** The composition shingle roof appears to be at or near the end of its service life. Significant granule loss and material deterioration were observed. It should be further evaluated by a licensed roofer to determine options and cost of replacement - Review.


Example: significant granule loss


Example: significant granule loss

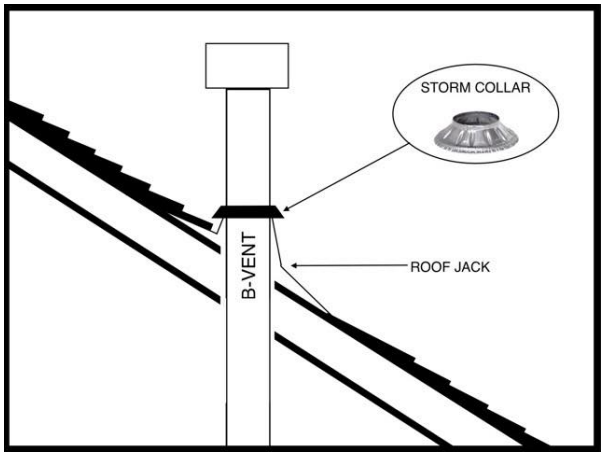

Example: deterioration/damage


Example: deterioration/damage

Flashing-Penetrations

FLASHING CONDITION

NOTE **38:** Storm collars are not installed on the gas appliance vents at the roof level. These collars seal around the vent pipe at the top of the roof flashing and are required under current standards to prevent moisture infiltration; consider adding - Attention.




Example: storm collars not installed

NOTE **39:** Separations at roof flashings need to be sealed to prevent water entry - Attention (e.g. plumbing vents)

NOTE **40:** Roof flashing detail at penetrations is improper. Further evaluation by a licensed roofer is needed for repair - Attention.


Example: no roof jack installed at electrical mast penetration


Example: plumbing vent roof jack improperly installed atop shingles

Rolled Composition Roof

LOCATION
41: Secondary Roof Surface

METHOD OF EVALUATION
42: We evaluated the roof and its components by walking its surface.

ROLLED COMPOSITION ROOF CONDITION
43: The rolled composition roof appears to be in overall Satisfactory condition.

OBSERVATIONS

NOTE **44:** Evidence of water ponding was observed at the roof - Review.

Example: granule accumulation

Skylights

SKYLIGHT CONDITION

NOTE **45:** The skylight lens is cracked/damaged and should be replaced - Attention.

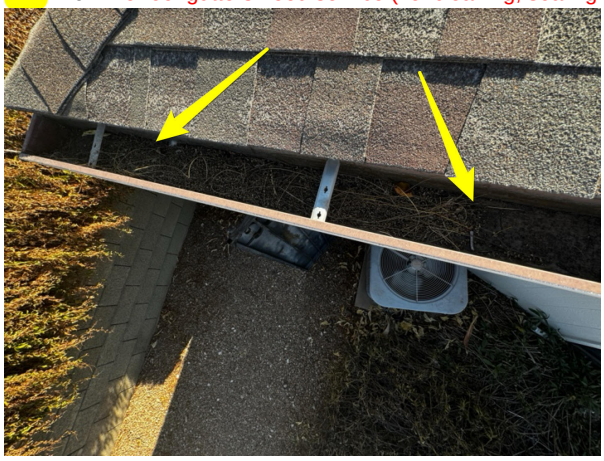
Damaged lens

Evidence of past leaking

Drainage System

DRAINAGE SYSTEM CONDITION

NOTE **46:** The roof gutters need service (i.e. cleaning, sealing seams, securing as needed and aligning them to drain properly) - Attention.



Example: gutter full of debris

Example: gutter full of debris


Example: gutter full of debris & loose anchor


Example: evidence of leaking at seam

General Attic Photos

REFERENCE PHOTOS
47: Attic Reference Photos:

Attic

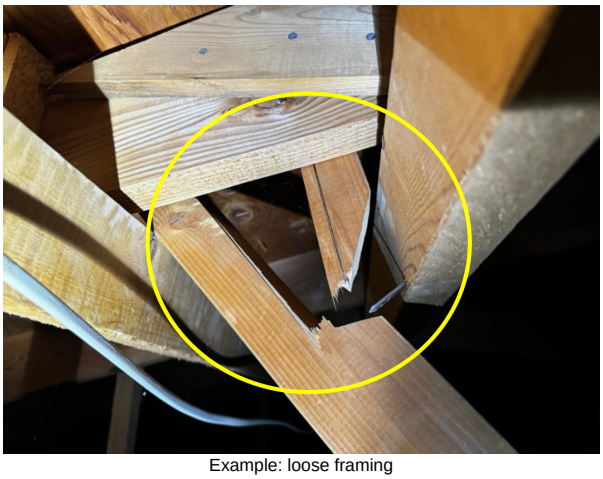
METHOD OF EVALUATION
48: The attic was partially entered for inspection. Access limitations may be due to temperature, obstructions, insulation obscuring framing/electrical/piping, and/or inadequate clearances making mobility hazardous.

ROOF & CEILING STRUCTURE TYPE
49: The roof and ceiling structure consists of a prefabricated truss system.

ROOF & CEILING STRUCTURE CONDITION

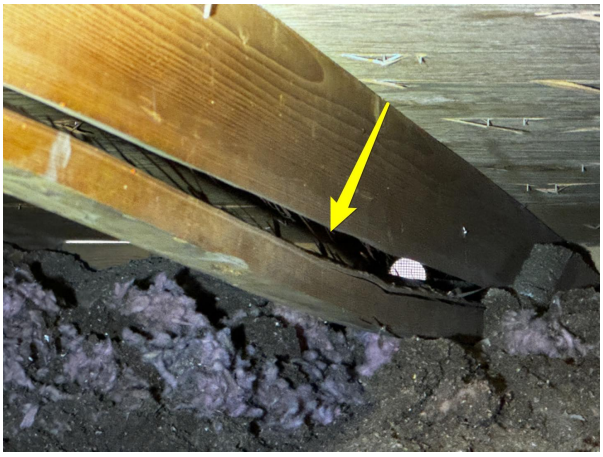
NOTE **50:** A purlin within the attic is damaged/loose. Consult a licensed contractor to repair/repair as required - Attention. (e.g. above living room)


Location


Example: loose framing

NOTE **51:** A rafter within the attic is cracked/damaged. Consult a licensed contractor to repair/repair as required - Attention. (e.g. near front entry)


Location


Example: cracked rafter

VAPOR BARRIER TYPE & CONDITION

52: No vapor barrier appears to be installed at the attic area - this is a normal condition in this climate zone and no action is required.

VENTILATION

53: Roof ventilation appeared to be Satisfactory.

NOTE **54:** The thermostatically controlled attic ventilation fans within the attic are outside the scope of this inspection and was not evaluated - Review.

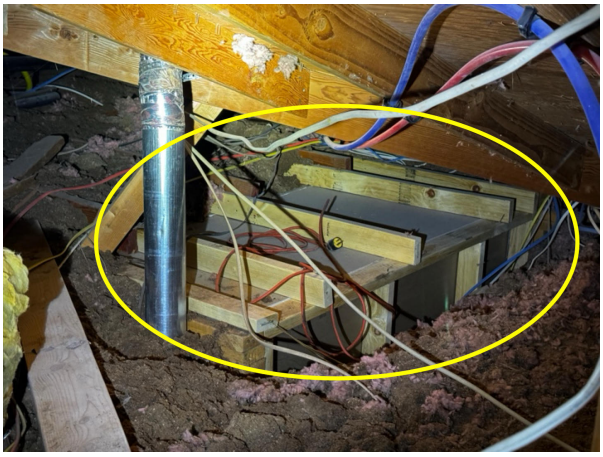
INSULATION TYPE

55: The attic is predominantly insulated with cellulose.

INSULATION CONDITION

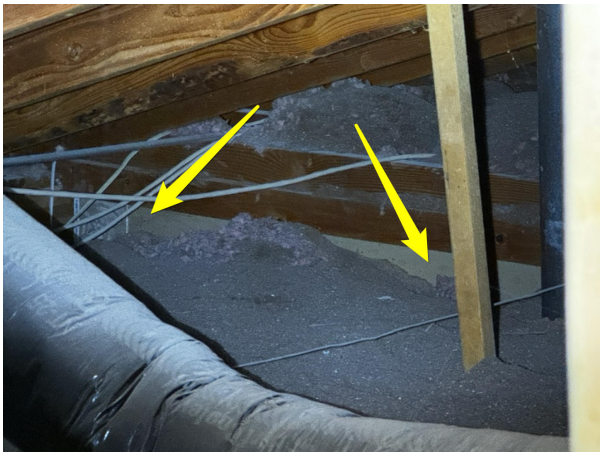
NOTE **56:** Insulation within the attic is low and missing/displaced in areas. Additional material is needed for energy efficiency reasons and to comply with current building standards - Attention.

Example: low insulation



Example: missing insulation

Example: missing insulation



Example: missing insulation

ATTIC OBSERVATIONS

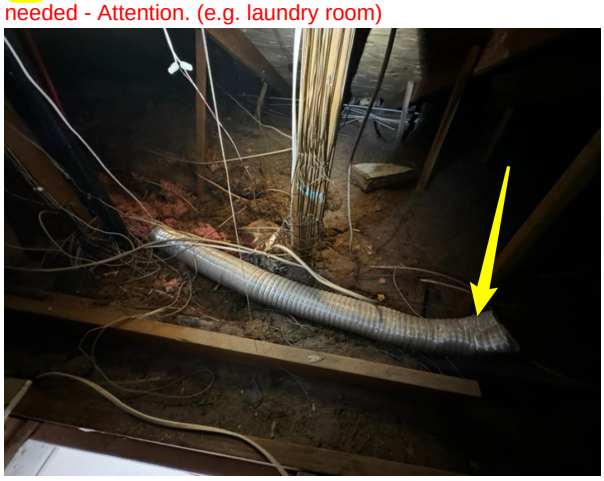
NOTE **57:** A rodent trap was observed within the attic - Review.

