



BPG Inspection, LLC



Client(s):
Inspection Date: 11/29/2023
Inspector: Dan Pierce , 68780 (AZ)

Dan Pierce


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 1025173
 - Client's Last Name:
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Introductory Notes

IMPORTANT CLIENT INFORMATION

- ❌ 1. Items in the Property Information Report may have been inadvertently left off the Key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home. NOTE: Please read all 5 pages of the contract to better understand all the provisions and limitations of the BPG Property Inspection Services 90 Day Guarantee.

PERMITS

- ❌ 2. This item is checked if the inspector notes any new work electrical, plumbing, HVAC, structural, kitchen remodels, ECT. The work may be perfect in appearance. This item is checked for the following reasons: A municipal building permit may not have been obtained for the work done, and risk may be present such as zoning infringements, overbuilding ECT. Amateur workmanship may be indicated. Systems may be over extended and not visible to the inspector, such as electrical HVAC. Additions may be void of footings and may not be technically acceptable. All homeowner work accepted by the buyer is done at his own risk.

Structure

BASEMENTS

- ❌ 3. Termite tubes were visible underneath the staircase. Recommend pest control services be performed to prevent further infestations.



Item 3 - Picture 1

Exterior

PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

- ❌ 4. The rear patio ceiling has a misting system installed that is leaking inside of the patio cover. Recommend the interior piping be moved to the exterior of the home to prevent any future leaks. A qualified plumber could make repairs as needed.



Item 4 - Picture 1



Item 4 - Picture 2

- ❌ 5. The hand/guard rail for the upstairs loose. A fall or injury could occur if not corrected. A qualified technician should repair or replace as needed.

Action Items

Exterior



Item 5 - Picture 1



Item 5 - Picture 2



Item 5 - Picture 3

GRADING, DRAINAGE, and RETAINING WALL(S)

- ❌ 6. The drains in the backyard are not functioning as intended. We could not locate a termination point for the drains and they were not draining properly. Recommend asking the seller for the location of the drain termination points. A qualified person should clean all of the debris from the drains to ensure proper flow at the rear yard.



Item 6 - Picture 1



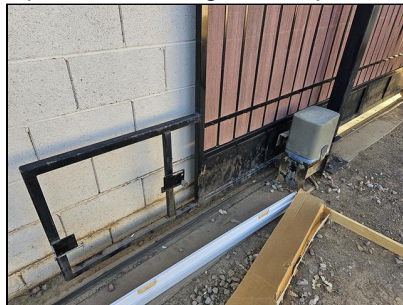
Item 6 - Picture 2



Item 6 - Picture 3

FENCES and GATES

- ❌ 7. The front vehicle gate was not fully operational. The chain was missing at the gate. Recommend a qualified repairman restore the operation to the gate and provide keyless openers for access.



Item 7 - Picture 1



Item 7 - Picture 2

DOORS (Exterior)

- ❌ 8. A door to the exterior at the back room is damaged. Recommend replacing the door for safety.

Action Items

Exterior



Item 8 - Picture 1

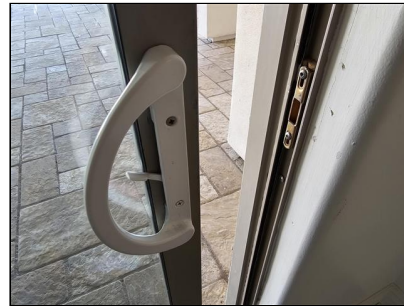


Item 8 - Picture 2

- ❌ 9. A lock at the sliding glass door is broken. It should be replaced.



