



Halo Home
Inspections

Halo Inspections
Maricopa AZ 85138
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Home Inspection Report



12345 Resale Ave
Maricopa,, AZ 85138.

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SAMPLE

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 12345 Resale Ave
City: Maricopa, State: AZ Zip: 85138.

Client Information

Client Name: Home Buyer
Phone: 5205555555
Email: email@yahoo.com

Inspection Company

Inspector Name Matthew Poe
Company Name Halo Inspections
Address: 43507 W Colby Dr A6
City: Maricopa State: AZ Zip: 85138
Phone: 480-332-1638
Email: haloinspectionsaz@gmail.com
Inspector: M S Poe #65811

Conditions

Others Present: Home Owner Property Occupied: Occupied.
Estimated Age: 2018. Entrance Faces: East.



Inspection Date: 11/26/2019

Start Time: 8:45 am End Time: 12:15 pm

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

General Information (Continued)

Temperature: 46 degrees



Weather: Sunny., Has not rained in the last three days. Soil Conditions: Wet.
Space Below Grade(11): None.
Building Type: Single family. Garage: Attached framed.
Water Source: City. How Verified: Visual Inspection, Multiple Listing Service
Sewage Disposal: City. How Verified: Visual Inspection, Multiple Listing Service
Additions/Modifications: None.
Permits Obtained: Unknown. How Verified: Recommend checking with the city

Roof

This inspection of the roof covering system includes a visual examination of the roof covering materials, connections, penetrations and roof water drainage system. We examined the roofing material for damage, deterioration and conditions that may suggest limited remaining useful life. Our inspection focuses on conditions that may indicate a current roof leak and or conditions that may increase the likelihood that the roof will leak. We look for water stains, bubble paint and repaired areas on the interior wall / ceiling surfaces that may indicate a roof leak. However, it seldom rains in Arizona and recent paint can conceal evidence of roof leakage. The seller property disclosure sheet should be consulted for disclosure conditions related to the roof you should also consult with your insurance company to determine the insurability of the roof / home.

opinions stated hearing concerning the roof covering are based on general conditions of the roof covering system as evidenced by our visual inspection for the conditions that exist at the time of the inspection. Roof covering conditions can change dramatically due to the extreme weather conditions in Arizona. Our inspection does not constitute a warranty that the roof is, or will remain, free of leaks, nor does it constitute a roofing certification and code compliance. All roofing systems require annual maintenance. Failure to perform routine roof maintenance will usually result in leakage and accelerated deterioration of the roof covering and flashing

The flashing is covered by the finished material (i.e., stucco, siding, roof materials, etc.) and is not visible for inspection. Roof flashing is contained in the roof covering section.

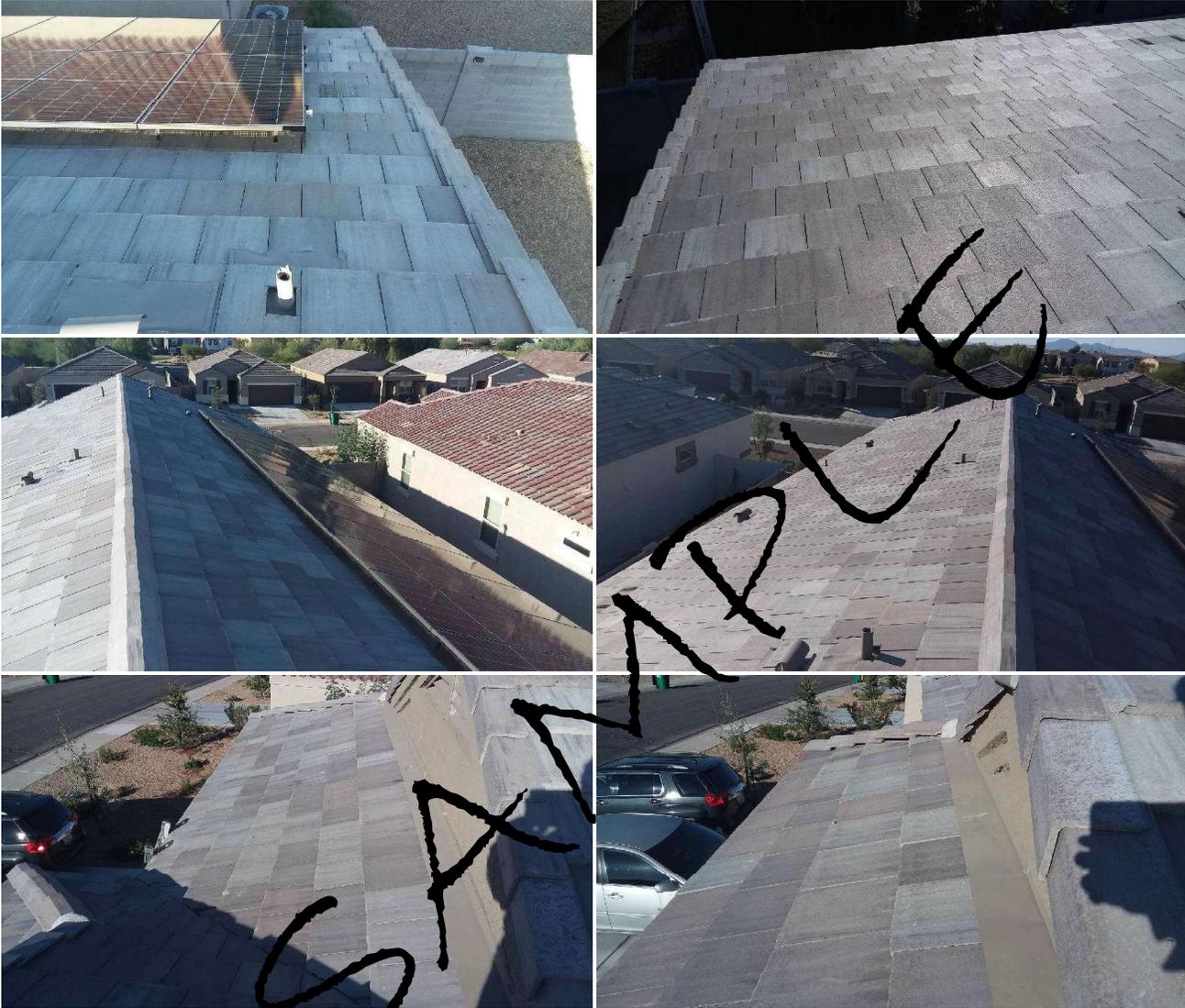
A NPNI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.

Roof (Continued)

Method of Inspection: (continued)



2. Unable to Inspect 40%. Solar panels installed preventing full view. Attic design, safety and footing.



3. Material(25): Cement tile. * General note: A qualified roofing contractor is always recommended to fully evaluate and estimate any necessary or upcoming repairs and life expectancy of your property.

4. Type: Gable.

Roof (Continued)

5. Approximate Age: Appears Original, Recommend verifying with seller.

6. Roof Conditions: Repairs necessary. - **Loose/displaced/damaged shingles were found in one or more location. Recommend evaluation and any necessary repairs by a qualified professional.**



SAMPLE

Roof (Continued)

Roof Conditions: (continued)



7. Roof Venting: Gable vent., Covered roof vents. **Vent hood is dented / damaged. This may allow for ponding and moisture penetration at damaged louver. Recommend evaluation and any necessary repairs by a qualified professional.**



8. Flashing's are designed to keep water out. They are used where are dissimilar roofing materials meet, roof to wall joints, where roofing material changes direction, at joints, and at penetrations in the roof for example skylights,

Roof (Continued)

chimneys, plumbing, vent pipes, roof vents, etc. The flashing locations are most likely sources of leakage. We examine the flashings for function, proper detail, unprofessional flashing, missing flashing, separated flashing, deteriorated flashing or other adverse conditions that are a potential resource. In many cases, roofing mastic is used for sealing flashing. Mastic can break down the deteriorate due to sun exposure. The mastic should be periodically inspected and renewed to prevent leakage problems.

9. Flashing(27): Aluminum/Stainless Steel., Galvanized flue caps.
10. Valleys: Preformed metal.
11. Columns: (9), Framed wood with stucco.
12. Skylights(27):
13. Plumbing Vents(27): Appears to be., ABS DVW pipes
14. Electrical Mast: Underground utilities, Surface mount exterior.
15. Gutters / Roof Drain(26): Recommend upgrades. *General upgrade. Recommend adding gutters, this helps direct water away from foundation prolonging life expectancy.
16. Downspouts:
17. Leader/Extension:
- N/A Chimney
18. Chimney(27):
19. Flue/Flue Cap:
20. Chimney Flashing:

Attic

The section describes the inspection results for the attic components 4 framing / structure, insulation and ventilation. That attic also contains HVAC ducts, exhaust fan ducts, electrical wiring, plumbing vents, and other components. The inspection findings for these components can be found in the respective HVAC section, plumbing section, electrical section, etc. Of this report. In many cases, the attic components are not always visible because of deep insulation, limited headroom, HVAC ducts, etc. in addition, during hot weather, our instructors do not spend a lot of time in the Attic due to high temperatures and potential health risks. all these condition make it difficult to identify all potential attic problems.

A platform is installed on the attic floor to allow servicing the air conditioning / heating equipment located in the Attic. The inspector viewed the attic from the platform. The inspector did not traverse the attic due to the presence of insulation on the attic floor which makes it difficult to see the attic for joist or trusses to walk on. this could result in the inspector falling through the ceiling do to a misplaced foot. This is a limited inspection of the attic and interior components

A NPNI M D

Main access located at, Laundry room. Attic

1. Method of Inspection(29): In the attic from catwalk.



Attic (Continued)

Method of Inspection(29): (continued)



2. Unable to Inspect: 30%. Safety and footing. Attic design.
3. Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of the truss supports the finish ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site. We inspect accessible trusses for cracks, missing truss members, rot, deterioration, etc. The bottom chord of the trusses is typically covered by insulation and not visible for inspection.

Attic (Continued)

4. Roof Framing: 2x4 Rafter., 2x4 Truss cord., 2x6 Joist. **One or more support ties are damaged / displaced. Recommend evaluation and necessary repairs by qualified professional.**



5. The roof sheathing is the material directly supporting the roof covering. We inspect the sheathing for cracks, rot, deterioration and function.
6. Sheathing: Unable to view due to installed foam or heat barrier insulation.
7. We inspect the attic space for the presence of ventilation openings. Attic ventilation reduces the attic temperature and moisture level. would you not calculate the attic ventilation area for conformance to current construction methods.
8. Ventilation(80): Gable vents., Roof vents.
9. Insulation(78): Blown in., Cellulose.
10. Insulation Depth: 10".
11. Vapor Barrier(79): This is a regional requirement for moisture prone areas and is not required in most valley homes. If present, it is in acceptable condition unless otherwise noted.
12. Attic Fan:
13. House Fan:
14. Wiring/Lighting: 120VAC lighting circuit.
15. Moisture Penetration(78): No visual presentation of viewed / accessible portions.
16. Bathroom Fan Venting(87): Electric fan., Flex metal duct.