Example: rodent trap

NOTE **58:** There is moisture staining within the attic. You should obtain roof leak history/repair documents or have a licensed roofer evaluate the condition further - Review. (e.g. chimney penetration)

Example: moisture staining

NOTE **59:** An exhaust fan duct vents into the attic, which is not permissible. The installation of a proper duct that vents to the exterior is needed - Attention. (e.g. laundry room)



Example: incomplete installation

Plumbing

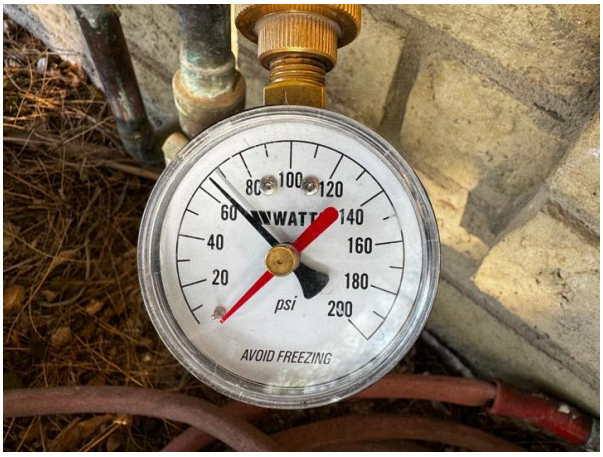
Our evaluation of the plumbing system consists of a visual inspection of the distribution and waste plumbing systems by checking for functional flow & functional drainage. Shut-off valves ARE NOT OPERATED by the inspector due to the likelihood of leaking/water damage. Concealed piping will not be evaluated or positively identified for type during this inspection, description of material type noted in the report refers to visible portions only - if you are concerned about piping type, consult a qualified plumber prior to the end of your inspection period. Some plastic piping like polybutelene and pex can be problematic and require additional steps beyond this inspection to identify and analyze. Also, undetectable sub-slab leaks can occasionally exist which could be costly and difficult to repair. If the property has a gas system and appliances, you must realize that our inspection for leaks is limited to the use of the inspector's sense of smell only. Contact the fuel supplier for system leak testing (not part of this inspection) prior to the end of your inspection period. The cost of water heater replacement has increased due to government regulation and you must budget accordingly. If your water heater(s) is more than 8 years old, budget and prepare for replacement. Click here to look up age of equipment. Any notation in this report indicating the size or age of equipment is included as a courtesy and is based solely on the inspectors interpretation of the equipment data tag(s) (this information is not confirmed to be accurate). Prior to the end of your inspection period, check the property gas and/or water bills for excessive cost which may indicate one or more system problems. Ancillary systems that are not listed herein are outside the scope of this inspection and therefore not inspected unless stated otherwise. The items listed herein are the only items inspected. Any photos provided are examples only.

Meter & Supply

MAIN SHUT-OFF

60: The main water shut-off valve is located at the east side of the structure.

Main water shut off valve



~65psi

TYPE OF MATERIAL

61: Copper piping appears to exist in the run from the meter to the structure (where visible - other piping types may exist).

METER & SUPPLY PIPING CONDITION

62: The supply piping appears Satisfactory where visible (underground sections not identified or evaluated).

NOTE **63:** The water meter box is filled with debris. Correction is recommended to provide access to the shut off valve - Attention.

Debris in meter box

Distribution Piping

If the structure(s) were built or remodeled between approximately 1980 and 1995 there is the possibility of polybutylene piping being present. Most of the plumbing system is not visible for our inspection, if this is a material you are concerned about relative to the limitations of a home inspection, have a licensed plumber provide an exhaustive evaluation of the property.

TYPE OF MATERIAL
64: The building appears to be served by a combination of copper and plastic PEX potable water piping (where visible - other piping types may exist).

DISTRIBUTION PIPING CONDITION
65: The distribution piping was Operational.

FUNCTIONAL FLOW
66: The distribution system functional flow was Satisfactory.

DISTRIBUTION PIPING INSULATION
67: No insulation is installed at visible sections of water distribution piping. This is a normal condition in this climate zone and no action is required.

DISTRIBUTION PIPING SUPPORTS
68: The distribution piping supports were Satisfactory where visible.

HOSE BIBS
69: The hose bibs tested were Operational.

NOTE **70:** Hose bibs at the property are missing the required anti-siphon fittings. These fittings are relatively inexpensive and are required by current standards on all hose bibs to prevent backflow contamination (check all) - Attention.

DISTRIBUTION PIPING OBSERVATIONS

NOTE **71:** There are water piping installations at the property that do not appear to be part of the original construction. You should obtain the permit/installation documents to verify that the work was professionally completed to local building standards. We do not endorse work performed without a permit - Consult Records.

Waste and Vent Piping

We will attempt to run enough water at all available fixtures to check for drain leaks and functional drainage, however, we can not replicate the system demands of occupants at the property. Have the system video scanned by a plumbing expert before closing escrow or before the end of your inspection period if you desire additional protection.

TYPE OF MATERIAL
72: The building is predominantly served by ABS plastic waste and vent pipes.

WASTE & VENT PIPE CONDITION
73: The waste and vent piping was Operational.

WASTE & VENT PIPING SUPPORTS
74: The waste and vent piping supports were Satisfactory where visible.

FUNCTIONAL DRAINAGE
75: The waste and vent system functional drainage was Operational.

WASTE & VENT PIPE OBSERVATIONS

NOTE **76:** There are waste piping installations at the property that do not appear to be part of the original construction. You should obtain the permit/installation documents to verify that the work was professionally completed to local building standards. We do not endorse work performed without a permit - Consult Records.

NOTE **77:** Given the age of the home, we recommend having the waste lines video scanned. The waste lines are predominantly concealed, therefore, our inspection is mostly limited to a check of functional drainage - Review.

Gas System

GAS MAIN - SHUT OFF LOCATION
78: The gas meter and main shut-off are located on the north side of the structure.

GAS SYSTEM CONDITION
79: The fuel system was Operational.

GAS PIPING SUPPORTS
80: The gas piping supports were Satisfactory where visible.

GAS SYSTEM OBSERVATIONS

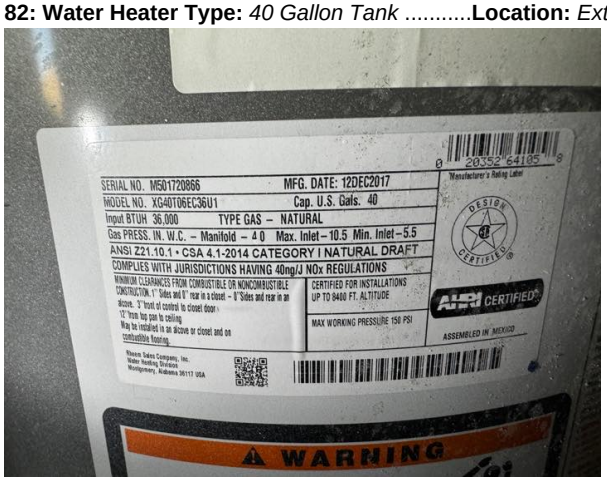
NOTE **81:** There are gas piping installations at the property that do not appear to be part of the original construction. You should obtain the permit/installation documents to verify that the work was professionally completed to local building standards. We do not endorse work performed without a permit - Consult Records.

Gas Water Heater

We evaluate water heaters by performing a visual inspection of the unit exterior components and checking for the presence of hot water at the fixtures. We do not operate any valves (including temperature pressure relief valves) and do not remove any access panels. Circulation pumps and timers are not inspected.

GENERAL INFORMATION

82: Water Heater Type: *40 Gallon Tank* .....**Location:** *Exterior Storage Room*



2017 Rheem


Water heater

WATER HEATER CONDITION

83: The water heater was Operational (hot water was provided to fixtures at time of inspection).

AUTOMATIC SAFETY CONTROLS

84: The water heater is equipped with a mandated TPR safety valve. Testing this device is not done as part of this inspection.

GAS VALVE & CONNECTOR

85: The gas valve and connector were Satisfactory.

VENT PIPE & CAP

86: The water heater vent pipe appeared Satisfactory where visible.

COMBUSTION VENTING

NOTE **87:** There are no vents in the storage room to provide combustion air for the water heater, however, this area is not sealed airtight and may be large enough to support combustion. The gas company can provide you with additional information - Review.

GENERAL OBSERVATIONS

NOTE **88:** Given the size of the home, the water heater may be undersized - Review.

NOTE **89:** The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not have a drain pipe to direct water to a safe location - Review.

Ancillary Systems

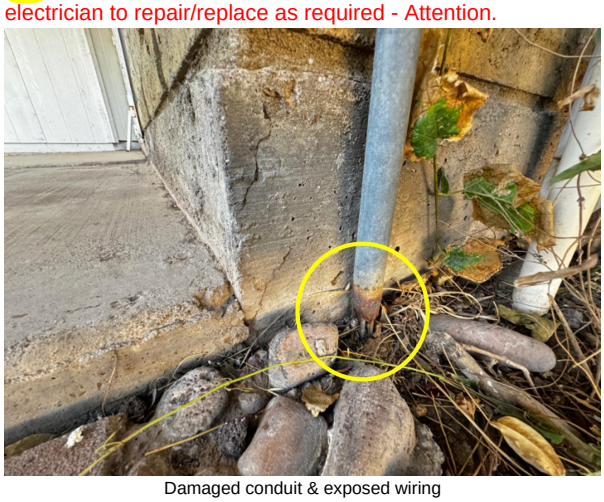
IRRIGATION SYSTEM

NOTE **90:** The irrigation system is outside the scope of this inspection and was not evaluated - Review.

NOTE **91:** The water supply to the irrigation system was shut down at the time of the inspection. Further evaluation is needed to assess the system - Review.

Water supply valves shut down

NOTE **92:** The electrical conduit below the rear irrigation system timer is rusted/damaged, which has exposed the wiring. Consult a licensed electrician to repair/replace as required - Attention.



Damaged conduit & exposed wiring

Laundry

Our inspection of the laundry area consists of a visual inspection of the washer valves, connection point of dryer vent and exhaust vent provisions (if applicable). We do not test washers and dryers, if these units are installed, our evaluation of the surrounding floor and walls will be severely limited. We do not operate the supply valves or drain pipes as part of the inspection. Upon move-in you should have the dryer vent cleaned and replace the washer valves if any signs of leakage or corrosion exist because these valves often fail. The items listed herein

are the only items inspected. Any photos provided are examples only.

Laundry Area Comments

REFERENCE PHOTOS
93: Laundry Area Reference Photos:

WASHER VALVES & DRAIN
94: The washer connections appeared to be in Satisfactory condition based on a visual inspection, however, we do not operate valves or test drains.

NOTE **95:** The trim plate for the washer outlet box is missing - Attention.

DRYER CONNECTION
96: The dryer connection is 240 volt electric.

DRYER VENT
97: Visible portions of the dryer vent appeared Satisfactory.

NOTE **98:** Lint needs to be cleared from the system periodically for proper operation and safety. Cleaning should be performed prior to use unless recent service records exist -Review.

EXHAUST FAN
99: The exhaust fan in the laundry area was Operational.