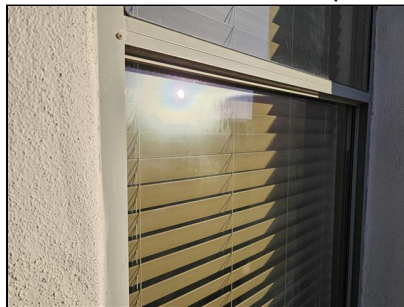
Item 9 - Picture 1



Item 9 - Picture 2

WINDOWS

- ❌ 10. Condensation staining, or droplets, is present between the panes of one or more insulated glass windows in the home. See Photos. This suggests a failure of the factory seal between the twin pieces of glass. There are some companies that can repair windows with moisture between panes without replacing the window. "Fogged" windows can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. We did NOT attempt to list every fogged window. Have a qualified glass contractor check ALL windows and determine if the breach can be fixed or if the window needs to be replaced. Any insulated glass units which display symptoms of breached seals should be repaired or replaced as desired.



Item 10 - Picture 1



Item 10 - Picture 2

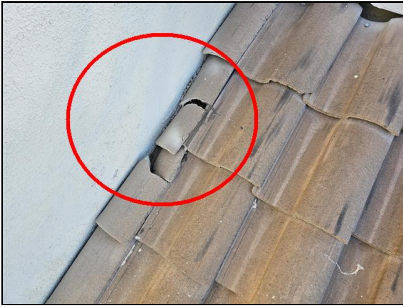
Roofing

ROOF COVERINGS

- ❌ 11. There are dislodged tiles at various locations leaving the felt underlayment, flashing exposed. Dislodged concrete tiles create vulnerable entry points for water, potentially leading to leaks, water damage, and compromised insulation. These gaps can also expose the underlying structure to the elements, increasing the risk of further deterioration. A qualified roofing contractor should review the roof covers and repair, replace tiles / underlayment as necessary.

Action Items

Roofing



Item 11 - Picture 1



Item 11 - Picture 2



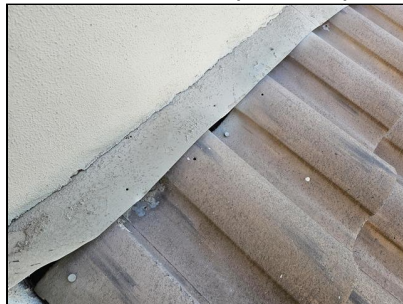
Item 11 - Picture 3



Item 11 - Picture 4

FLASHINGS and PENETRATIONS

- ❌ 12. The sidewall flashing at the front of home is loose and has exposed fasteners. Leaks can occur at the exposed fasteners. A qualified technician should repair or replace as needed.



Item 12 - Picture 1



Item 12 - Picture 2

Plumbing

WATER SUPPLY PIPING and FLOW/PRESSURE

- ❌ 13. Leaks were visible by the main water shutoff at the front of the home. Recommend a licensed plumber make any necessary repairs to the line or valves to repair the leak.

Action Items

Plumbing



Item 13 - Picture 1

- ✘ 14. A water line in the attic that is attached to the water filter is sweating above the garage. This could cause staining of the garage ceiling. Some staining and possible mold is visible under the filter in the garage on the wall. The system should be fully evaluated by a qualified technician for leaks and repaired as needed.



Item 14 - Picture 1



Item 14 - Picture 2



Item 14 - Picture 3



Item 14 - Picture 4



Item 14 - Picture 5



Item 14 - Picture 6



Item 14 - Picture 7



Item 14 - Picture 8



Item 14 - Picture 9

DRAIN, WASTE and VENTS PIPING

- ✘ 15. A sink at the exterior had poor flow and drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor to restore flow. A proper p-trap should be added as to prevent unwanted sewer gases from coming up.

Action Items

Plumbing



Item 15 - Picture 1



Item 15 - Picture 2



Item 15 - Picture 3

FUEL GAS SYSTEM

- ❌ 16. This building is served by a private liquefied petroleum gas (LPG) supply, which is stored in an aboveground storage tank located on the property. The main gas shutoff valve is located on top of the tank. Testing of the tank and its controls is beyond the scope of this inspection. There is no propane in tank. We did not inspect for leaks.

Underground gas lines were abandoned at the outdoor kitchen and pool heater. We could not test the interior fireplace, exterior fireplace, or any other appliance that needed propane for operation. Recommend having a qualified plumber evaluate these lines prior to using them to verify there are no underground leaks.