Heating System

This section describes the inspection results for the electric and gas heating systems. The systems are operated using the thermostat in the supply and return temperatures are measured with a Digital thermometer to determine if the heating systems are functional. We perform visual inspection of the heating system components and automatic safety controls such as limit switches, thermal couples and electrical disconnects. Limit switches, thermal couples, etc, are not tested to determine if they're functional. Heating systems are not operated if the outside air temperature is more than 85-95 (depending on system type) during the previous 24 hours due to the potential for damage to the heating system.

We do not dismantle the heating systems, determine the cleanliness of the components or determine if recommended maintenance has been performed. The furnace heat exchanger is not evaluated, since this requires dismantling the furnace. Please be advised that the home warranty companies can refuse to repair a non-functional heating system if recommended maintenance has not been performed. For this reason, we recommend that you obtain maintenance records for their current homeowner and or have a licensed heating contractor conduct a thorough examination/service of the heating system prior to close of escrow. After close of escrow, we recommend a licensed heating contractor periodically service the heating systems in accordance with manufacturers recommendations to maximize heating systems performance and efficiency lives pan.

The following are outside the scope of this inspection:

- * determining heating supply adequacy and distribution balance;
- * measuring amperage draw for electrical heating systems;
- * furnace heat exchangers;
- * dismantling/disassembly of heating units and electronic air filters.

Heating System (Continued)

You are encouraged to have a separate inspection of the systems/components buy a specialist.

Forced air gas or propane systems operate by heating extreme of air moving buy a blower through a system of ducts. Natural gas or propane is used for combustion and source of heat. Heating systems and components are more likely to fail and require repair/replacement as they age. The average useful life for a forced air gas system is 15 to 20 years. However, the useful life can vary dramatically depending on the quality of the system/installation and whether recommended maintenance has been performed.

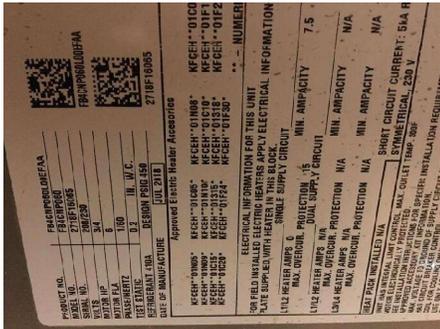
Combustion air is necessary for gas/propane furnaces. Combustion air is required for proper burner operation, dilution of the flu gases and ventilation of the furnace. If installed, ventilation openings must remain open and unobstructed to ensure adequate combustion air. We conducted a visual inspection of the burner for proper flame color/pattern, excessive rust/corrosion and other adverse conditions where applicable. The burner should be periodically cleaned/serviced. The gas/propane line is inspected for the presence of a shut off valve. We performed a visual inspection of the automatic safety control such as limit switches, thermal couple , electrical disconnects. Limit switches, thermal couples, etc. are not tested to determine if they're functional.

A N P N I M D

Main unit is in, Attic. Heating System

- Heating System Operation(55): Appears functional. General note: *A qualified contractor is recommended to evaluate and estimate any necessary or upcoming repairs and life expectancy for newly acquired property.

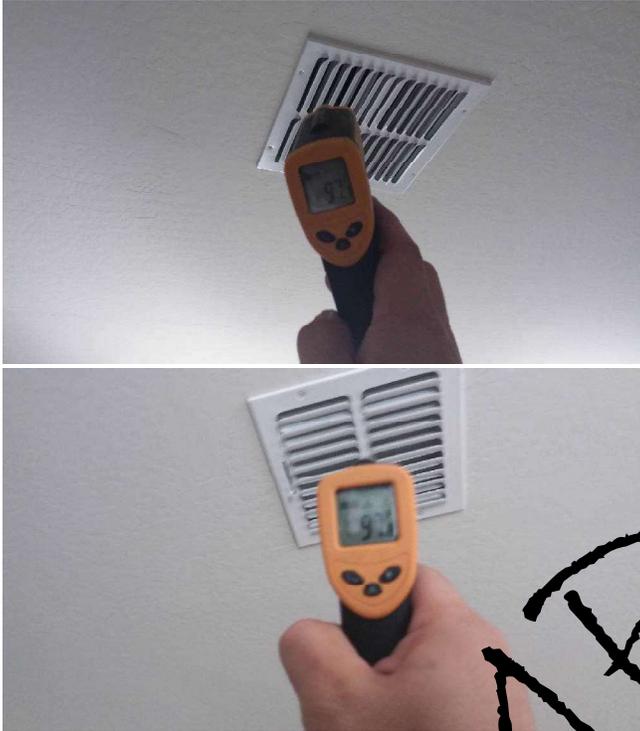
2. Manufacturer: Carrier.



- Type: Forced air system. Capacity: Heat pump 4 ton.
- Area Served: Whole main building Approximate Age: Original.
- Fuel Type(56): Electric Heat pump.
- Heat Exchanger: Unable to view., Electric strip heat., Heat pump system Coils. Sealed unit, not visible.
- Unable to Inspect: 50%. Sealed system.
- Blower Fan/Filter(62): Direct drive with disposable filter. Recommend full system evaluation / cleaning for every new move in.
- Distribution(61): Insulated flex duct. The heating system shares the same ducts as the cooling system. Please refer to the cooling system for the inspection results for the distribution ducts.

Heating System (Continued)

10. Temp. Differential 20-25 Degrees.



11. The vent pipe provides an escape path for the harmful products of combustion to exit the house. We inspected vent pipe for loose connections, separation of the joints, proper slope and other adverse conditions.

12. Flue Pipe(59): N/A, Electric systems only.

13. Controls(58): Limit switch. Not tested as part of this inspection.

14. Devices: Furnace / air handler Cabinet. **Holes / openings in cabinet noted. Allowing conditioned air to escape into attic location. Recommend evaluation and any necessary repairs by a qualified professional**



15. Humidifier:

16. We use thermostat to test a controlling systems response to normal controls. Thermostats are not checked for calibration or timed functions.

Heating System (Continued)

17. Thermostats(57): Programmable style.



18. Fuel tank is visually inspected only, valves, gauges, pumps and etc. are not tested for proper operation.

Recommend full evaluation by utility / gas supplier.

19. Fuel Tank(42): Connected to City / Utilities Co.

20. Tank Location: Underground pipes connected to utility supplier. Not visible.

21. Suspected Asbestos: No

Air Conditioning

This section describes the inspection results for the central air conditioning system. The system is operated and the supply and return temperatures are measured with a digital thermometer to determine if the cooling system is functional. Cooling systems are not operated if the outside air temperature is less than 60 during the previous 24 hours due to the potential for damage to the cooling system. We perform a visual inspection of the cooling system and its components.

We do not dismantle the AC units, measure the compressor amperage, measure the compressor inlet and outlet pressures, determine the cleanliness of the components or determine if recommended maintenance has been performed. Please be advised that the home warranty companies can refuse to repair a non-functional AC system if recommended maintenance has not been performed. For this reason, we recommend that you obtain maintenance records from the current owner and or have a licensed AC contractor conduct a thorough examination/service of the AC system prior to close of escrow. After close of escrow, we recommend a licensed AC contractor periodically service the AC system in accordance with manufacturers recommendation to maximize AC performance, efficiency and lifespan.

Air conditioning systems and components are more likely to fail and require repair/replacement as they age. The average useful life for an air conditioner is 15 to 20 years. However, the useful life span can vary dramatically depending on the quality of the system/installation and whether recommended maintenance has been performed.

The following are also outside the scope of the inspection:

- * sealed systems that prevent full inspection of air conditioner and its components.
- * pressure test on cooling systems; therefore no representation is made regarding current charge or line integrity;
- * determining cooling supply adequacy and distribution balance;
- * window or portable units and electronic air filters.

You are encouraged to have a separate inspection of the system/components by specialist to ensure proper maintenance and functionality.

Our inspection is limited to whether a cooling source is present in each room. We do not measure the actual airflow, nor can we determine the uniformity or adequacy of cooling supply to the various rooms during the short time duration of the home inspection. Room to room temperature differences may occur. Factors that can result in one room/area being warmer than the remainder of the house are; one system that cause both the first and second floor; room/s located the furthest distance from the fan unit; Cathedral/high ceilings; room-s With three exterior walls; and rooms with low airflow at the AC supply register. The adequacy and uniformity of the cooling system can only be determined by living in the home during hot weather. for this reason, We recommend that you consult with the current homeowner about that uniformity in adequacy of the cooling system.

The supply and return air temperatures are measured with a handheld digital thermometer. The supply and return temperatures are subtracted

Air Conditioning (Continued)

to determine the temperature drop across the evaporator so cold temperature split. And ideal temperature split is between 18 and 22F. The temperature split is within this range. Our performance evaluation is limited to measuring the temperature drop across the evaporator coil. We cannot evaluate the adequacy or uniformity of the cooling system During the short time duration of a home inspection. The adequacy or uniformity of the cooling system can only be determined by living in the house for an extended time period During hot weather.

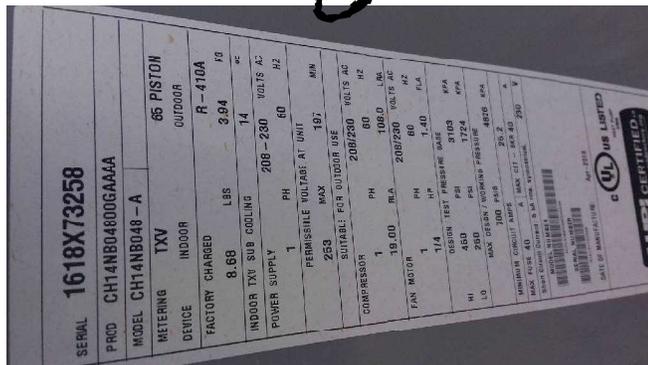
A N P N I M D

Main unit is located, Exterior. AC System

1. A/C System Operation/Conditions(64): Appears serviceable. Heat pump tested in heat mode only due to season or temperature. System operates using all the same parts just in reverse mode. *General note. A qualified contractor is recommended to evaluate and estimate any necessary or upcoming repairs and life expectancy. Recommended for all newly acquired properties / homes.
2. Condensate Removal: PVC drain lines with catch pan under unit. Lines Not fully visible. *General note. Recommend redirecting condensation drain line away from foundation, to prevent water damage and promote pest infestation.
3. The condensing unit encompasses all the equipment necessary to convert the refrigerant gas to a liquid and thereby reject the hot air from inside the house to the building exterior. We perform a visual inspection of the condenser to identify adverse conditions such as noise compressor/fan, excessive vibration, improper electrical installation, etc. We also inspected for the presence of an electrical disconnect and over current protection device (circuit breaker or fuse)for the condenser. The automatic safety controls such as limit switches and thermal couplers are inspected. Limit switches, thermal couplers, etc. Are not tested to determine if they are functional.
4. Exterior Unit: Pad mounted.