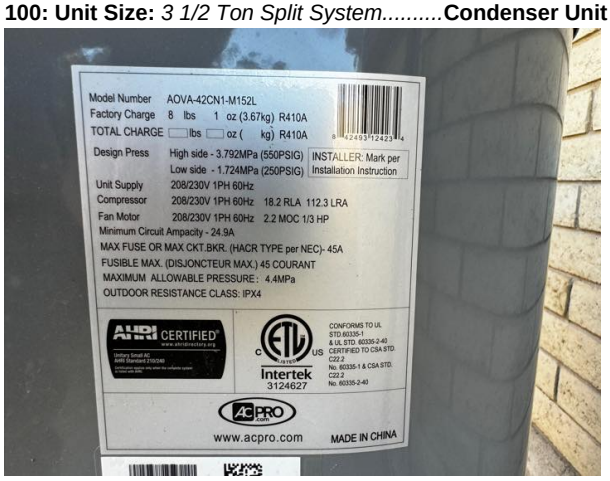
Heating & Cooling

Our inspection of the heating and cooling system includes identifying and evaluating systems and their components to determine if they operate within temperature ranges established by the manufacturers. Our inspection is limited compared to a review performed by a specialist and you should hire a licensed HVAC technician for a full system analysis including verification of equipment age, size, and capability before closing escrow or the end of your inspection period if you desire additional protection. When we report on system condition it includes a visual check of fans, pumps, ducts and piping, supports, dampers, insulation, air filters, registers, radiators, convectors and fan-coil units if they are present and fully accessible to view. We do not dismantle heating and cooling systems, nor do we evaluate the following components: thermostatically controlled dampers,condensate pumps,electronic air-cleaners, humidifiers, in-line duct motors or dampers, heat exchangers or ancillary resistance heating systems. We do not perform airflow diagnostic testing at the registers. Also, phase-out of older air conditioner refrigerants can drastically elevate the cost of repairs on systems and be advised that some heating and cooling units are subject to recall so you are specifically advised to enter the unit specification tag information into an online recall search prior to the end of your inspection period or close of escrow. If your heating/cooling unit(s) are more than 12 years old, budget and prepare for replacement. Click here to look up age of equipment. Any notation in this report indicating the size or age of equipment is included as a courtesy and is based solely on the inspectors interpretation of the equipment data tag(s). This information is not confirmed to be accurate or include all parts of the system. The items listed herein are the only items inspected. Any photos provided are examples only.

Electric Air Conditioner(s)

GENERAL INFORMATION

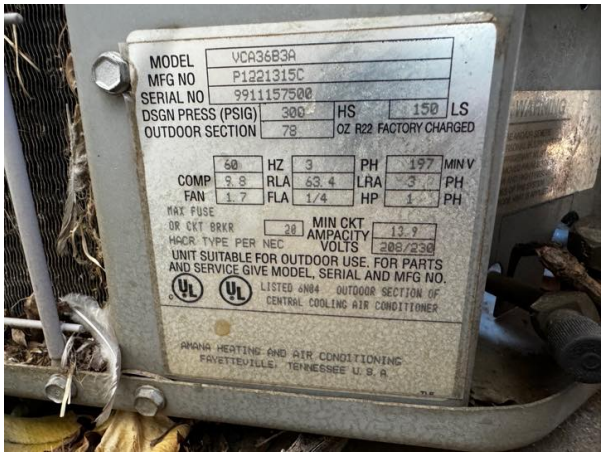
100: Unit Size: *3 1/2 Ton Split System.....***Condenser Unit Location:** *Ground - South Side Of Structure*



ACPro - Mfg date unknown


Condenser

101: Unit Size: *3 Ton Split System.....***Condenser Unit Location:** *Ground - North Side Of Structure*



1999 Amana


Condenser

CONDITION OF AIR CONDITIONER(S)

102: The air conditioners were Operational. We test this by evaluating the differential temperature split between the air entering the systems and that coming out. This evaluation does not include extensive testing and dismantling as performed by an HVAC contractor. Consider having the systems evaluated by an HVAC specialist before closing escrow or before the end of your inspection period if you desire additional protection.

Return temperature - North side system

Supply temperature - North side system

Return temperature - South side system

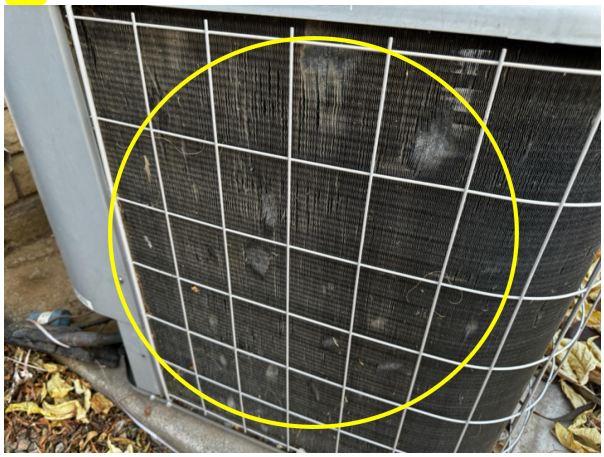
Supply temperature - South side system

AUTOMATIC SAFETY CONTROLS

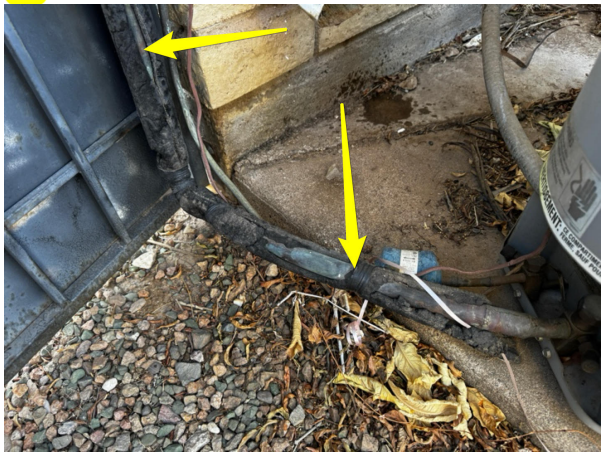
103: Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

GENERAL OBSERVATIONS

NOTE **104:** The fins of the condenser coil have been bent or damaged - Review. (e.g. north unit)

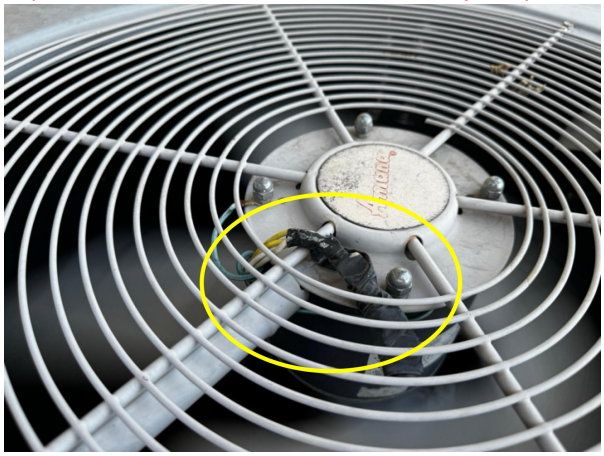

Example: bent fins

NOTE **105:** Damaged/incomplete insulation at the air conditioner refrigerant line should be repaired - Attention. (e.g. north unit)



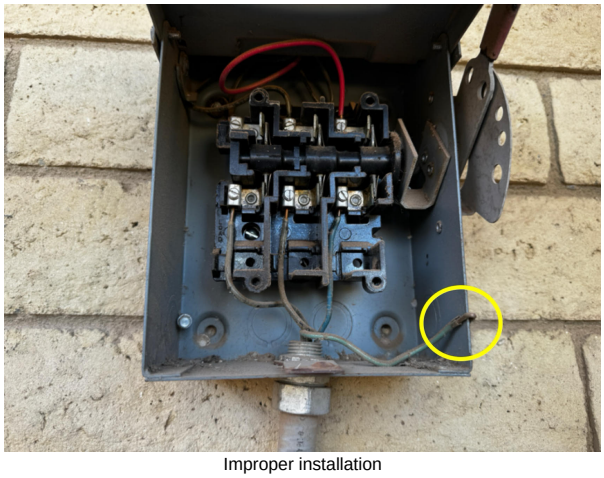
Example: damaged insulation

NOTE **106:** Exposed electrical connections at the condensing unit indicate past fan motor replacement. These electrical connections are required to be made inside the cabinet for safety and protection of the wiring - Attention. (e.g. north unit)



Improper installation

NOTE **107:** A ground wire is not properly attached to the air conditioner electrical disconnect enclosure and should be corrected - Attention. (e.g. north unit)



Improper installation

Gas Furnace(s)

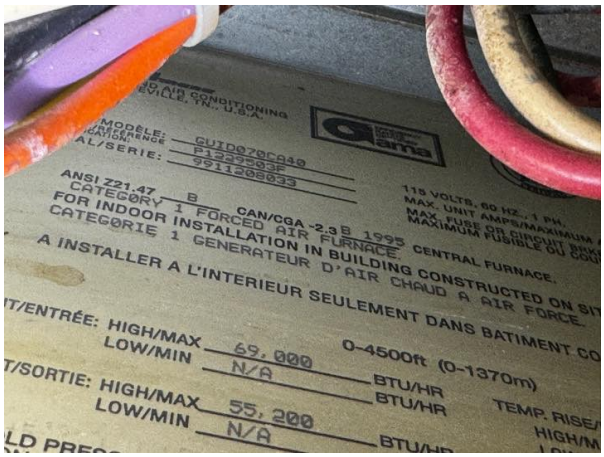
GENERAL INFORMATION

108: Furnace Size: *70,000 BTU.....***Location:** *Exterior Closet*

ACPro - Mfg date unknown


Furnace & air handler

109: Furnace Size: *69,000 BTU.....***Location:** *Interior Closet*



1999 Amana


Furnace & air handler

FURNACE(S) CONDITION

110: The north side furnace was Operational. We test this by evaluating the differential temperature split between the air entering the system and that coming out. This evaluation does not include extensive testing and dismantling as performed by an HVAC contractor. Consider having the system evaluated by an HVAC contractor before closing escrow or before the end of your inspection period if you desire additional protection.

NOTE **111:** The south side furnace did not ignite. Further evaluation by a licensed HVAC contractor is needed - Review.