Item 16 - Picture 1



Item 16 - Picture 2



Item 16 - Picture 3



Item 16 - Picture 4

FIRE SPRINKLERS/WATER TREATMENT

- ❌ 17. There is a fire sprinkler system in the building. Inspection of this system is not included in the scope of this inspection. Code generally requires one head per 100 square of livable space.

SUGGESTION: The inspector does not do the calculations required to determine if the code is followed. Ask the owner about the service history of the system, or have it evaluated by a qualified fire sprinkler contractor as desired. Have system inspected by qualified contractor bi-annually or as required by home insurance company.

Action Items

Plumbing



Item 17 - Picture 1

SEPTIC SYSTEM

- ❌ 18. The home was depended on an older onsite wastewater treatment (septic) system. These systems eventually fail and can be very expensive to replace. The inspector strongly recommends that you have it inspected by a qualified contractor before the expiration of your Inspection Objection Deadline.

Electrical

INTERIOR RECEPTACLES, SWITCHES, and FIXTURES

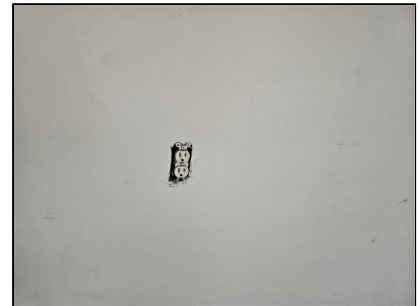
- ❌ 19. A switch cover plate is missing in the several areas of the home, we did not attempt to list every location. This leaves bare conductors exposed, creating a shock hazard. We DID NOT necessarily list all locations. Any missing cover plates should be replaced.



Item 19 - Picture 1



Item 19 - Picture 2



Item 19 - Picture 3

Heating and Cooling

COOLING SYSTEM(S)

- ❌ 20. The condensate overflow pan has rust present. This indicates a prior or ongoing leak in the evaporator coil or a clogged primary drain line, and possibly a blockage in the pan's drain line. If the pan overflows, the structure below will be damaged. No moisture was detected at the time of inspection.
- SUGGESTION: Recommend HVAC technician to evaluate and repair the system as needed.

Action Items

Heating and Cooling



Item 20 - Picture 1



Item 20 - Picture 2



Item 20 - Picture 3

Garage

GARAGE WALLS and CEILINGS

- ☒ 21. Termite shelter tubes were observed at one or more areas of the garage walls. mud tubes are telltale signs of a potential termite infestation, and professionals can confirm the presence, identify the termite species involved, and assess the extent of the problem. Following their inspection, a tailored treatment plan will be recommended, which may include localized or whole-house treatments. It's essential to heed their advice, which may also involve repairing damaged wood and implementing preventive measures. Regular termite inspections are wise for ongoing home maintenance, particularly in termite-prone regions, to prevent further damage and protect the structural integrity of the property. See your WDO report for details.



Item 21 - Picture 1



Item 21 - Picture 2

Interiors

WINDOWS

- ☒ 22. There is a damaged latch at the window in the Bedroom. We did NOT attempt to list every affected latch. Replace affected latches as needed.



Item 22 - Picture 1

DOORS AND CLOSETS

Action Items

Interiors

- ☒ 23. Several doors have hardware that is loose or in need of repairs. A handy person should adjust all doors with loose or damaged hardware as needed. Several interior knobs are coded, which may need removal.



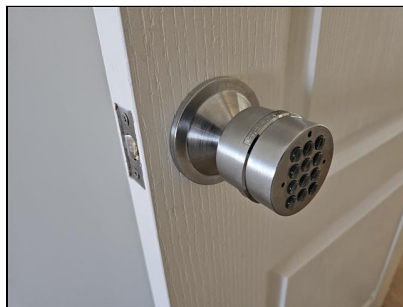
Item 23 - Picture 1



Item 23 - Picture 2



Item 23 - Picture 3



Item 23 - Picture 4



Item 23 - Picture 5

Kitchen

RANGE(S), OVEN(S), and COOKTOP(S)

- ☒ 24. Anti-tip hardware is not installed on this range. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. Although this safety feature may not have been required when the unit was manufactured or installed, it is needed for safety. We strongly recommend the hardware be installed as a safety upgrade.