5. Manufacturer: Carrier.



6. Area Served: Whole main building. Approximate Age: Original.
7. Fuel Type(65): 208-230 VAC. Temperature Differential: NA.

Air Conditioning (Continued)

8. Type: Central A/C. Capacity: 4 Ton.
9. Visible Coil: Copper core with aluminum fins. Exterior coils view only due to seal system at air handler or inaccessible.
10. Refrigerant Lines: Serviceable condition in visible locations..
11. Electrical Disconnect/Wiring: Pull out.
12. The cooling system uses the ducts to distribute the air to the individual rooms. We inspect the assessable and visible ducts for kinks, restrictions, damage and other adverse conditions. We do not determine if the duct sizes are appropriate for the AC system. We suggest that you periodically clean the duct internal surfaces.
13. Exposed Ductwork(67): Insulated flex duct.
14. Blower Fan/Filters(68): Direct drive with disposable filter.
15. We use thermostat to test a controlling systems response to normal controls. Thermostats are not checked for calibration or timed functions.
16. Thermostats(66): Programmable style. See heating section.

Lots and Grounds

This section describes the inspection results for the components located on the ground/site. Grading/drainage, sidewalks, driveways, retaining walls, fences, and patios. The following are not included in the scope of the inspection:
*an assessment of geological conditions and or site stability.

We inspect the vegetation/trees for adverse affects on the house structure/foundation. Vegetation and trees should not be located adjacent to the house/structure. Existing trees/vegetation should be periodically trimmed away from the house/structure. These recommendations are to reduce the risk of vegetation and pest related problems to the house/structure.

Our evaluation of the grading is based on a visual inspection of the property to determine if the grade is adequate to divert rain water away from the house. Because it seldom rains in Arizona, our inspection is typically not based on water flow off the property during an actual rain storm, but is based on a visual inspection of the elevation in slope of the property relative to the surrounding properties and house. We cannot guarantee that the property Grade will accommodate storm water runoff during all weather conditions. The homeowner should proceed with caution prior to making any changes to the grading. Irrigation systems and other sources of water should be kept away from the foundation to minimize the likelihood of water induced foundation problems. Anna valuation of soil stability or if expensive soils are present is beyond the scope of this inspection. Underground drainage pipes cannot be inspected/judge for their effectiveness and drainage control, since we do not use a hose to check flow through drainage pipes. We suggest that you consult with the current homeowner about the property drainage when it rains.

Masonry walls are prone to cracking, especially at the mortar joints. We do not consider cracks to be a problem unless the wall is unstable, excessively leaning or in a minute danger of failure. Would should be periodically sealed to prolong its useful life. Wrought iron fences should be. We wire brush and painted to prolong there useful life.

A NPNI M D

1. Driveways are prone to cracking. We do not consider cracks to be a problem, unless the cracks are significant enough to cause a tripping hazard or adversely affects the house structure. Asphalt driveway should be periodically sealed up for a longer useful life. Brick or paver driveways should be monitored for uneven settling and maintained properly.
2. Driveway(23): Concrete.
3. Masonry, concrete, flag stone and tile walkways are prone to cracking. We do not consider cracks to be a problem, unless the cracks are significant enough to cause a tripping hazard or adversely affect the house structure.
4. Walks(23): Concrete.
5. Steps/Stoops(18):
6. We inspect the front entry area/stoop floor, and if present the ceiling structure and covering, for function. Concrete

Lots and Grounds (Continued)

slabs, tile, pavers and other flooring materials are prone to cracking we do not consider cracks to be a problem unless the cracks are significant enough to cause a tripping hazard, or or excessive enough to have an adverse effect on the house structure

7. Porch(19): Covered front entry, Concrete, open design
8. We inspect the patio/porch, railing and if present the ceiling structure and covering, for function, rot and interior riation that adversely affect the structure. Concrete slabs, tile, pavers and other flooring materials are prone to cracking. We do not consider cracks to be a problem unless the cracks or significant enough to cause a tripping hazard and are excessive or have an adverse effect on the house structure.
9. Patio(23): Concrete, open design.
10. Exterior Kitchen / BBQ / Fire pit
11. Deck(18):
12. Balcony(18):
13. Our evaluation of the grading is based on a visual inspection of the property to determine if the grade is adequate to divert rain water away from the house. Because its seldom rains in Arizona, our inspection is typically not based on water flow off the property during an actual rain storm, but is based on a visual inspection of the elevation in slope of the property relative to the surrounding properties and house. We cannot guarantee that the property Grade will accommodate storm water runoff during all weather conditions. The homeowner should proceed with caution prior to making any changes to the grading. Irrigation systems and other sources of water should be kept away from the foundation to minimize the likelihood of water induced foundation problems. An evaluation of soil stability or if expensive soils are present is beyond the scope of this inspection. Underground drainage pipes cannot be inspected/judge for their effectiveness and drainage control, since we do not use a hose to check flow through drainage pipes. We should just that you consult with the current homeowner about the property drainage when it rains
14. Grading(22): Minor slope. **One or more sinkhole(s) / Low spots were found. Recommend dirt be added to prevent pooling and further erosion. This promotes foundation deterioration and pest intrusion and needs correction and monitoring. .**



Lots and Grounds (Continued)

15. Swale:
16. Vegetation(21): Shrubs and Trees.
17. Lawn/Boarders Gravel .
18. Window Wells:
19. Retaining Walls/Planters(24):
20. Exterior Surface Drain:
21. Fences: Block fence with split rail metal gate with wood plank - **Efflorescence was noted. This is a condition due to moisture. Recommend following up with neighbors for plant watering along fence line. Recommend monitor/maintain and repair as necessary.**



22. Yard Irrigation Front and back yard.

Exterior

This section describes the inspection results for the building exterior components. A representative sample of exterior components was inspected, such as hose bibs, wall coverings, chimney (if present), trim, eaves, soffits, fascia, exterior entry doors, lights, electrical receptacles and ceiling fans, the following are not within the scope of the inspection:

- * cosmetic items such as paint in normal weathering;
- * geological conditions or site/soil stability;
- * screenings and awnings (we suggest that you contact the homeowner about the availability of screens, since they are often removed during the home selling process.);
- * outbuildings, unless specifically included in the scope of the work as requested by client. (Referred to the inspection agreement)

The underlying wall structure is not visible for inspection. We do not verify wall insulation type and our value. We suggest that you periodically inspect the wall covering for openings and gaps around penetrations that should be sealed/caulked to prevent moisture penetration and pest intrusion. Portions of the wall covering not visible for inspection is due to vegetation/lattices or other types of obstructions.

The flashing is covered by the finished material (i.e., stucco, siding, roof materials, etc.) and is not visible for inspection. Roof flashing is contained in the roof covering section.

The light fixtures are tested when possible. If a light fails to illuminate, it may be due to a burned-out light bulb; faulty wiring/fixture; or lights that are controlled by an automatic device such as timers, photocells, etc. we do not carry spare bulbs and photo electric and motion sensor lights typically cannot be tested. We recommend that you verify all exterior lights illuminate prior to close of escrow.

The exterior receptacles are modern 3- hole with ground. We test a representative number of receptacles for proper wiring using a plug in circuit tester.

Starting in approximately 1973 through 1975, ground fault circuit interrupter (GFCI) protected receptacles were introduced in exterior locations. GFCI receptacles provide a superior shock protection compared to non-GFCI protected receptacles. Homes built prior to this time do not typically have GFCI protected receptacles. Non-GFCI protected receptacles can be upgraded to a GFCI protected receptacles for improved safety. If GFCI receptacles are present, we test the GFCI receptacle to verify that they trip and D-energize. GFCI receptacle should be tested monthly to verify proper operation.

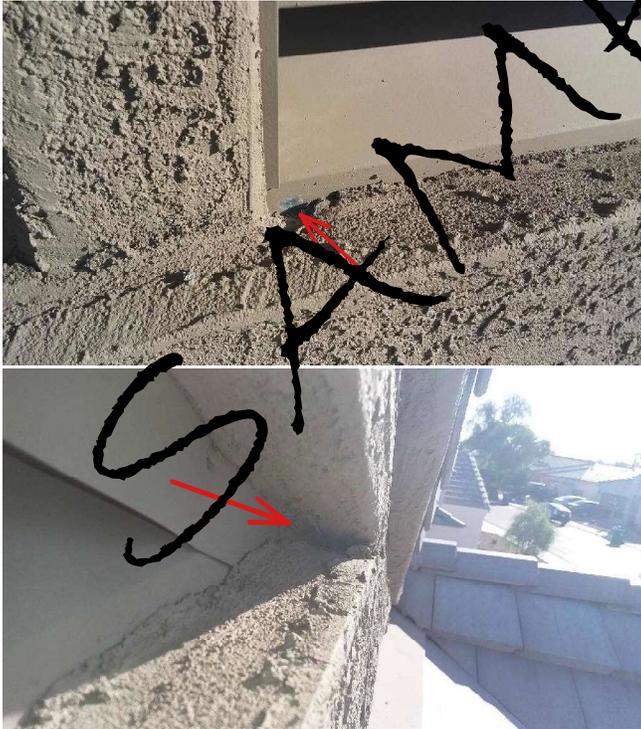
****It is common for older or non frequently tested GFCIs to break / not reset once tripped during inspection. Inspector is not responsible for defective / aged GFCI do not test properly / reset.