AUTOMATIC SAFETY CONTROLS

112: Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

GAS VALVE & CONNECTOR

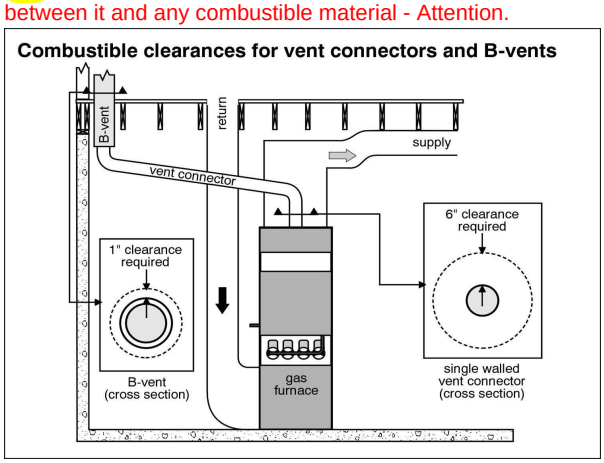
113: The furnace gas valve and connector appeared Satisfactory.

COMBUSTION VENTING

NOTE **114:** The furnace located at the interior closet draws its combustion-air from the interior (vents at closet door), which is not allowed by current building standards. Consider modifying the closet door to separate the area from the living space and install proper upper and lower vents within the closet that draw air from the exterior. The gas company can provide you with more information - Review.

VENT PIPE & CAP

NOTE **115:** The furnace vent pipes are improperly in contact with the ceiling surfaces. A double-walled flue requires one inch of clearance between it and any combustible material - Attention.

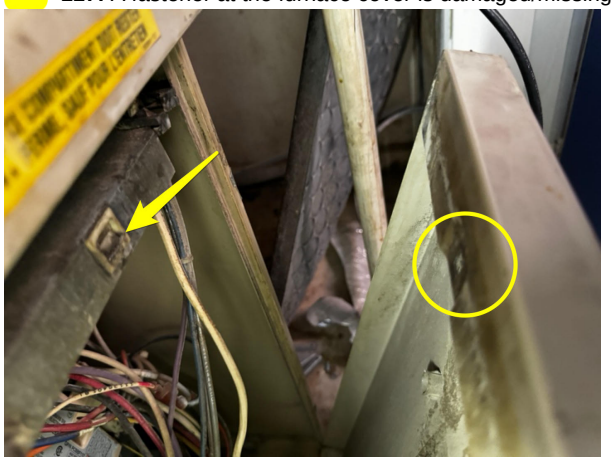


NOTE **116:** The furnace vent pipes are rusted at the roof level. The south side flue is damaged and needs to be replaced - Attention.

Example: rusted/damaged flue

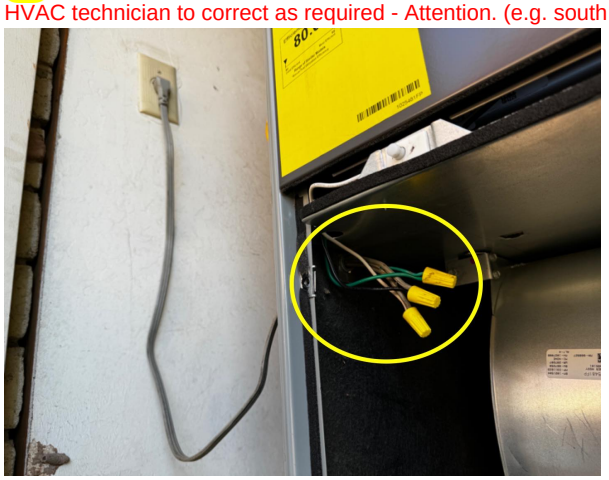
GENERAL OBSERVATIONS

NOTE **117:** A fastener at the furnace cover is damaged/missing - Attention. (e.g. north unit)



Loose cover

NOTE **118:** The electrical connections at the furnace have been improperly made outside of an enclosed junction box. Consult a licensed HVAC technician to correct as required - Attention. (e.g. south unit)



Exposed wiring connections

Thermostats

THERMOSTAT
119: The thermostats were Operational.

Filter(s) & Return Air Compartment

FILTER INFORMATION
120: Filter Compartment Location: *Furnaces*

NOTE **121:** The heating/cooling system filter is improperly sized and should be replaced - Attention. (e.g. north unit)

NOTE **122:** A fastener is missing at the filter compartment door and should be replaced - Attention. (e.g. south unit)

Distribution/Duct System

DUCT SYSTEM CONDITION
123: Ductwork appeared Satisfactory where visible.

HEATING & COOLING PRESENCE
124: Heating/cooling is supplied to all habitable rooms.

SYSTEM OBSERVATIONS

NOTE **125:** Consider having the ducts, registers and return plenums professionally cleaned - Attention.

NOTE **126:** Underground return ducts at the property are not fully visible during a standard inspection. Consider having a video scan performed during your inspection to determine if latent defects exist - Review.


Example: underground return

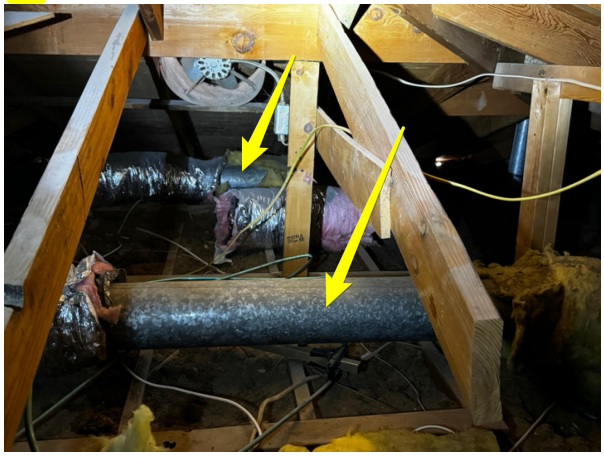

Example: underground return

NOTE **127:** Booster fans are installed at the supply ducts. These components are outside the scope of this inspection and were not evaluated. Consider further evaluation of the air flow to these area - Review. (e.g. rear bedrooms)


Example: booster fan


Example: booster fan

NOTE **128:** Duct insulation is incomplete and should be corrected - Attention. (e.g. south side attic)


Example: incomplete insulation

Wall/Window Units

WALL/WINDOW UNIT OBSERVATIONS

129: The through-wall air conditioning unit was Operational.

General Information

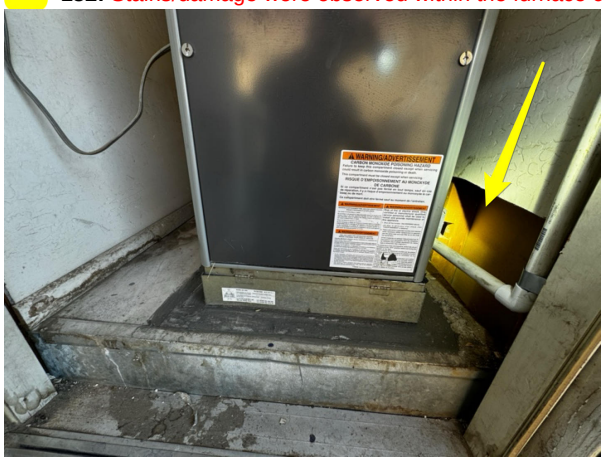
GENERAL INFORMATION

NOTE **130:** Heating and cooling units need professional maintenance on a yearly basis. Additionally, changes to federal mandates over the years have created many problems that affect these systems. Obtain written service records for the units/ductwork and obtain a complete system evaluation now if evidence of recent assessment is unable to be verified - Consult Records.

NOTE **131:** Heating/cooling equipment is older by industry standards. Consider keeping a comprehensive warranty in place and/or budget for replacement - Monitor. (e.g. north system)

MISCELLANEOUS ISSUES

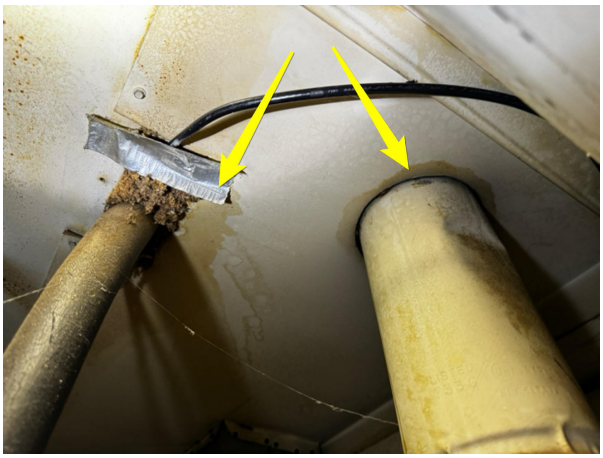
NOTE **132:** Stains/damage were observed within the furnace closets - Review.



Example: wall cut open

Example: wall cut open


Example: moisture staining

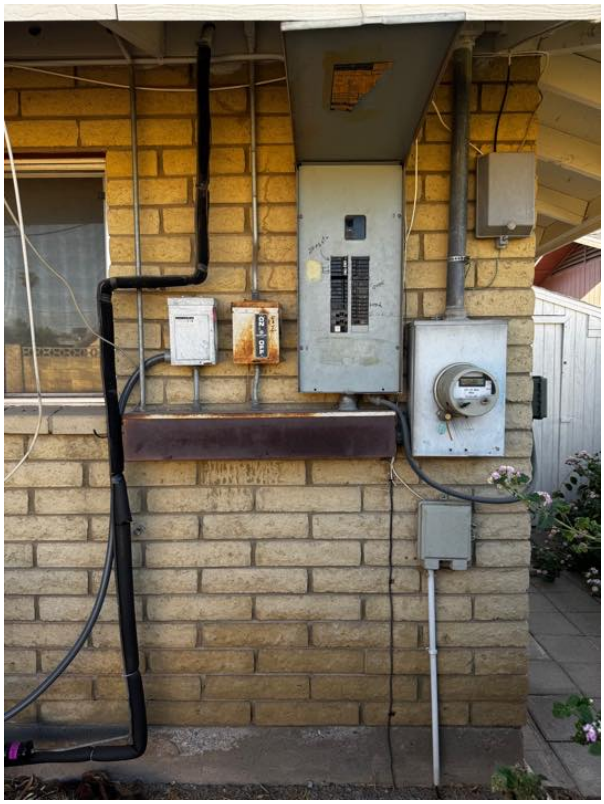

Example: moisture staining

Electrical

Our inspection includes identifying the type and capacity of the service and evaluating panels, overcurrent protection, wiring, system ground, and a representative number of switches and outlets. The panel connected load (number and amperage of circuits fed) is not confirmed to be proper as part of this inspection as it takes detailed calculations to determine and would require further evaluation by a licensed electrician or electrical engineer if desired. It is essential that any recommendations that we make be completed before the end of the inspection period because a specialist could reveal additional deficiencies or recommend upgrades. Generally, the comments made in this section are safety related and critically important. Adding Arc Fault Circuit Interrupter (AFCI) protection, a breaker designed to stop arcs and sparking from occurring is strongly advised. In 2015 the Consumer Product Safety Commission specifically advised that all property owners have a licensed electrician perform a complete system evaluation and install AFCI protection especially if the property is older than 40 years old or has had renovations/additions. Prior to the end of the inspection period, be sure to also check the property electric bills for excessive cost which may indicate one or more system problems. Items such as load control devices, lightning arrestors, photovoltaic systems and timers are not inspected as part of this service. NOTE: IF YOU INTEND TO CONFIGURE THIS PROPERTY FOR ELECTRIC VEHICLE CHARGING, A COMPLETE ELECTRICAL SYSTEM EVALUATION BY A COMPETENT LICENSED ELECTRICIAN IS NEEDED - MANY HOMES ARE NOT CONSTRUCTED TO SUPPORT THE DEMAND ON THE WIRING AND PANELS. The items listed herein are the only items inspected. Any photos provided are examples only.