Item 24 - Picture 1

DISHWASHER(S)

- ☒ 25. The dishwasher is leaking around the door. A qualified technician could repair or replace the door gasket, or other parts as needed.

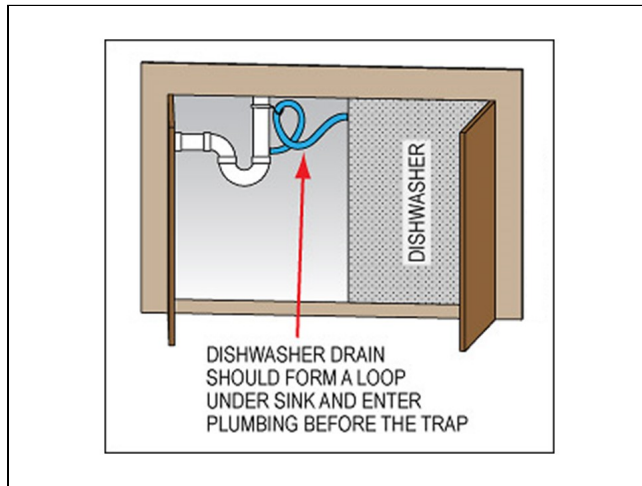
Action Items

Kitchen

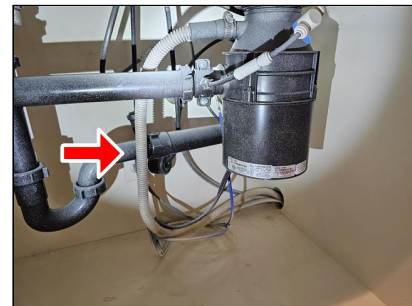


Item 25 - Picture 1

- ❌ 26. The dishwasher drain is connected to a hose that connects directly to the sink drain line or discharges into the garbage disposal. This can allow contaminated water to mix with the potable water supply. A qualified technician should install either a "high loop" or an approved air gap device to prevent prevent mixture of supply and waste water.



Item 26 - Picture 1 Dishwasher High Loop



Item 26 - Picture 2

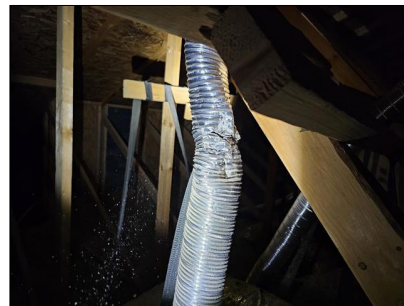
Bathrooms

BATHROOM VENTILATION

- ❌ 27. Bathroom ventilation piping in the attic is damaged, allowing moisture to enter the attic. Recommend the vent pipe be repaired to prevent excessive moisture in the attic.



Item 27 - Picture 1



Item 27 - Picture 2

JETTED TUB

Action Items

Bathrooms

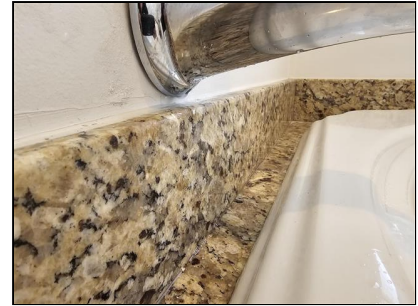
- ☒ 28. There is a plumbing leak in the wall behind the tub spout in the primary bathroom. The jetted tub turned on but could not be fully tested until the leak is stopped. Damage to the interior of the wall is possible if we kept filling the tub. Recommend the tub be repaired by a professional plumber and tested for operation.



Item 28 - Picture 1



Item 28 - Picture 2



Item 28 - Picture 3



Item 28 - Picture 4



Item 28 - Picture 5

Laundry

LAUNDRY TUB

- ☒ 29. The laundry tub legs are missing. Recommend the legs be replaced to prevent the sink from disconnecting from the wall. The back is screwed onto the wall with a couple screws only.