Exterior (Continued)

A NPNI M D

Entire exterior. Exterior Surface _____

1. Type(13): Stucco., Stone veneer.
2. We inspect the trim for water damage, rot or other adverse conditions. Trim should periodically be sealed or painted to prevent maximum useful life.
3. Trim/Flashing(14): Metal, Stucco, Wood.
4. The eaves / soffits are the rafter ends and roof sheathing that overhang the exterior walls. We inspected eaves /soffits for water damage, rot or other adverse conditions. Would services should be periodically sealed or painted to maximize their useful life.
5. Soffits(20): Cladding connects straight to roof line with drip edge flashing. No soffits or eaves visable.
6. Fascia(20): Cladding connects straight to roof line with drip edge flashing. No soffits or eaves visable.
7. Cladding Conditions: Multiple conditions noted. **Cracks and openings in need of repair to prevent water and pest intrusion. Dog door was not properly sealed during inspection and may allow moisture penetration. Signs of premature settlement cracks noted. Recommend evaluation and any necessary repairs by a qualified professional.**



Exterior (Continued)

Cladding Conditions: (continued)



SAMPLE

Exterior (Continued)

Cladding Conditions: (continued)



Exterior (Continued)

Cladding Conditions: (continued)



SAMPLE

Exterior (Continued)

Cladding Conditions: (continued)



8. We inspect a representative number of windows for function, excessive wear and general state of repair. We do not determine conformance with safety or tempered glass requirements. Fixed security bars on the windows exterior may prevent exiting if the home is in an emergency and should be removed or replaced with removable security bars. Dual pane windows are inspected for fogging, moisture and discoloration between the windowpanes due to failed window seals. Window seals may have failed and not exhibited fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons we cannot guarantee that we will be able to detect all filled window seals.

9. Windows(16): Double pane, vinyl frame

10. Window Screens/Accessories: Bug Screen.

11. Storm Windows:

12. Door Bell: Video hardwired .

13. We inspect all of the doors for function, excessive wear in general state of repair. Cosmetic imperfections are not reported as Defects.

14. Entry Doors(15): Metal, Wood, Glass. **Settlement noted around trim and door is Unlevel in frame. Recommend evaluation and any necessary repairs by a qualified professional.**



Exterior (Continued)

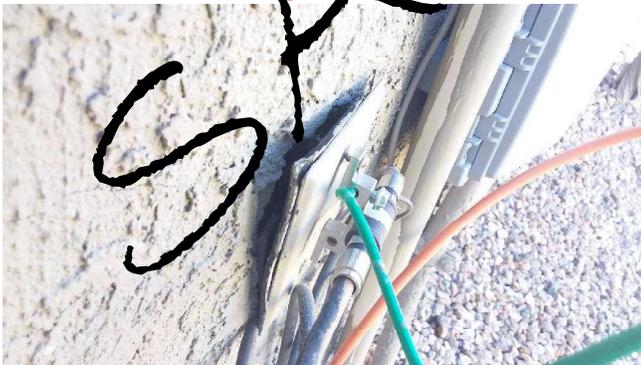
Entry Doors(15): (continued)



15. Patio Door: Sliding glass door. **Blocked drainage strip. This may allow moisture ponding of water in the track and related conditions. Recommend repairs.**



16. Exterior Lighting: Surface mount.
 17. Exterior Electric: 120V AC GFCI. **Loose or missing outlets / moisture cover. Recommend repairs to prevent moisture damage and pest intrusion.**



18. Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.
 19. Hose Bibs: Gate.
 20. Gas Meter: N/A. Electrical systems only.

Structure

The section describes the inspection results for the structural components of the building, except for the attic structure. The attic structure is reported in the Attic section. The structural components are examined, we're visible, for proper function, excessive or unusual wear and general State of repair. many structural components are inaccessible and not visible for inspection, because they are buried below soil or behind finishes for example sheet rock, stucco, floor coverings, etc. Since the majority of the structure cannot be viewed directly, much have the structural inspection is performed by identifying resulting symptoms of movement, damage and deterioration in the finished materials for example excessive and large cracks in the interior walls ceilings. where there are no visible symptoms, conditions that require investigation or repair may go undetected and identification will not be possible. Our inspection is for the conditions that exist at the time of the inspection. Adverse structural condition can occur subsequent to our inspection, that were not present at the time of the inspection. They make no representation as the internal conditions or stability of soils, concrete footing and foundations except as exhibited by their performance. The following are considered outside the scope of the inspection;

*Soil testing and destructive testing / examination

**Engineering or architectural services

***Removal of finished materials to gain access to the structural components

Inspection results for the garage floor are described in the garage interior section.

This inspection does not cover any damage concealed by carpeting, rugs or furniture.

Floor coverings prevent full visual inspection of slab.

Fresh paint was noted, this can hide defects that are no longer visible. This inspection does not cover such defects.

Personal belonging prevent full inspection of floors, walls, windows, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

A N P N I M D

1. Structure Type(8): Wood frame
2. Foundation(6): Post tension slab
3. Stem Wall(11) Concrete.
4. Differential Movement: No movement or displacement noted in visible areas.
5. Beams / Header: Not fully visible. Covered by building materials.
6. Bearing Walls: Frame. Not visible. Covered by building materials.
7. Joists/Trusses(10): 2x4, 2x6.
8. Piers/Poats:
9. Floor/Slab(7): Poured slab. Not fully visible due to floor coverings. Damage/defects concealed by floor coverings are not covered by this inspection.
10. Stairs/Handrails/ Balconies(71&72):
11. Subfloor: Unable to view due to flooring material.

Electrical

This section describes the inspection results for the electrical system and includes the service entrance cable/conduit, main electric panel, sub panels and interconnecting wire. We conduct a visual inspection of these components for wear, function, rust, scorched insulation, proper breaker size, grounding, proper wiring methods and ground fault circuit interrupter / arc fault circuit interrupter protection where applicable. The inspection results for individual light fixtures, switches, receptacles and ceiling fans are described in the report sections that apply to the applicable area of the house (i.e., Building exterior, interior, bathrooms, kitchen, etc.).

The electrical system construction standards and practices have changed dramatically over the years. Older houses typically do not conform to current standards (unless they have been upgraded) and there are electrical systems will not provide the same level of service and safety. We do not perform load calculations to determine if the electrical system can meet the electrical demands of the home. A license electrician should evaluate the electrical findings identified in this report, Because they may identify additional deficiencies that could not be discovered during the home inspection.

The following are outside the scope of the electrical system inspection:

Low-voltage systems such as cable, telephone, doorbells, security systems, low-voltage lighting and intercom systems; sound and video systems; *load controllers; *timers and photo electric sensors; *operation of breakers and disconnect devices; buried or concealed components/systems.

You are encouraged to have a separate inspection of the systems by a specialist.

The electric wires interconnect the electric panel(s), receptacles, switches, and lighting fixtures. We inspect the wiring for adverse conditions such as wire splices that are not in junction boxes, exposed wiring, deteriorated insulation, deteriorated/corroded conduit, etc. The majority of the electrical wiring is hidden behind finish materials and not visible for inspection.

A N P N I M D

1. Service Amps(48): 200. Volts: 120-240 VAC. Voltage is approximate and can vary by utility company and time of day.
2. Service(43): Underground., Aluminum hard connect., Solar power. - A qualified contractor is recommended to evaluate and estimate any necessary or upcoming repairs and life expectancy. Solar system is visually inspected only. This inspection does not cover solar panels and related components.



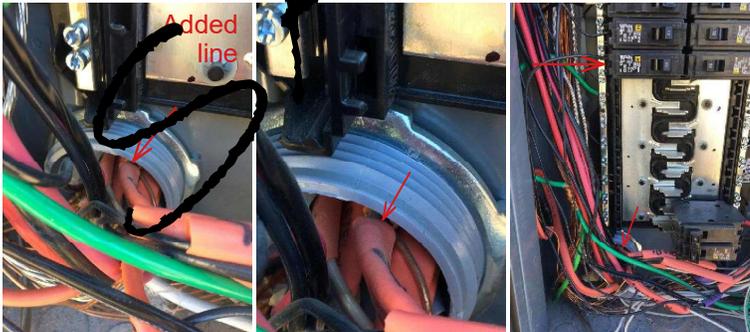
Electrical (Continued)

Service(43): (continued)



3. 120 VAC Branch Circuits(49): Copper.

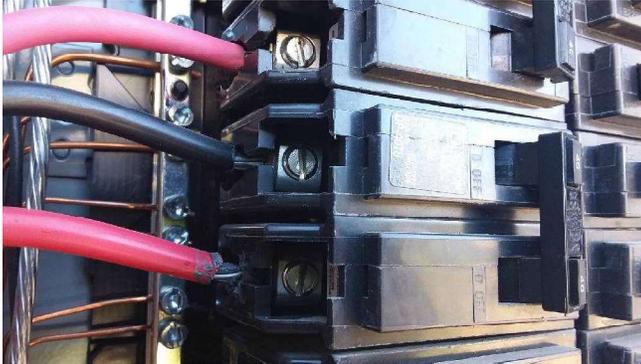
4. 240 VAC Branch Circuits(49): Copper and aluminum - **Tenant made reference to the stove popping the circuit breaker. It is our findings that a line was added to garage post construction that was installed through the seam seal conduit. This is not the typical installation process and damage may have occurred to other lines. Stove operated properly during inspection. Recommend further evaluation and repairs as necessary.**



5. Aluminum Wiring(50): One or more Large appliances only.

Electrical (Continued)

Aluminum Wiring(50): (continued)



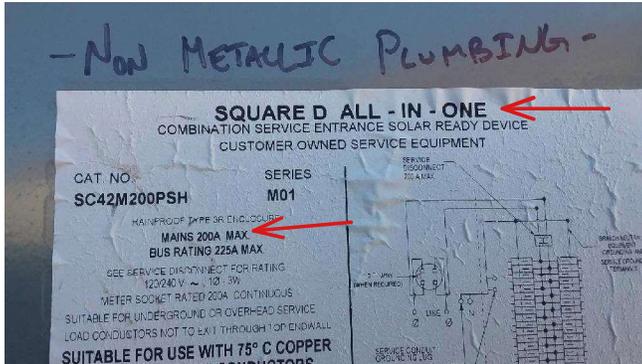
6. Starting in the early 1950s nonmetallic sheath cable or Romex is used in the majority of wiring applications. The outer cable jacket may be Thermo plastic or woven fiber. Depending on when they were manufactured, the wires may be individually wrapped in woven fibers or plastic coated for insulation.
7. Conductor Type(43&44): Non-metallic sheathed cable, THHN. Starting in the early 1950s nonmetallic sheath cable or Romex is used in the majority of wiring applications. The outer cable jacket may be Thermo plastic or woven fiber. Depending on when they were manufactured, the wires may be individually wrapped in woven fibers or plastic coated for insulation.
8. Ground(45): Not fully visible. Possible "UFER" - Concrete encased electrode in the buildings foundation.
9. AZ state require smoke alarms to be hardwired, interconnected and have a 10 year battery back up, based on NFPA code. Our inspection of the smoke detectors is only to verify presence and response to the detectors test button and verify age if possible. Smoke detectors beyond our reach cannot be tested. Older smoke detectors do not have a test button and are not tested. You may consider replacing these detectors with new detectors with a test button. Smoke detector should be tested monthly. Specific requirements governing the installation of smoke detectors can be obtained from the local city government with regard to the type in placement within the home. We do not verify compliance with city ordinance.
10. Smoke Detectors: Hard wired with battery back up.
11. Carbon Monoxide Detectors: Hard wired with battery back up.