Main Panel

GENERAL INFORMATION
133: Service Type: *Overhead*
.....**Location:** *Northwest Corner Exterior Wall*
.....**Amperage:** *200 amp*
.....**Voltage:***120/240 volts*
.....**Service Conductor Type:** *Not Determined*
.....**Overcurrent Protection Type:** *Breakers*



MAIN PANEL CONDITION
134: The main electrical panel was Operational.

NOTE **135:** A screw head at the main electrical panel interior cover is stripped and could not be removed. Consult a licensed electrician for a complete evaluation once it has been made accessible - Review.

NOTE **136:** The service disconnect at the main electrical panel is located higher than the maximum allowable 6.5 feet - Review.

SERVICE DROP/LATERAL CONDITION
137: The overhead service entrance was Satisfactory.

GROUNDING & BONDING CONDITION

NOTE **138:** Current building standards require the metallic water and gas piping at the property to be bonded to the electrical system ground, which we were unable to verify. These provisions should be located or installed for safety - Review.

OVERCURRENT PROTECTION CONDITION
139: The overcurrent protection devices at the main electrical panel were Operational.

NOTE **140:** There are breakers installed in the electrical panel that do not match the panel box manufacturer. Some breakers are interchangeable with other manufacturers, however, we are unable to determine the compatibility of the installed breakers with the panel box - Review.

GENERAL OBSERVATIONS

NOTE **141:** There are circuits within the main electrical panel that are not labeled. Labeling is required to identify circuits and also to expedite emergency shutdown of circuits - Attention.

NOTE **142:** There is an opening at the interior cover of the electrical panel that needs to be capped for safety - Attention.

Knockout cap needed

Distribution System

If the structure(s) were built or remodeled between approximately 1965 and 1975 there is the possibility of aluminum wiring being present. Most of the Electrical wiring is not visible for our inspection, if this is a material you are concerned about relative to the limitations of a home inspection, have a licensed electrician provide an exhaustive evaluation of the property.

DISTRIBUTION WIRING TYPE

NOTE **143:** Electrical distribution wiring type could not be determined because the electrical panel cover could not be removed - Review.

DISTRIBUTION WIRING CONDITION
144: The electrical distribution system was Operational.

OUTLETS
145: The representative number of electrical outlets tested were Operational (polarity and ground correct).

GFCI PROTECTION
146: GFCI (ground fault circuit interrupter) protection is installed at required locations and the devices tested were Operational.

SWITCHES & LIGHTING
147: The electrical switches and lighting were Operational.

NOTE **148:** Caps are needed at the light fixture junction box - Attention. (e.g. rear patio)

Plugs needed

CEILING FANS

149: Ceiling fans at the property were Operational.

NOTE **150:** Ceiling fans are mounted below the 7 foot minimum blade height requirement - Review. (e.g. rear patio)

SYSTEM OBSERVATIONS

NOTE **151:** Electrical installations were observed at the property that do not appear to be part of the original construction. You should obtain the permit/installation documents to verify that the work was professionally completed to local building standards. We do not endorse work performed without a permit - Consult Records.

NOTE **152:** The doorbell chime cover is missing - Attention.

Cover missing

NOTE **153:** Exposed electrical wiring should be placed inside a conduit or otherwise protected where subject to damage - Attention. (e.g. storage room, kitchen exhaust hood)

Example: exposed wiring

Example: exposed wiring

AFCI PROTECTION

NOTE **154:** No AFCI (arc fault circuit interrupter) devices are installed at the property. This is typical for the age of the home - Review.

Interior

Our inspection includes the visually accessible areas of walls, floors, cabinets and counters, including the testing of a representative number of windows and doors. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies or wear and tear that is consistent with the age of the materials (cracks, chips, nail pops, stains, etc.). A number of environmental pollutants can exist in a building such as asbestos, carbon monoxide, radon, gases emitted by Chinese drywall and a variety of molds and fungi that require specialized equipment to detect, which is beyond our expertise and the scope of our service. It is also recommended that the age of smoke and carbon monoxide detectors are reviewed, these items do have industry standard life span requirements (smoke detectors generally have a ten year and carbon monoxide detectors a five year life expectancy) - normally the manufactured date is located on the back side of the detector, checking these dates is not performed and is beyond the scope of the inspection. WE SPECIFICALLY ADVISE THAT IF YOU HAVE ENVIRONMENTAL, AIR QUALITY, CHINESE DRYWALL OR MOLD CONCERNS THAT YOU HAVE TESTING PERFORMED BY EXPERTS PRIOR TO THE END OF YOUR INSPECTION PERIOD. Ancillary

systems that are not listed herein are outside the scope of this inspection and therefore not inspected unless stated otherwise. The items listed herein are the only items inspected. Any photos provided are examples only.

Exterior Doors

EXTERIOR DOOR CONDITION
155: The exterior doors were Operational.

OBSERVATIONS

NOTE **156:** Exterior door weatherstripping is ineffective -Attention. (e.g. Room #9)

NOTE **157:** Damage/defects were observed at the exterior doors - Review.


Example: damaged screen at rear patio door


Example: damage at exterior closet door jamb


Example: damage at rear patio door trim


Example: missing strike plates at Room #9 door

Interior Doors

INTERIOR DOOR CONDITION
158: The interior doors were Operational.

Windows

WINDOW CONDITION

NOTE **159:** Windows do not latch properly. Repair/replace as required - Attention. (e.g. south hallway bathroom, Room #6)

Example: window does not latch due to tile installation

Example: damaged latch handle

OBSERVATIONS

NOTE **160:** Consider replacing the remaining single-pane windows at the property with new energy efficient assemblies - Review.

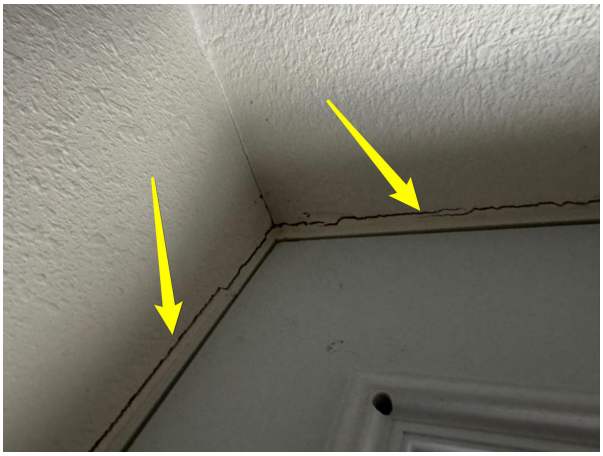
NOTE **161:** Interior window blinds are damaged/inoperative - Attention. (e.g. Room #5)

Walls & Ceilings

WALL & CEILING CONDITION

NOTE **162:** Typical cracks and minor damage were observed at the interior surfaces - Review.

Example: crack in south bedroom closet



Example: separations at door & window perimeters


Example: staining at north hallway bathroom base trim

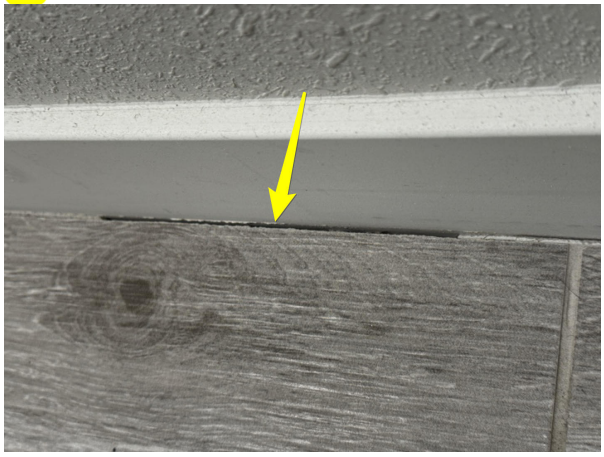

Example: hole in ceiling near dryer vent

Flooring

FLOOR CONDITION
163: The accessible floors were in overall Satisfactory condition.

FLOOR OBSERVATIONS

NOTE **164:** Typical grout damage was observed at the tiled floor perimeter - Review.


Example: damaged/incomplete grout


Example: damaged/incomplete grout

Fireplace/Woodstove

FIREPLACE CONDITION
165: The fireplace appeared to be in overall Satisfactory condition and the gas fixture was Operational. The inspection of the fireplace is limited to the visible areas of the unit.

Safety Matters

SMOKE & CARBON MONOXIDE DETECTORS
166: Smoke and carbon monoxide detectors are installed at required locations and the units tested were Operational (button and audible signal).

NOTE **167:** Smoke detectors at the property are not hard-wired or interconnected, as required by current building standards - Review.

Kitchen

Our evaluation of the kitchen consists of a visual inspection of the cabinets, counters, and sinks as well as a cursory review of the standard built-in appliances listed herein. Free standing appliances as well as any ancillary systems not listed herein are not inspected unless stated otherwise. The items listed herein are the only items inspected. Any photos provided are examples only.

General Photos

REFERENCE PHOTOS
168: Kitchen Reference Photos:

Cabinets & Counters

CABINET CONDITION
169: The kitchen cabinets were in overall Satisfactory condition.

OBSERVATIONS

NOTE **170:** The cabinets in the kitchen have typical staining and cosmetic damage - Review.

NOTE **171:** The kitchen sink cabinet floor has been covered (inspection limited) - Review.

COUNTERTOP CONDITION
172: The kitchen countertops were in overall Satisfactory condition.