Item 29 - Picture 1



Item 29 - Picture 2

Lawn Sprinklers

LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION

- ☒ 30. Zone valves on the east side of the home were full of water. This could be from leaking or just poor grading around the boxes. The area they are mounted in is designed to carry water away from the backyard.

Action Items

Lawn Sprinklers



Item 30 - Picture 1

Pools & Spas

CLIENT INFORMATION

31. This pool and or spa has multiple pumps / water features or filters. While the valves and piping may be labeled we do not turn valves or test the backwash system. The seller or a qualified pool / spa professional should demonstrate all valve functions, water features, cleaning systems or any related equipment prior to your closing date. Any unlabeled valves should be clearly labeled.

GENERAL CONDITIONS OF SPA

32. The spa did not stay filled, but did fill up after running the spa booster for several minutes. There is likely a balance or equalizing issue between the pool and spa. Recommend a pool professional evaluate the system for proper operation.



Item 32 - Picture 1



Item 32 - Picture 2



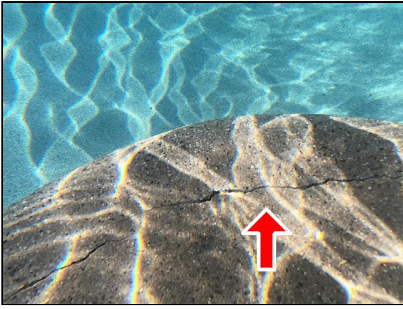
Item 32 - Picture 3

SURFACE WALLS AND FLOOR OF POOL/SPA

33. The pool and or spa vessel surface material shows signs of cracking and will have a limited remaining useful life. The pool may be leaking underneath. Consult a qualified pool professional to determine remaining useful life and future replacement costs.

Action Items

Pools & Spas



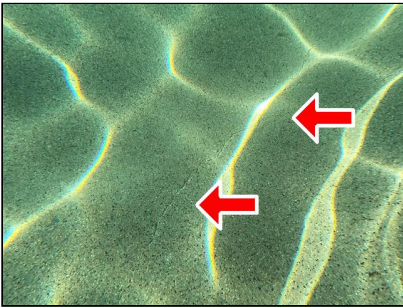
Item 33 - Picture 1



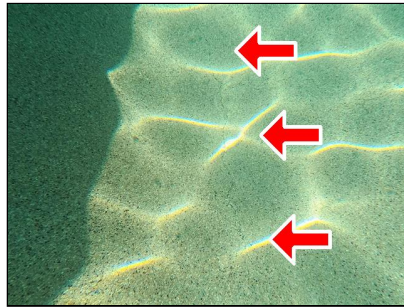
Item 33 - Picture 2



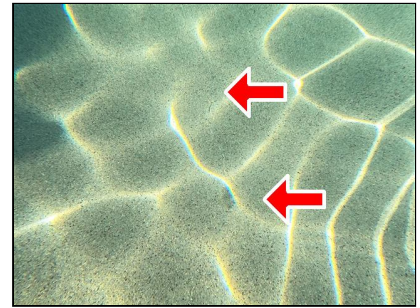
Item 33 - Picture 3



Item 33 - Picture 4



Item 33 - Picture 5



Item 33 - Picture 6

- ❌ 34. Pool or spa vessels that have been empty for any length of time can be subject to loss of the plaster or pebble finish when re-filled. Drained pools /spas are common to homes left vacant or foreclosed. We cannot determine if that was the case with this pool and or spa. Ask the seller for maintenance receipts or verification that the pool / spa has remained filled during the time this home has been vacant.
- ❌ 35. The caulk joint between the pool vessel and deck is loose. This can lead to further deterioration if not corrected. A qualified person could seal the joint with approved material.



Item 35 - Picture 1



Item 35 - Picture 2

POOL FILTER and RETURN

- ❌ 36. The canister tank or body was damaged and flooded the pool house. Debris was being pushed back into the pool. The Inspector recommends service by a qualified contractor.