Side of home. Electric Panel

Electrical (Continued)

12. Manufacturer(47): Square D.



13. Panel Conditions Appears serviceable.

14. Maximum Capacity: 200 Amps.

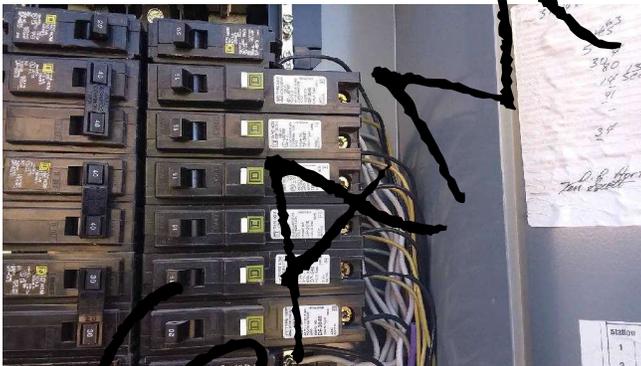
15. Main Breaker Size(46): 200 Amps.

16. Breakers(46&51): Copper and Aluminum.

17. Fuses: (46)

18. AFCI breakers should be tested periodically to ensure proper operation. The 1999 Edition rules, which became effective in 2002, require that dwelling unit bedrooms in new homes have arc fault installed protection breaker devices to protect only branch circuits that supply 125 volt, single phase, 15 amp and 20 amp circuits. NEC 2002.

19. AFCI Breakers(46): 120 volt.



20. GFCI Breakers(46&54): At GFCI receptacles only. See room electrical notes for further GFCI receptacle information and or Defects

21. Is the panel bonded? Yes No

Plumbing

This section describes the inspection results for the plumbing system: water supply pipes; drain, waste and vent pipes; fuel systems; and water heater(s). We conduct a visual inspection of these components to determine functional flow, functional drainage, leakage, cross connections and function. A cross connection is present when there is a possibility that the potable drinking water could mix with the non-potable waste water. The most logical occurrence is when the pressure in the supply system changes or is turned off, And non-potable water is drawn into the supply system. The inspection results for the individual plumbing fixtures such as sinks, showers, tubs, etc. Are described in the bathroom, kitchen, interior, garage, laundry room, and building exterior sections.

The following items are outside the scope of the plumbing system inspection:

- *Private on site Wells and septic systems;
- * identifying whether water supply and waste disposal systems are public or private.(We suggest that you contact the current owner or applicable utility company/entity to determine the type of sewage systems.);
- *Water quality testing; underground pipes or pipes inside walls or floors;
- *water treatment systems such as water softeners, reverse osmosis, charcoal filters, etc. You are encouraged to have a separate inspection of these systems by a competent and qualified contractor.

The water supply piping carries the water to individual plumbing fixtures. We inspect/test the plumbing supply piping for functional flow, corrosion, leakage, adequate support and insulation. We test for functional flow by first turning on the shower on the first floor (for a single story house) and second floor (for a two story house). We then verify that reasonable flow exist at the shower with two fixtures running at the same time(i.e., two sinks, a sink and a toilet, etc). Note that municipal water pressure varies with the time of day and day of the week and a functional test performed in the future may have different results than those obtained during this inspection. Underground pipes are pipes inside the walls or floors or covered by other building materials cannot be judged for sizing, leaks or corrosion.

Drain, waste and vent pipes inside the walls, floors and slabs cannot be inspected for leaks or corrosion. Homes built between approximately 1985 in 1990 may contain defective ABS plastic drain, waste and vent piping that can result in failure and leaks at the joints. We suggest that you consult with the homeowner to determine if they have experienced any failure or problems with the drain, waste and vent system piping or you may wish to consult with a licensed plumbing contractor.

The drain, waste and vent pipes comprise of a configuration of pipes that carry waste water from the individual fixtures to the city sewer or private on-site septic system. We inspected drain, waste and vent system for functional drainage, leakage and general state of repair. A drain is considered functional win it empties in a reasonable amount of time and does not overflow win another fixture is drained. Verify functional drainage by running all fixtures and observing whether they are functional or not. The majority of the drain system is covered by walls, ceiling and floors and not visible for inspection. Adverse conditions such as clogs, improper drain pipe slope, breaks/cracks in the pipe cannot be identified by a visual inspection. Because of the limitations of a visual inspection, we recommend that a licensed plumber conduct an examination of the drain system piping using a camera/snake system. This type of inspections typically cost \$250 and uses a fiber optic snake and video camera to examine the interior of the drain system piping.

A N P N I M D

1. Service Line: Copper 1 1/4". Not fully visible. - A qualified contractor is recommended to evaluate and estimate any necessary or upcoming repairs and life expectancy.



Plumbing (Continued)

2. Water Meter Front curb. No leaks observed.



3. The water pressure is measured at an exterior hose bib using a hand held pressure gauge. Please note that the water pressure can vary by time of day and for this reason we recommend installation of a pressure regulator to providing exceptional pressure due to variations in the city pressure.
4. Water PSI 45-50 PSI.



5. Functional Flow / Drainage(33&38): Appears serviceable unless otherwise noted in specific plumbing location section.
6. Water Supply & Drain leaks(34&37): Please see individual section for information or concerns.
7. Main Water Shutoff: Side of home. An approved ball valve is installed to shut off all the water to the building in an emergency. To shut off the water, rotate the valve 90 so that the valve handle is no longer parallel with the pipe. We check valve operability by turning the valve handle a few degrees to verify that it operates. we do not verify the valves capability to shut off the water. The valve should be periodically operated vent failure due to lack of usage.
8. Water Lines(30&31): PEX (not fully visable). All visible water lines appeared properly supported.
9. Drain Pipes(37): Appears to be ABS, Not fully visible. Not visible, recommend evaluation by licensed plumber to verify type and serviceability. We offer camera inspection as necessary. Starts at \$200.

Plumbing (Continued)

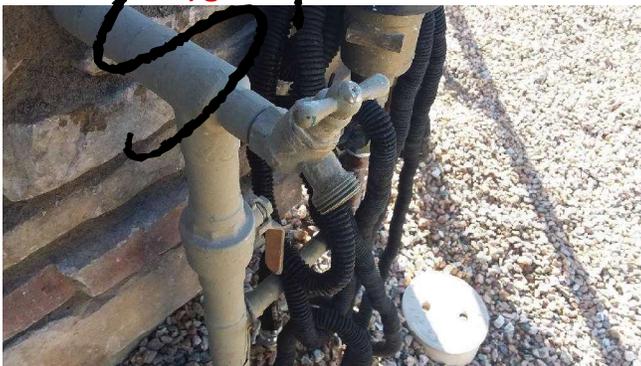
10. Service Caps: Accessible.



11. DWV Vent Pipes(36): ABS, Drain for water conditioning system improperly connected to wairst drain vent in attic. Prohibited method of joining pipe. Vent pipes can not be used for drains unless designed as a wet vent. If this is to be done the piping must be replaced with a proper diameter designed for such use. There is a possibility for clogging vent pipe from salt and calcium buildup, rendering it useless, along with sewer gasses seeping into attic. This also presents possibility of cross connection. Recommend evaluation and necessary repairs by a competent qualified professional.



12. Cross Connections(35): Areas of Possible cross connections found. No anti siphons at hose bibs, Recommend upgrades. See DVW comments in this section for further issues.



Plumbing (Continued)

Cross Connections(35): (continued)

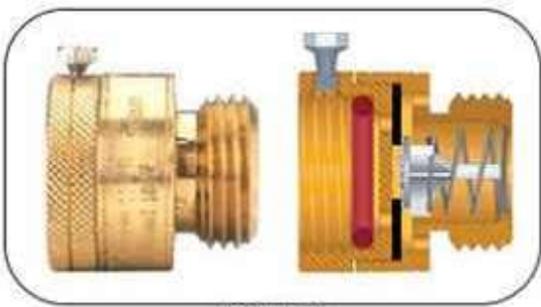
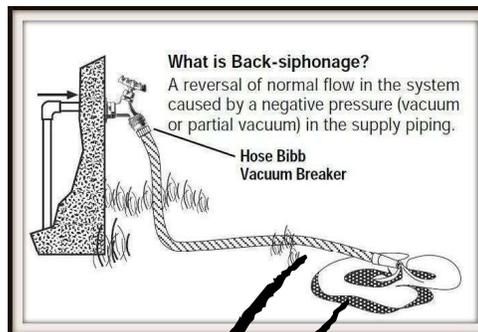


FIGURE B



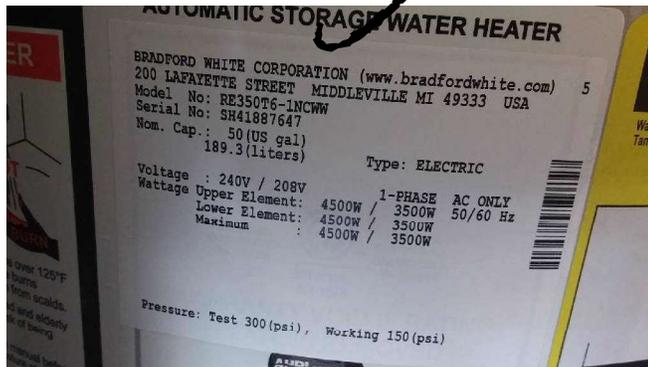
13. Water Softener / Filtration Visual inspection only. We do not test any valves or for proper operation.



Garage. Water Heater

14. W/H Operation/Conditions(39). Functional at time of inspection, Water heaters are more likely to leak and/or require repairs as they age. The average useful life for a water heater is 8 to 10 years. However, because the water in the Phoenix and surrounding area is extremely hard, repairs or water heater replacement may be necessary prior to this time. We recommend draining a few gallons of water from the heater periodically to flush sludge from the bottom of the tank. However, water heater drain valves often become encrusted with deposits and do not completely close as they age. Therefore, unless the water heater is flushed regularly from the time it is new, we do not recommend operation of the drain valve except in an emergency or when the unit is replaced. The age was determined from the nameplate affixed to the water heater if applicable and provided.

15. Manufacturer: Bradford-White.



16. Type: Electric. Capacity: 50 Gal.
17. Approximate Age: Original. Area Served: Whole main building.
18. Flue Pipe(41): N/A, Electric systems only.

Plumbing (Continued)

19. TPRV and Drain Tube(40): TPR valve/thermo couple appears serviceable, not tested at time of inspection.

Garage/Carport

This section describes the inspection results for the garage interior components (floors, doors, electric opener, fire separation.) these components are inspected for function, excessive wear and need for repair. In some cases, all or portions of these components may not be visible for inspection due to homeowner possessions. The inspection results for the attic and roof covering are found in the attic and roof covering sections.