OBSERVATIONS

NOTE **173:** There is a separation between the kitchen countertop and the backsplash that should be sealed to prevent moisture intrusion - Attention.

Sink

SINK CONDITION
174: The kitchen sink was Operational (fixtures & faucets).

Garbage Disposal

GARBAGE DISPOSAL CONDITION
175: The garbage disposal was Operational.

Dishwasher

DISHWASHER CONDITION
176: The dishwasher was Operational.

OBSERVATIONS

NOTE **177:** The dishwasher racks are rusted/damaged - Review.

Example: rust/damage

Cooktop

GENERAL INFORMATION
178: Cooktop Type: *Electric*

COOKTOP CONDITION
179: The cooktop was Operational.

Kitchen Exhaust

EXHAUST VENT CONDITION
180: The kitchen exhaust vent was Operational.

Oven

GENERAL INFORMATION
181: Oven Type: *Electric*

OVEN CONDITION
182: The oven was Operational.

Ancillary Systems

We do not inspect ancillary appliances, however, we observed the following conditions. Have an appliance specialist evaluate and make repairs as needed.

ANCILLARY SYSTEMS NOT INSPECTED

NOTE **183:** The free-standing refrigerator and microwave in the kitchen are outside the scope of this inspection and were not evaluated - Review.

Miscellaneous

GENERAL OBSERVATIONS

NOTE **184:** There is a leak at the refrigerator water supply line that needs repair. Damage was observed at the base of the adjacent wall - Attention.

Leak & water damage

Bathrooms

Our evaluation of the bathrooms consists of a visual inspection of the cabinets, counters, sinks, tubs, showers, bidets and toilets. We do not leak test shower pans or operate steam showers and saunas. If the property has tub/shower assemblies over 25 years old BUDGET FOR IMMINENT REPLACEMENT. The items listed herein are the only items inspected. Any photos provided are examples only.

General Photos

REFERENCE PHOTOS

185: Bathroom Reference Photos:

Cabinets & Counters

BATHROOM CABINET CONDITION
186: The bathroom cabinets were in overall Satisfactory condition.

OBSERVATIONS

NOTE **187:** The bathroom cabinets have typical staining and cosmetic damage - Review.

Example: staining/deterioration at north side hallway bathroom

BATHROOM COUNTERTOP CONDITION
188: The bathroom countertops were in overall Satisfactory condition.

Sinks

SINK CONDITION
189: The bathroom sinks were Operational.

Tubs & Showers

TUB & SHOWER CONDITION
190: The tubs and showers were Operational.

Toilets

TOILET CONDITION
191: The toilets were Operational.

Ventilation

BATHROOM VENTILATION CONDITION
192: The bathroom exhaust fans were Operational.

General

Any photos provided are examples only.

Notations

PROPERTY COMMENTS

NOTE **193:** Due to the older age of the home, it will likely require higher levels of ongoing maintenance/repair and there may be environmental issues to consider. We point this out to encourage you to have an "old property mentality", having an expectation for repair needs and knowledge of the environmental considerations - Review.

NOTE **194:** The property has been renovated, remodeled or work has been performed that may have required review by local jurisdictions. Therefore, you should obtain documentation that would include permits and any warranties/guarantees that might be applicable. We do not approve or endorse work completed without permits - Consult Records.

Advisories

Any photos provided are examples only.

General Advisories

R22 REFRIGERANT ADVISORY

NOTE **195:** An air conditioning system at this property appears to use R22 refrigerant. A major shift in the air conditioning industry has been underway for some time. Refrigerant known as R22 (often called by its brand name, Freon) is being phased out in favor of a new type of refrigerant: R410a (often called by its brand name, Puron).

R22 has been the standard refrigerant used in air conditioners for many years. The problem with R22 is that it is both less efficient and less environmentally friendly than R410a refrigerant. The government-mandated shift away from R22 refrigerant is an attempt to make units more efficient and reduce the emissions of greenhouse gasses into the environment. The refrigerants are not interchangeable so you must use the type of refrigerant the unit was designed for.

As the transition progresses, unit replacement is becoming the only option when older R22 units need repairs involving the refrigerant.

CSST PIPING ADVISORY

NOTE **196:** This property has corrugated stainless steel tubing (CSST) for gas piping. A lightning strike at or near a structure with CSST piping can be problematic. Historic evidence indicates that a lightning strike can pose a safety risk when the gas piping is not properly bonded to the grounding system of the structure. Some evidence also exists indicating that a lightning strike may perforate the CSST gas piping even in a properly grounded system. Notably, the thin wall of the material makes the piping more subject to perforation. If your property is hit by lightning or sustains a nearby lightning strike, it would be advisable to move out immediately, and before moving back in, have a complete evaluation and leak testing performed by an expert in CSST gas systems.

PEST EVALUATION ADVISORY

NOTE **197:** The property has pest evidence present. Pest evaluation is outside the scope of the general inspection we are conducting. If you have concerns regarding pest infestation/odors/damage (e.g. wildlife, domestic animals, rodents, birds, bees, scorpions, spiders, ants, roaches, bed bugs, fleas and ticks) then obtain further specific evaluation(s).

Inspection Report Summary

This Summary is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as some of the important items. THIS IS NOT A COMPLETE OR COMPREHENSIVE LIST OF THE FINDINGS FROM THE HOME INSPECTION - READ THE FULL REPORT. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review recommendations that we make in this summary and throughout the report should be completed well before the end of the inspection period by licensed specialists, who may identify additional defects or recommend upgrades that could affect a purchasers evaluation of the property.
Note: See main report section for important additional Information/Photographs specific to this property.

CRITICAL KEY TO TERMS AND SYMBOLS USED IN THE REPORT:

"Functional", "Satisfactory" or "Operational" - The system or component was functional on the day of the inspection. Evidence of past or present defects or additional notations may be present, however, the item functioned on the day of the inspection within the limits of its age.

"Attention" - Corrections are needed to bring the system or component to a fully satisfactory and/or safe condition. Consult a qualified professional for a complete evaluation of the system or component prior to the end of the inspection period or close of escrow and make corrections as needed.

"Review" - Condition confirmation was not made during our visual observation and/or a notable condition or safety issue exists that you should be aware of. Complete evaluation and possible corrections are needed prior to the end of the inspection period or close of escrow.

"Monitor" - Item or condition should be monitored or corrected as required. Consult a qualified expert prior to the end of the inspection period or close of escrow to identify possible upcoming repair or replacement options and costs.

"Consult Records" - Obtain past written history and performance details and/or other general information. If you are unable to locate adequate information, then consult an expert for complete evaluation prior to the end of your inspection period or close of escrow.

NOTE = THIS NOTATION IS IMPORTANT - DO NOT IGNORE (CAREFULLY READ THE ENTIRE REPORT).

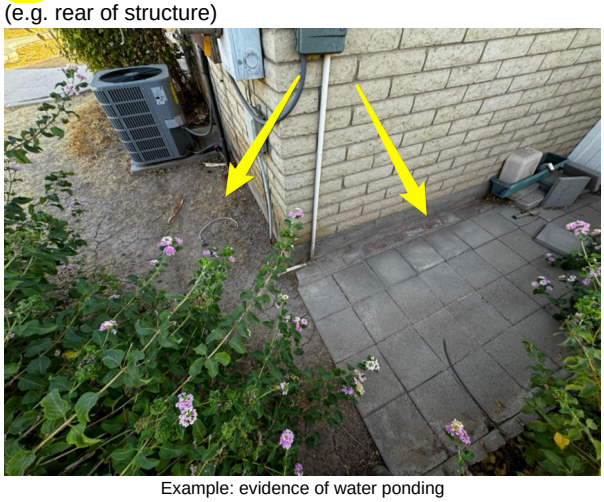
E.G. - This is the abbreviation "example given". Normally used in report comments to identify the location of a noted discrepancy or observation. Do not interpret that the "e.g." locations are the only areas in which an issue exists, it is only used to identify example(s) of the reported condition.

***** TAKE THE TIME TO REVIEW THE ENTIRE REPORT - DO NOT ONLY READ THE SUMMARY, IMPORTANT NOTATIONS EXIST IN THE BODY OF THE FULL REPORT*****

Site - Grading, Drainage & Vegetation

SITE GRADING & DRAINAGE OBSERVATIONS

NOTE **s-10:** Site drainage is poor at areas. Alterations are recommended to control water flow and keep it away from the structure - Attention. (e.g. rear of structure)


Example: evidence of water ponding

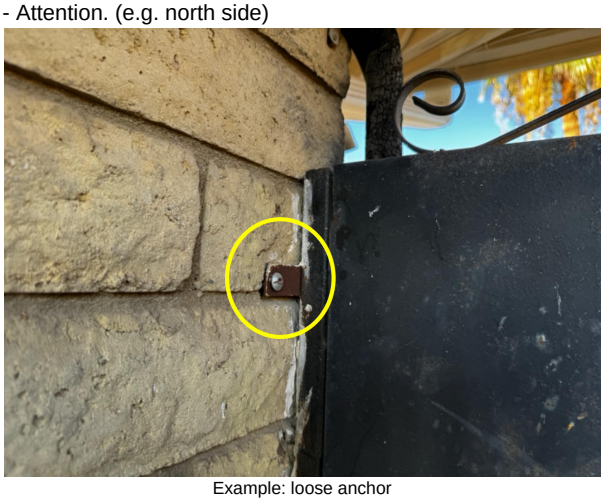

Example: surfaces slope toward structure

Site - Exterior Elements

FENCING & GATES

NOTE **s-15:** The gate does not operate properly and needs repair - Attention. (e.g. north side)

Example: gate does not close

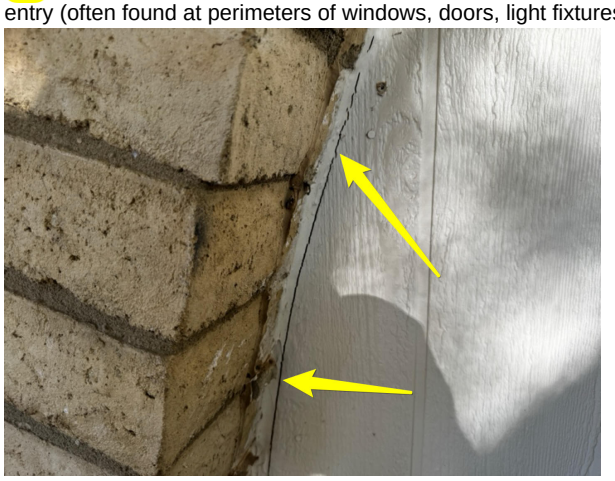


Example: loose anchor

Structure - Exterior Walls

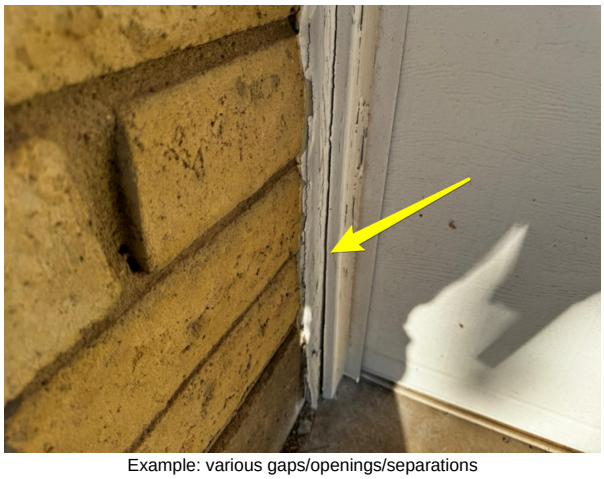
WALL CLADDING CONDITION

NOTE **s-21:** There are various gaps/openings/separations at the exterior siding and trim that need to be sealed/repaired to prevent water entry (often found at perimeters of windows, doors, light fixtures, electrical outlets, various penetrations and transition areas) - Attention.



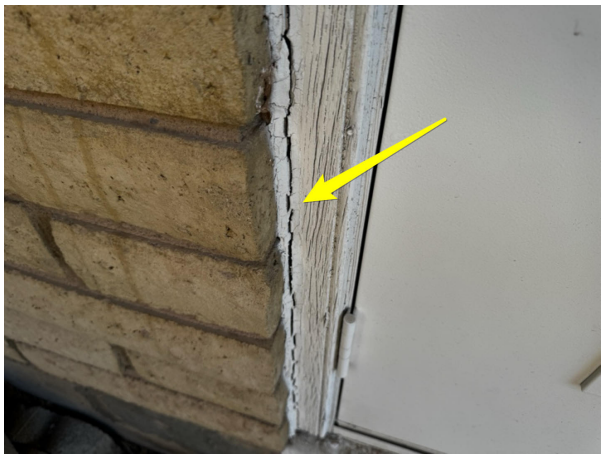
Example: various gaps/openings/separations

Example: various gaps/openings/separations



Example: various gaps/openings/separations

Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations


Example: various gaps/openings/separations

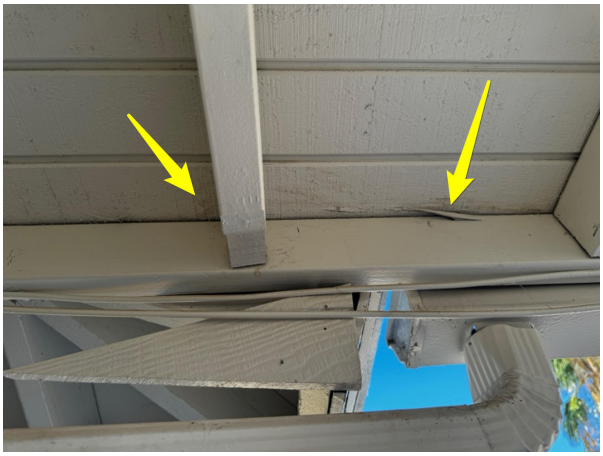

Example: various gaps/openings/separations


Example: various gaps/openings/separations

EAVES, FASCIA & SOFFITS

NOTE **s-26:** There is moisture staining/damage at the eave areas that likely indicates past roof leaks - Review. (e.g. rear patio cover)

Example: rotted wood



Example: moisture staining

Structure - Chimney

CHIMNEY CONDITION

NOTE **s-28:** The chimney crown (designed to seal the chimney top and shed rainwater) is cracked and should be sealed/repaired -Attention.

Example: cracks at crown

SPARK ARRESTOR - RAIN CAP

NOTE **s-29:** The installation of a spark arrestor/rain cap is recommended at the chimney top -Attention.

Structure - Storage Room

STORAGE ROOM OBSERVATIONS

NOTE **s-31:** Damage/deterioration and evidence of past roof leaks were observed at the storage room - Review.

Example: damage/deterioration

Example: door does not close/latch properly

Example: rotted wood

Example: staining/deterioration

Example: moister staining

Example: moister staining

Structure - Concrete Slab/Foundation

SLAB/FOUNDATION CONDITION

NOTE **s-33:** Damage was observed at wall anchor areas of the foundation wall. Consult a specialist for further evaluation to determine the options for repair - Review. (e.g. rear addition)

Example: damage

Example: unsecured wall anchor

Attic & Roof - Composition Shingle Roof

SHINGLE ROOF CONDITION

NOTE **s-37:** The composition shingle roof appears to be at or near the end of its service life. Significant granule loss and material deterioration were observed. It should be further evaluated by a licensed roofer to determine options and cost of replacement - Review.

Example: significant granule loss

Example: significant granule loss

Example: deterioration/damage

Example: deterioration/damage

Attic & Roof - Flashing-Penetrations

FLASHING CONDITION

NOTE **s-39:** Separations at roof flashings need to be sealed to prevent water entry - Attention (e.g. plumbing vents)

NOTE **s-40:** Roof flashing detail at penetrations is improper. Further evaluation by a licensed roofer is needed for repair - Attention.

Example: no roof jack installed at electrical mast penetration

Example: plumbing vent roof jack improperly installed atop shingles

Attic & Roof - Skylights

SKYLIGHT CONDITION

NOTE **s-45:** The skylight lens is cracked/damaged and should be replaced - Attention.

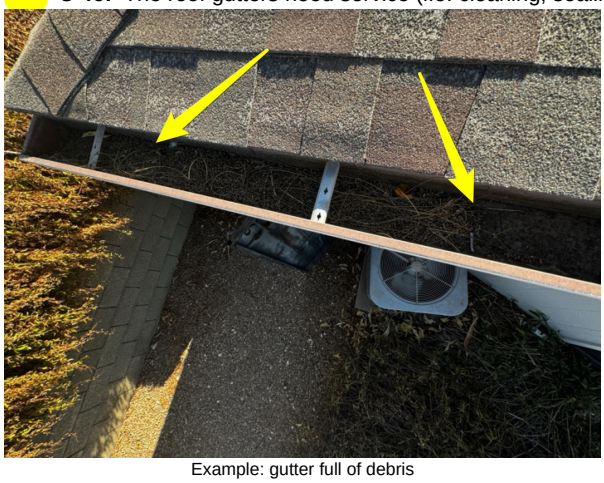
Damaged lens

Evidence of past leaking

Attic & Roof - Drainage System

DRAINAGE SYSTEM CONDITION

NOTE **s-46:** The roof gutters need service (i.e. cleaning, sealing seams, securing as needed and aligning them to drain properly) - Attention.



Example: gutter full of debris

Example: gutter full of debris

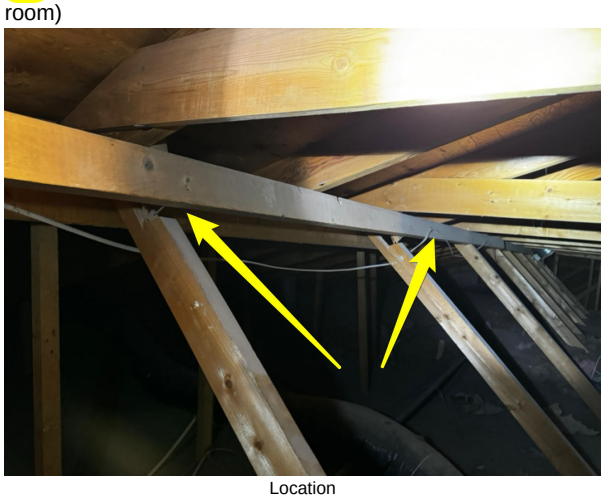
Example: gutter full of debris & loose anchor

Example: evidence of leaking at seam

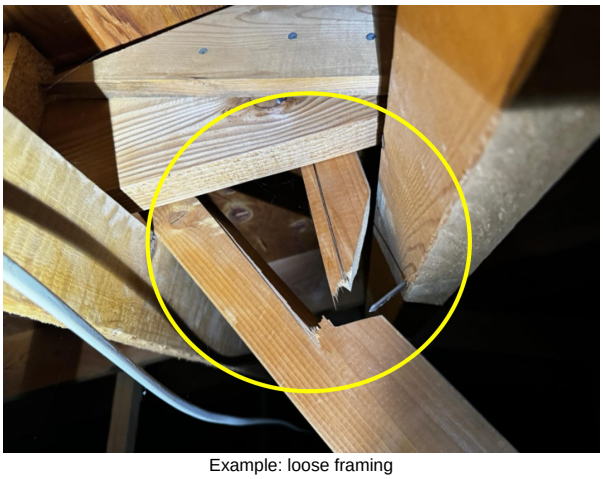
Attic & Roof - Attic

ROOF & CEILING STRUCTURE CONDITION

NOTE **s-50:** A purlin within the attic is damaged/loose. Consult a licensed contractor to repair/repair as required - Attention. (e.g. above living room)

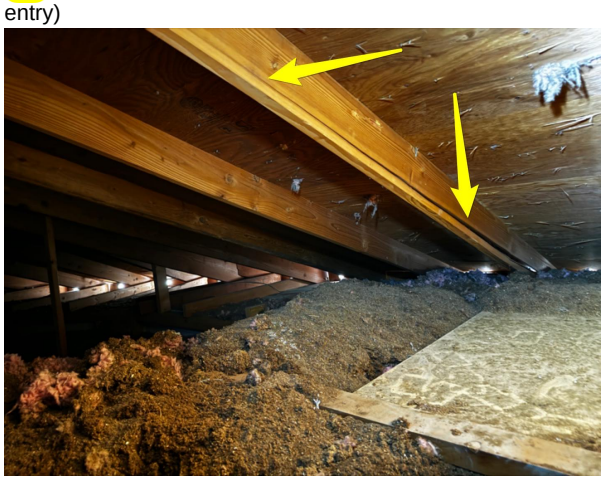


Location



Example: loose framing

NOTE **s-51:** A rafter within the attic is cracked/damaged. Consult a licensed contractor to repair/repair as required - Attention. (e.g. near front entry)

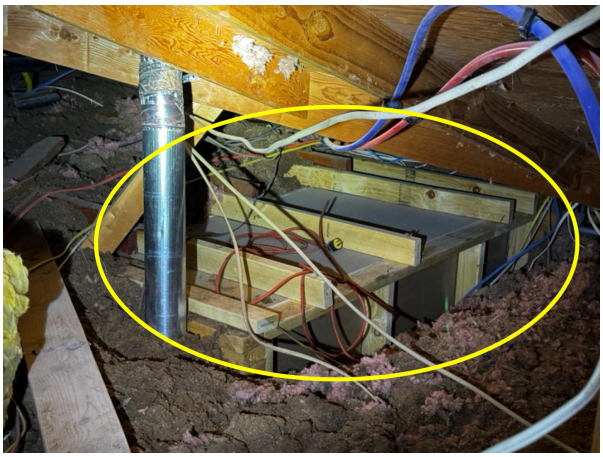

Location


Example: cracked rafter

INSULATION CONDITION

NOTE **s-56:** Insulation within the attic is low and missing/displaced in areas. Additional material is needed for energy efficiency reasons and to comply with current building standards - Attention.