We inspected vehicle door, Springs, hardware and railings for wear and function. Vehicle doors that do not have an electric garage door Open or manually open/closed to determine function. Vehicle doors that are connected to an electric garage door opener, or not disengage from the electric opener for safety and insurance reasons. These doors are open/closed using the electric door opener only.

Walls or ceilings that a joining the house and attic structure should be constructed to provide a resistance against the spread of a fire that originates in the garage. Typically, the walls and ceilings are covered with sheet rock or are constructed of Masonary material but meet the appropriate fire separation standards. We inspect the garage interior for conditions that may not provide a barrier against the spread of fire (i.e., holes, openings, inappropriate materials, etc.) we do not determine the wall/ceiling fire rating and if they comply with fire separation standards.

We operate the electric door opener and inspect for function, unusual noise and excessive vibration. We test the opener safety reverse feature by using our hand to impose a reasonable resisting force while the door is closing to determine if the door stops in reverse. Starting in approximately 1993, infrared eyes are installed near the floor on both sides of the garage door to stop the door if a person/animal passes between the infrared eyes. We test the safety feature bypassing our foot in front of the beam path and seeing whether the garage door stops and reverses. Doors without infrared eyes can be retrofitted for improved safety.

The garage receptacles are modern 3- hole with ground. We test a representative number of receptacles for proper wiring using a plug in circuit tester.

Starting in approximately 1973 through 1975, ground fault circuit interrupter (GFCI) protected receptacles were introduced in exterior locations. GFCI receptacles provide a superior shock protection compared to non-GFCI protected receptacles. Homes built prior to this time do not typically have GFCI protected receptacles. Non-GFCI protected receptacles can be upgraded to a GFCI protected receptacles for improved safety. If GFCI receptacles are present, we test the GFCI receptacle to verify that they trip and D-energize. GFCI receptacle should be tested monthly to verify proper operation.

Personal belonging prevent full inspection of floors, walls, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

A N P N I M D

Attached. Garage _____

1. Type of Structure: Frame. Car Spaces: 2.
2. Garage Doors: Metal.
3. Door Operation: Mechanized.
4. Door Opener(17): Belt drive.
5. Exterior Surface: Garage is attached to home. See Exterior cladding section for notes.
6. Roof: Under main roof, see roof section notes.
7. Roof Structure: 2x4 Truss, 2x4 Rafter.
8. Service Doors(77): Wood, Self closer.
9. Ceiling fire separation(76): Painted drywall.

Garage/Carport (Continued)

10. Walls fire separation(76): Painted drywall. **One or more openings noted. Recommend repairs with drywall material to restore Fire wall safety. (most caulking is not a fire rated material) . Signs of premature settlement cracks. Recommend repairs by a qualified competent professional and if persists, a structural engineer is recommended.**



11. Support Columns See roof section on roof columns notes.
12. Floor/Foundation: Monolithic poured slab.
13. Hose Bibs: The hose bibs are inspected for leakage, water flow in the presence of an anti-siphon device.
14. Electrical: 120 VAC GFCI outlets and lighting circuits.
15. Smoke Detector: See Electric/smoke detector notes.
16. Heating(63):
17. Windows(75):
18. Gutters: *General upgrade: Recommend adding gutters this helps direct water away from foundation prolonging life expectancy
19. Downspouts:

Garage/Carport (Continued)

20. Leader/Extensions:

Laundry Room/Area

This section describes the inspection results for the laundry room splash area (washing machine hookups, dryer venting, electrical receptacles, room ventilation and gas hookup. The following are not included in the scope of the inspection

*Washer and dryer

**Moving of the washer or dryer

***Operating of gas/water valves if present.

This inspection does not cover any damage concealed by carpeting, rugs or furniture.

Personal belonging prevent full inspection of floors, walls, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

A N P N I M D

Laundry room. By kitchen. Laundry Room/Area

1. Closet: Wall shelves.
2. Ceiling(70): Painted drywall.
3. Walls(70): Painted drywall.
4. Floor(70): Tile.
5. Doors(74): Interior hollow wood.
6. Windows(75):
7. Electrical(52&53): 120 VAC outlets and lighting circuits.
8. Smoke Detector: N/A
9. HVAC Source(63&69), Heating / Cooling system register.
10. Laundry Tub:
11. Laundry Tub Drain:
12. Washer Hoses/Bib: Ball valves.
13. Washer and Dryer Electrical: 120-240 VAC.
14. Ventilation: (84), Exhaust fan.
15. We perform a visual inspection of the dryer vent. We do not functionally test the vent. Dryer vent piping / duct located behind walls / ceilings are not visible for inspection. We also recommend that the following steps be taken to minimize the potential for fire due to lint buildup:
 - *Dryer vent should be periodically cleaned by a professional to prevent lint build up.
 - **Metal duct should be used between the dryer and wall connection.
16. Dryer Vent(84): Rigid metal vent piping .
17. Dryer Gas Line:
18. We visually inspect the washing machine drain. We do not run the washer through the washing machine drain.
19. Washer Drain: Wall mounted drain.
20. Floor Drain:

Kitchen

This section describes the inspection results for the kitchen components: cabinets, countertops, sink, disposal, dishwasher, range / cook top, built-in microwave, exhaust fan Hood, electrical receptacles and built-in refrigerator. The following are not included in the scope of the inspection

- *Free-standing refrigerators, freezers, and dishwashers
- **Cosmetic flaws, cleanliness and quality of materials.

The receptacles are modern three hole with ground. We test a representative number of receptacles for proper wiring using a plug-in circuit tester. Starting and approximately 1990, ground fault circuit interrupter GFCI protected receptacles were introduced in kitchens. GFCI receptacles provide Superior shock protection compared to non GFCI protected receptacles. Homes built prior to this time do not typically have GFCI protected receptacles. Non GFCI protected receptacles can be upgraded to GFCI protected receptacles for improve safety. If GFCIs are present, we test the GFCIs to verify they trip and be energized. GFCI receptacle should be tested monthly to verify proper operation.

Personal belonging prevent full inspection of floors, walls, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

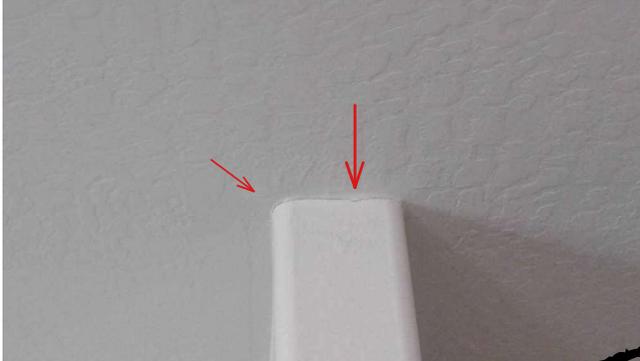
A NPNI M D

1st Floor. Kitchen

1. We test the cook top burners heating elements and the oven bake and broil functions. We do not test self-and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy. Appliances are not moved.
2. Cooking Appliances: Electric.
3. Ventilator(82): Microwave to exterior.
4. We run the garbage disposal for a short amount of time to determine function, leakage and excessive noise vibration. We do not determine the disposals ability to grind up food. Longer or continuous use may result in unforeseen deficiencies not identified during inspection.
5. Disposal: In-Sinkerator style.
6. We operate the dishwasher through a complete cycle. Inspect for leaks, unusual noises / vibrations and if the dishwasher fills and drains. We do not determine the adequacy of the washing and drying function.
7. Dishwasher: Frigidaire
8. Air Gap Present? Yes No High top under sink.
9. Trash Compactor:
10. We use a digital thermometer to measure refrigerator and freezer are temperatures. The refrigerator should be 38-42 degrees Fahrenheit and the freezer should be approximately 0-20 degrees Fahrenheit. Ice makers are not inspected / tested.
11. Refrigerator:
12. We test the built-in microwave by placing a microwave operation/leak detection device and run the unit for a maximum of 10 seconds. If the device lights up we rate the microwave is functional. we do not test clocks, timing devices, thermostat accuracy, power level output and programmable cooking functions.
13. Microwave: Frigidaire.
14. We inspect the sink surface, faucet and under sink supply and drain piping for where, water flow, leakage and drainage. Homeowner possessions under the sink can prevent us from inspecting all the under sink piping components. We do not operate under the sink shut-off valves do to their high potential for leakage / failure. Shut off valves are more likely to fail as they age. Normal homeowner maintenance should include replacement of older valves to ensure that they will function when required.
15. Sink: Stainless Steel.
16. Electrical(52,53&54): 120 VAC GFCI outlets and lighting circuits.
17. Plumbing/Fixtures: (32)., Standard fixtures.

Kitchen (Continued)

18. Counter Tops(73): Granite.
19. Cabinets(73): Composite material and wood.
20. Pantry: Single., Wall shelves.
21. Ceiling(70): Painted drywall.
22. Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**



23. Floor(70): Tile.
24. Doors(74): Interior hollow wood.
25. Windows(75): Double pane, vinyl frame.
26. HVAC Source(63&69): Heating / Cooling system register.

Living Space

This section describes the inspection results for the interior components. A representative number of components are inspected for function, excessive wear and need for repair. In some cases, all or portions of these components may not be visible or accessible because of furnishings and personal effects. In such cases, these items are not inspected. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. No comment is offered on the extent of Cosmetic repairs that may be needed after removal of existing wall hangings and furniture. Your best protection is to conduct a pre-closing walk-through with all furniture and possessions have been removed from the home. In addition, The following are outside the scope of this inspection.

- * Central vacuum systems.
- * Home security/alarm systems.

We inspect a representative number of windows for function, excessive wear and general state of repair. We do not determine conformance with safety or tempered glass requirements. Fixed security bars on the windows exterior may prevent exiting if the home is in an emergency and should be removed or replaced with removable security bars. Dual pane windows are inspected for fogging, moisture and discoloration between the windowpanes due to failed window seals. Window seals may have failed and not exhibited fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons we cannot guarantee that we will be able to detect all failed window seals.

This inspection does not cover any damage concealed by carpeting, rugs or furniture.

Personal belongings block full inspection of walls, windows, electric, plumbing, cabinets, counter tops and flooring. It is recommended that after obstructions are removed a full examination be made.