Example: low insulation


Example: missing insulation


Example: missing insulation


Example: missing insulation

ATTIC OBSERVATIONS

NOTE **s-58:** There is moisture staining within the attic. You should obtain roof leak history/repair documents or have a licensed roofer evaluate the condition further - Review. (e.g. chimney penetration)

Example: moisture staining

NOTE **s-59:** An exhaust fan duct vents into the attic, which is not permissible. The installation of a proper duct that vents to the exterior is needed - Attention. (e.g. laundry room)

Example: incomplete installation

Plumbing - Gas Water Heater

COMBUSTION VENTING

NOTE **s-87:** There are no vents in the storage room to provide combustion air for the water heater, however, this area is not sealed airtight and may be large enough to support combustion. The gas company can provide you with additional information - Review.

Plumbing - Ancillary Systems

IRRIGATION SYSTEM

NOTE **s-91:** The water supply to the irrigation system was shut down at the time of the inspection. Further evaluation is needed to assess the system - Review.

Water supply valves shut down

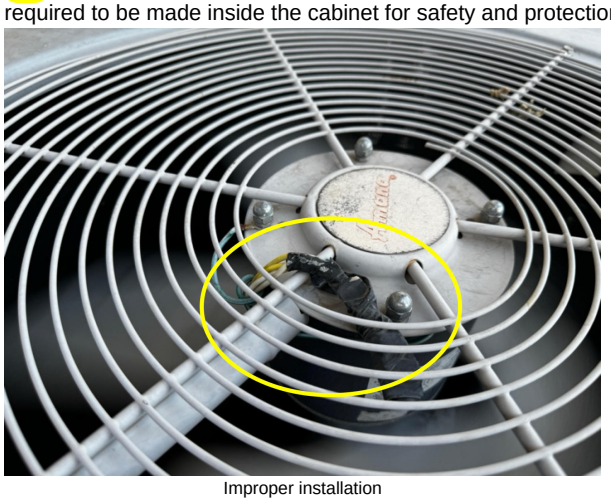
NOTE **s-92:** The electrical conduit below the rear irrigation system timer is rusted/damaged, which has exposed the wiring. Consult a licensed electrician to repair/replace as required - Attention.

Damaged conduit & exposed wiring

Heating & Cooling - Electric Air Conditioner(s)

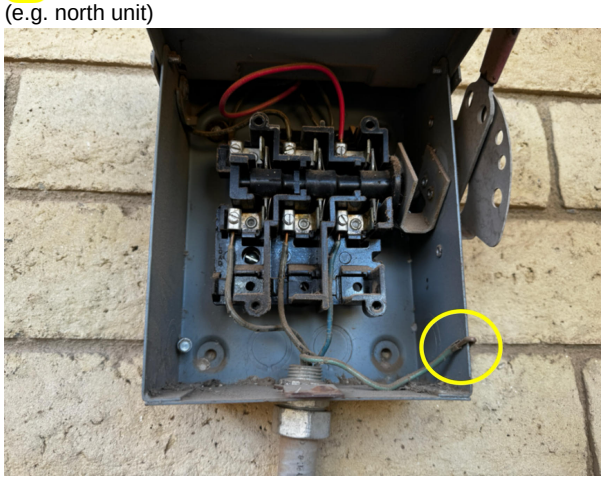
GENERAL OBSERVATIONS

NOTE **s-106:** Exposed electrical connections at the condensing unit indicate past fan motor replacement. These electrical connections are required to be made inside the cabinet for safety and protection of the wiring - Attention. (e.g. north unit)



Improper installation

NOTE **s-107:** A ground wire is not properly attached to the air conditioner electrical disconnect enclosure and should be corrected - Attention. (e.g. north unit)



Improper installation

Heating & Cooling - Gas Furnace(s)

FURNACE(S) CONDITION

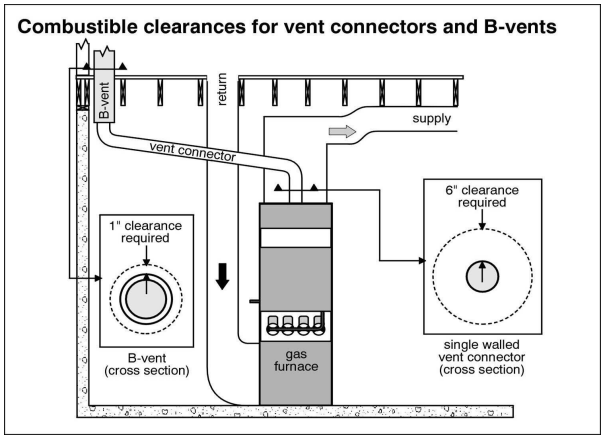
NOTE **s-111:** The south side furnace did not ignite. Further evaluation by a licensed HVAC contractor is needed - Review.

COMBUSTION VENTING

NOTE **s-114:** The furnace located at the interior closet draws its combustion-air from the interior (vents at closet door), which is not allowed by current building standards. Consider modifying the closet door to separate the area from the living space and install proper upper and lower vents within the closet that draw air from the exterior. The gas company can provide you with more information - Review.

VENT PIPE & CAP

NOTE **s-115:** The furnace vent pipes are improperly in contact with the ceiling surfaces. A double-walled flue requires one inch of clearance between it and any combustible material - Attention.

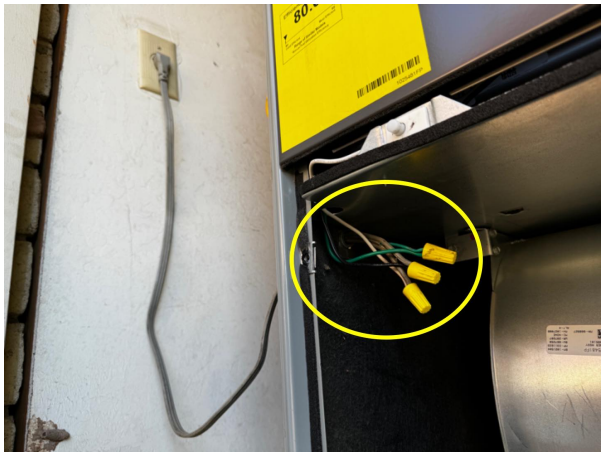


NOTE **s-116:** The furnace vent pipes are rusted at the roof level. The south side flue is damaged and needs to be replaced - Attention.

Example: rusted/damaged flue

GENERAL OBSERVATIONS

NOTE **s-118:** The electrical connections at the furnace have been improperly made outside of an enclosed junction box. Consult a licensed HVAC technician to correct as required - Attention. (e.g. south unit)



Exposed wiring connections

Heating & Cooling - Filter(s) & Return Air Compartment

FILTER INFORMATION

NOTE **s-121:** The heating/cooling system filter is improperly sized and should be replaced - Attention. (e.g. north unit)

NOTE **s-122:** A fastener is missing at the filter compartment door and should be replaced - Attention. (e.g. south unit)

Heating & Cooling - Distribution/Duct System

SYSTEM OBSERVATIONS

NOTE **s-128:** Duct insulation is incomplete and should be corrected - Attention. (e.g. south side attic)

Example: incomplete insulation

Heating & Cooling - General Information

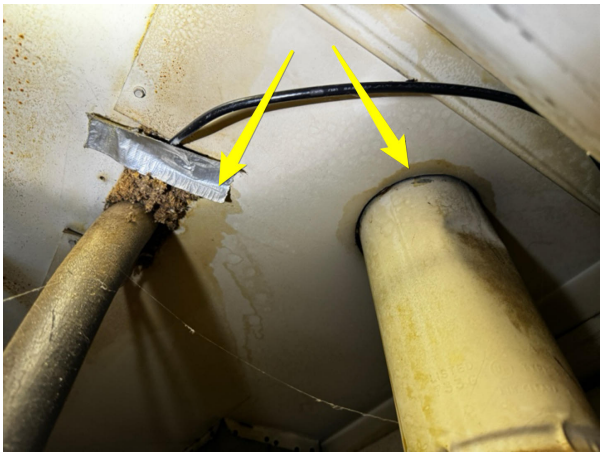
MISCELLANEOUS ISSUES

NOTE **s-132:** Stains/damage were observed within the furnace closets - Review.

Example: wall cut open

Example: wall cut open

Example: moisture staining



Example: moisture staining

Electrical - Main Panel

MAIN PANEL CONDITION

NOTE **s-135:** A screw head at the main electrical panel interior cover is stripped and could not be removed. Consult a licensed electrician for a complete evaluation once it has been made accessible - Review.

NOTE **s-136:** The service disconnect at the main electrical panel is located higher than the maximum allowable 6.5 feet - Review.

GROUNDING & BONDING CONDITION

NOTE **s-138:** Current building standards require the metallic water and gas piping at the property to be bonded to the electrical system ground, which we were unable to verify. These provisions should be located or installed for safety - Review.

GENERAL OBSERVATIONS

NOTE **s-142:** There is an opening at the interior cover of the electrical panel that needs to be capped for safety - Attention.

Knockout cap needed

Electrical - Distribution System

SYSTEM OBSERVATIONS

NOTE **s-153:** Exposed electrical wiring should be placed inside a conduit or otherwise protected where subject to damage - Attention. (e.g. storage room, kitchen exhaust hood)

Example: exposed wiring

Example: exposed wiring

Interior - Windows

WINDOW CONDITION

NOTE **s-159:** Windows do not latch properly. Repair/replace as required - Attention. (e.g. south hallway bathroom, Room #6)

Example: window does not latch due to tile installation

Example: damaged latch handle

Kitchen - Miscellaneous

GENERAL OBSERVATIONS

NOTE **s-184:** There is a leak at the refrigerator water supply line that needs repair. Damage was observed at the base of the adjacent wall - Attention.

Leak & water damage