A NPNI M D

Den., Dining Room., Living Room., Hallway(s) Living Space _____

1. Closet: Single.
2. Ceiling(70): Painted drywall.

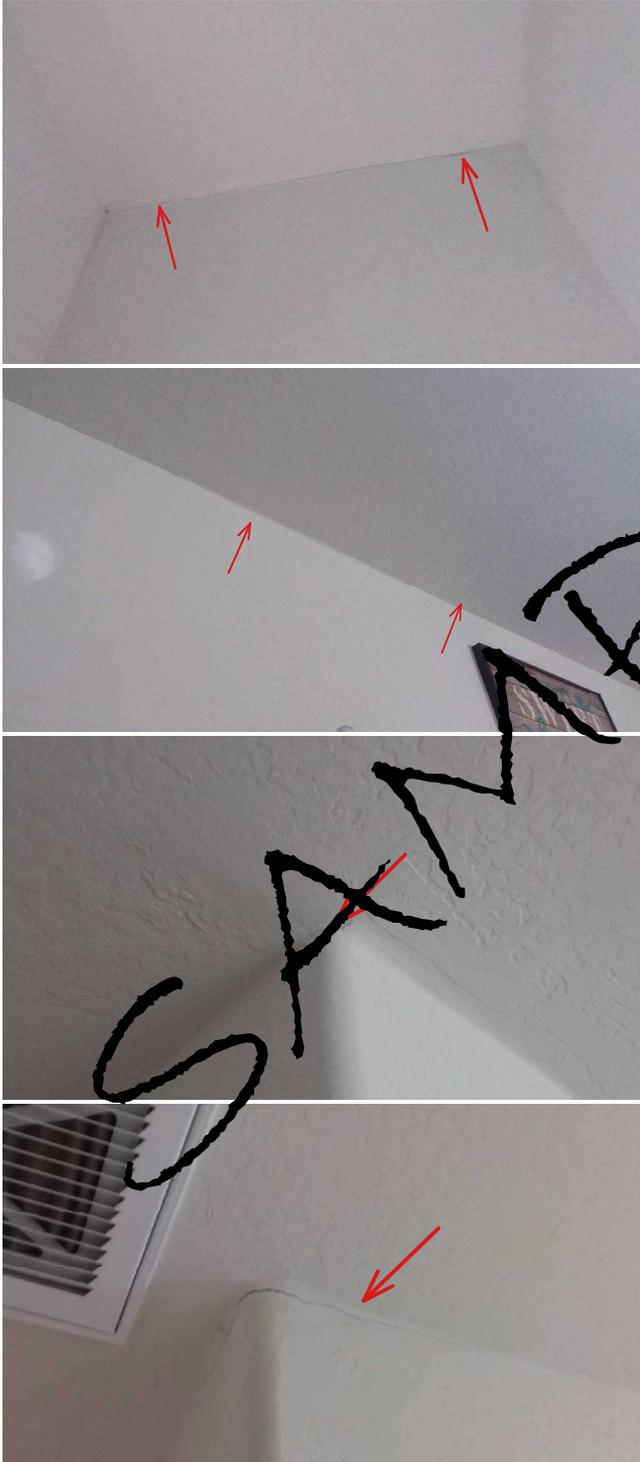
Living Space (Continued)

3. Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**



Living Space (Continued)

Walls(70): (continued)



- 4. Support Columns Framed load bearing walls only.
- 5. Floor(70): Tile.
- 6. Doors(74): Interior hollow wood.

Living Space (Continued)

7. Windows(75): Double pane, vinyl frame. **Window in den is Unlevel in the casing. Appears to be operational at time of inspection. This can lead to hard operation and misalignment of the locks. Recommend evaluation and any necessary repairs by a qualified competent professional.**



8. Electrical(52&53): 120 VAC outlets and lighting circuits.
9. HVAC Source(63&69): Heating / Cooling system register.

Bedroom

This section describes the inspection results for the interior components. A representative number of components are inspected for function, excessive wear and need for repair. In some cases, all or portions of these components may not be visible or accessible because of furnishings and personal effects. In such cases, these items are not inspected. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. No comment is offered on the extent of Cosmetic repairs that may be needed after removal of existing wall hangings and furniture. Your best protection is to conduct a pre-closing walk-through with all furniture and possessions have been removed from the home. In addition, The following are outside the scope of the inspection.

- * Central vacuum systems.
- * Home security/alarm systems

We inspect a representative number of windows for function, excessive wear and general state of repair. We do not determine conformance with safety or tempered glass requirements. Fixed security bars on the windows exterior may prevent exiting if the home is in an emergency and should be removed or replaced with removable security bars. Dual pane windows are inspected for fogging, moisture and discoloration between the windowpanes due to failed window seals. Window seals may have failed and not exhibited fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons we cannot guarantee that we will be able to detect all failed window seals.

This inspection does not cover any damage concealed by carpeting, rugs or furniture.

Personal belonging prevent full inspection of floors, walls, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

Bedroom (Continued)

A NPNI M D

Master. Left front and middle. Bedroom

1. Closet: Standard. - **Shelving / supports separating from wall in master. Recommend evaluation and any necessary repairs by a qualified professional.**



2. Ceiling(70): Painted drywall.

3. Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**



Bedroom (Continued)

Walls(70): (continued)



4. Floor(70): Carpet.

5. Doors(74): Interior hollow wood. Lock set(s) is not latching / functioning properly in left front room. Recommend evaluation and any necessary repairs by a qualified professional.



6. Windows(75): Double pane, vinyl frame.

7. Electrical(52&53): 120 VAC outlets and lighting circuits.

8. HVAC Source(63&69): Heating / Cooling system register.

Bathroom

This section describes the inspection results for the bathroom sinks, cabinets, countertops, electrical receptacles, tub, shower, toilet and ventilation. Fixtures are operated for a short time. To determine water flow, drainage and leakage. Some adverse conditions may not be identified during the short time of operation. Shut off valves are not operated due to their high potential for leakage / failure.

*cosmetic flaws such as scratches, stains etc. That do not affect function or outside the scope of the inspection.

Receptacles are modern 3-hole with ground. We test a representative number of receptacles for a proper wiring using a plug-in circuit tester. Starting in approximately 1975, ground fault circuit interrupter protected receptacles were introduced in the bathrooms. GFCI receptacles provide Superior shock protection compared to non GFCI protected receptacles. Homes built prior to this time do not typically have GFCI protected receptacles. Non GFCI protected receptacles can be upgraded to GFCI receptacles for improved safety. If GFCI are present, we test the GFCI to verify that they trip and the energize. GFCI receptacles should be tested monthly to verify proper operation.

****It is common for older or non frequently tested GFCIs to break / not reset once tripped during inspection. Inspector is not responsible for defective / aged GFCI do not test properly / reset.

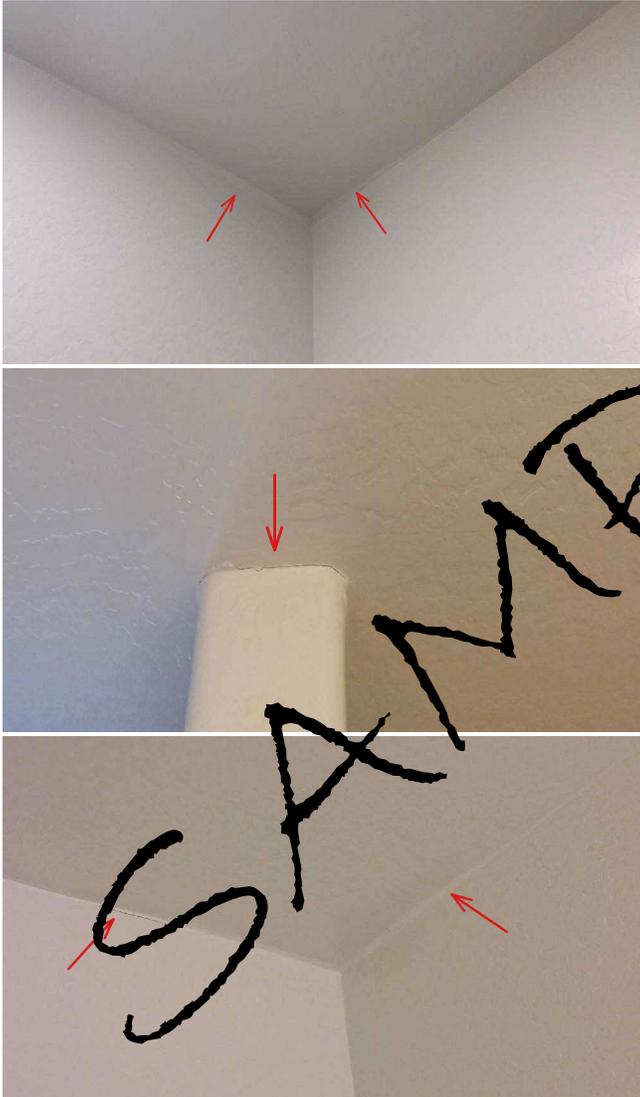
Personal belonging prevent full inspection of floors, walls, electric, plumbing, cabinets and counter tops. Once items are removed recommend a thorough walk through.

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Bathroom (Continued)

Master location., Main area. Bathroom

1. Closet: Single.
2. Ceiling(70): Painted drywall.
3. Walls(70): Painted drywall. **Premature settlement crack's noted. Recommend repairs by a qualified professional and monitor. If persists, recommended evaluation from structural engineer.**



4. Floor(70): Tile.
5. Doors(74): Interior hollow wood.
6. Windows(75): Double pane, vinyl frame., Non-opening. Located in master.
7. Electrical(52,53&54): 120 VAC GFCI outlets and lighting circuits.
8. Cosmetic flaws such as worn finishes, nicks , scratches and cleanliness are not within the scope of the inspection.
9. Counter/Cabinet:(73) Composite and wood.
10. Sink/Basin: One piece sink / counter top.
11. Faucets/Traps(32): Functional fixture with PVC trap.
12. We inspect the tub and faucet for functional flow, functional drainage and leakage. Typically the drain and water supply piping are not visible for inspection.

Bathroom (Continued)

13. Tub/Surround: Fiberglass tub and fiberglass surround. Spout gap present in main bathroom. Recommend sealing and monitoring to prevent moisture damage.



14. Shower/Surround: Fiberglass pan and fiberglass surround. Improper installation of master shower kit. This allows for large gaps around perimeter base. That will allow moisture to penetrate into building materials. Home owner was advised to just seal the gap. This has lead to improper sealing with holes that will still allow moisture to penetrate behind shower and no longer have any where to drain, causing related damages. It is our recommendation removing silicone and properly repairing/reinstalling.



Bathroom (Continued)

Shower/Surround: (continued)



15. Spa Tub/Surround:
16. Toilets: Basic style with standard flush.
17. HVAC Source(63&69): Heating / Cooling system register.
18. Ventilation: Electric ventilation fan.

SAMPLE

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Roof Conditions: Repairs necessary. - **Loose/displaced/damaged shingles were found in one or more location. Recommend evaluation and any necessary repairs by a qualified professional.**



Marginal Summary (Continued)

2. Roof Venting: Gable vent., Covered roof vents. **Vent hood is dented / damaged. This may allow for ponding and moisture penetration at damaged louver. Recommend evaluation and any necessary repairs by a qualified professional.**



Attic

3. Main access located at, Laundry room. Attic Roof Framing: 2x4 Rafter., 2x4 Truss cord., 2x6 Joist. **One or more support ties are damaged / displaced. Recommend evaluation and necessary repairs by qualified professional.**



Heating System

4. Main unit is in, Attic. Heating System Devices: Furnace / air handler Cabinet. **Holes / openings in cabinet noted. Allowing conditioned air to escape into attic location. Recommend evaluation and any necessary repairs by a qualified professional.**



Lots and Grounds

5. Grading(22): Minor slope. **One or more sinkhole(s) / Low spots were found. Recommend dirt be added to prevent ponding and further erosion. This promotes foundation deterioration and pest intrusion and needs correction and monitoring. .**

Lots and Grounds (Continued)

Grading(22): (continued)



6. Fences: Block fence with split rail metal gate with wood plank - Efflorescence was noted. This is a condition due to moisture. Recommend following up with neighbors for plant watering along fence line. Recommend monitor/maintain and repair as necessary.



Exterior

7. Cladding Conditions: Multiple conditions noted. Cracks and openings in need of repair to prevent water and pest intrusion. Dog door was not properly sealed during inspection and may allow moisture penetration. Signs of premature settlement cracks noted. Recommend evaluation and any necessary repairs by a qualified professional.



Exterior (Continued)

Cladding Conditions: (continued)



Exterior (Continued)

Cladding Conditions: (continued)



8. Entry Doors(15): Metal, Wood, Glass. **Settlement noted around trim and door is Unlevel in frame. Recommend evaluation and any necessary repairs by a qualified professional.**



Marginal Summary (Continued)

9. Patio Door: Sliding glass door. **Blocked drainage strip. This may allow moisture ponding of water in the track and related conditions. Recommend repairs.**

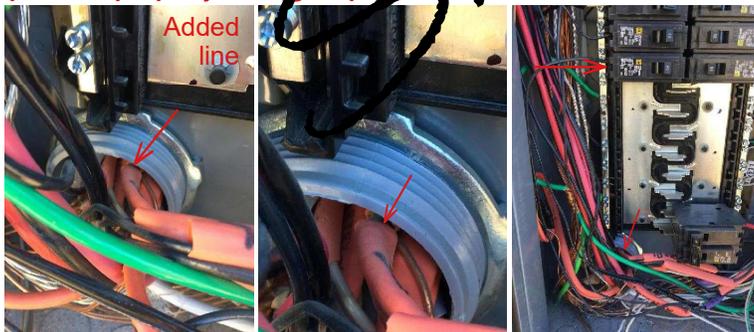


10. Exterior Electric: 120 VAC GFCI. **Loose or missing outlets / moisture cover. Recommend repairs to prevent moisture damage and pest intrusion.**



Electrical

11. 240 VAC Branch Circuits(49): Copper and aluminum - **Tenant made reference to the stove popping the circuit breaker. It is our findings that a line was added to garage post construction that was installed through the foam seal conduit. This is not the typical installation process and damage may have occurred to other lines. Stove operated properly during inspection. Recommend further evaluation and repairs as necessary.**



Marginal Summary (Continued)

Plumbing

12. DWV Vent Pipes(36): ABS, Drain for water conditioning system improperly connected to waist drain vent in attic. Prohibited method of joining pipe. Vent pipes can not be used for drains unless designed as a wet vent. If this is to be done the piping must be replaced with a proper diameter designed for such use. There is a possibility for clogging vent pipe, from salt and calcium buildup, rendering it useless, along with sewer gasses seeping into attic. This also presents possibility of cross connection. Recommend evaluation and necessary repairs by a competent qualified professional.



13. Cross Connections(35): Areas of Possible cross connections found. No anti siphons at hose bibs, Recommend upgrades. See DVW comments in this section for further issues.

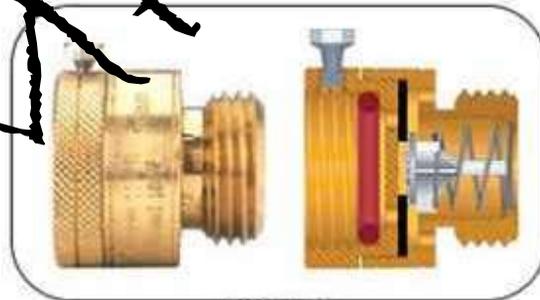
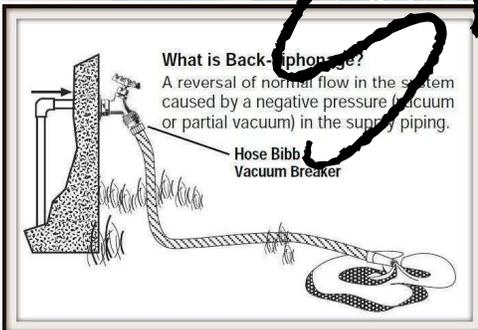


FIGURE B

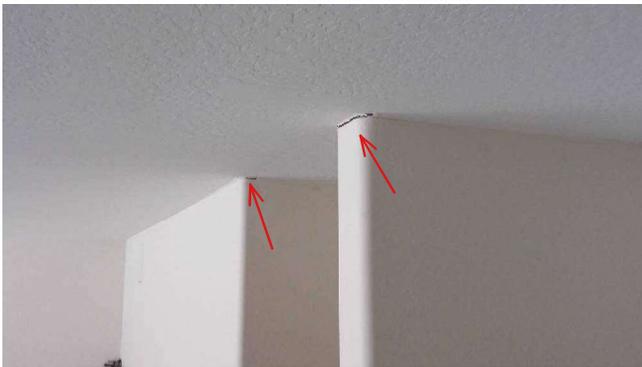


Garage/Carport

14. Attached. Garage Walls fire separation(76): Painted drywall. One or more openings noted. Recommend repairs with drywall material to restore Fire wall safety. (most caulking is not a fire rated material) . Signs of premature settlement cracks. Recommend repairs by a qualified competent professional and if persists, a structural engineer is recommended.

Garage/Carport (Continued)

Walls fire separation(76): (continued)



Kitchen

15. 1st Floor. Kitchen Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**



Living Space

16. Den., Dining Room., Living Room., Hallway(s) Living Space Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**

Living Space (Continued)

Walls(70): (continued)



17. Den., Dining Room., Living Room., Hallway(s) Living Space Windows(75): Double pane, vinyl frame. **Window in den is Unlevel in the casing. Appears to be operational at time of inspection. This can lead to hard operation and misalignment of the locks. Recommend evaluation and any necessary repairs by a qualified competent professional.**

Living Space (Continued)

Windows(75): (continued)

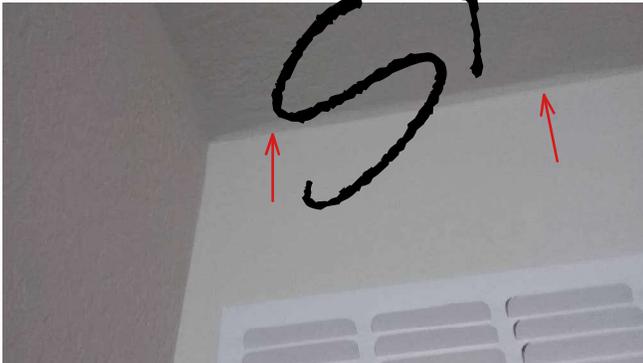


Bedroom

18. Master. Left front and middle. Bedroom Closet: Standard. - **Shelving / supports separating from wall in master. Recommend evaluation and any necessary repairs by a qualified professional.**



19. Master. Left front and middle. Bedroom Walls(70): Painted drywall. **Premature Settlement cracks noted. Recommend repairs by a qualified competent professional and monitor. If persists recommend evaluation from structural engineer.**



SAMPLE

Bedroom (Continued)

Walls(70): (continued)

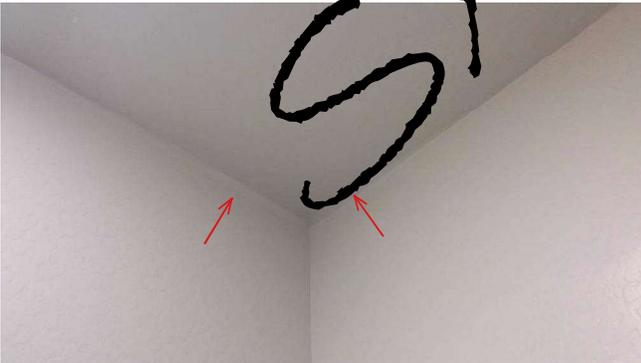


20. Master. Left front and middle. Bedroom Doors(74): Interior hollow wood. Lock set(s) is not latching / functioning properly in left front room. Recommend evaluation and any necessary repairs by a qualified professional.



Bathroom

21. Master location., Main area. Bathroom Walls(70): Painted drywall. Premature settlement crack's noted. Recommend repairs by a qualified professional and monitor. If persists, recommended evaluation from structural engineer.



Bathroom (Continued)

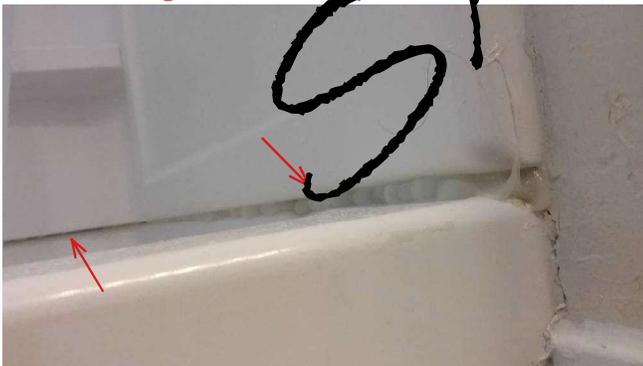
Walls(70): (continued)



22. Master location., Main area. Bathroom Tub/Surround: Fiberglass tub and fiberglass surround. **Spout gap present in main bathroom. Recommend sealing and monitoring to prevent moisture damage.**



23. Master location., Main area. Bathroom Shower/Surround: Fiberglass pan and fiberglass surround. **Improper installation of master shower kit. This allows for large gaps around perimeter base. That will allow moisture to penetrate into building materials. Home owner was advised to just seal the gap. This has lead to improper sealing with holes that will still allow moisture to penetrate behind shower and no longer have any where to drain, causing related damages. It is our recommendation removing silicone and properly repairing/ reinstalling.**



SAMPLE

Bathroom (Continued)

Shower/Surround: (continued)



Main bath proper
installion sample

SAMPLE