Action Items

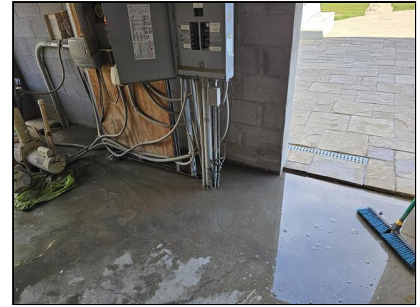
Pools & Spas



Item 36 - Picture 1



Item 36 - Picture 2



Item 36 - Picture 3

OVERFLOW SKIMMERS AND DRAINS

- ☒ 37. The skimmer basket is broken / damaged and needs replacement.



Item 37 - Picture 1



Item 37 - Picture 2

- ☒ 38. The diverter plate, a device used in the skimmer to control the flow of water between the skimmer and the main drain is missing. A qualified technician should replace the diverter plate.



Item 38 - Picture 1



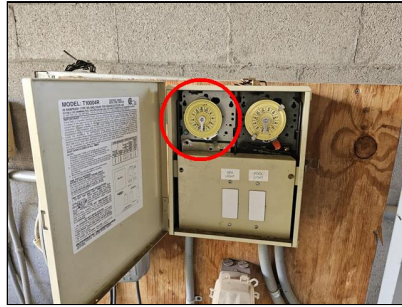
Item 38 - Picture 2

POOL ELECTRICAL

- ☒ 39. The underwater light in the pool is not functional. A qualified technician should make repairs or modifications as necessary. Ask the seller if the system operates on a remote that was not found during the inspection.
- ☒ 40. There were no timer pins on the timer dial of the pool equipment. This allows the pump to turn on and off automatically at a time set by the home owner. Both the ON and OFF timer pins were missing. These items are only a few dollars and available at any pool store. I recommend purchasing these pins and installing them or having a qualified pool technician install them as needed. It should be noted the pool equipment was on when the inspector arrived at the home. The inspector left the equipment the way he found it when he left. It can not be determined how long the equipment has been allowed to run currently. So I recommend the home owner consider getting this done as soon as possible to prevent unneeded wear on the pool equipment.

Action Items

Pools & Spas



Item 40 - Picture 1

SPA BLOWER

- ❌ 41. The blower failed to respond to normal operating controls at the time of this inspection. A qualified technician should repair or replace the blower motor.

Out Building

DRAINS, WASTES, VENTS

- ❌ 42. The AAV valve in the bathroom is not connected. This may allow sewer gases to enter the home. Recommend securing for safety.



Item 42 - Picture 1

Consideration Items

Introductory Notes

ENVIRONMENTAL

- ☒ 43. Mold may be present in hidden areas of a structure. There are thousands of different types of mold. Some people do have adverse health reactions to certain molds. The Federal Environmental Protection Agency has not established any standards for levels of mold within a residential structure that may lead to human health problems. Determination of mold that may be present can only be determined with a laboratory test of the suspected material, or by air sampling. Testing for mold is not within the scope of this inspection.

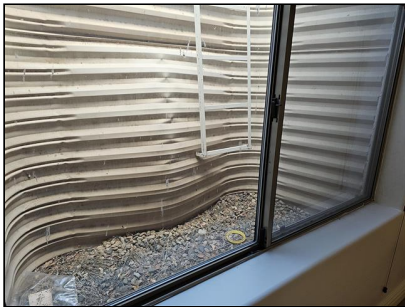
WALK THROUGH INFORMATION

- ☒ 44. During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

Structure

BASEMENTS

- ☒ 45. The basement under this building will most likely never be completely dry because of the construction methods employed and/or soil conditions. - **SUGGESTION:** We recommend that you not store valuables or items subject to moisture damage in the basement.
- ☒ 46. Debris has collected in a window well. The debris can be conducive to insect and/or water damage of the window.
- **SUGGESTION:** The wells should be cleaned now and kept clean as part of routine maintenance.
- ☒ 47. A window well on the east is bulging from possible backfill or concrete. The area could be repaired as needed, but appears stable at this time.



Item 47 - Picture 1



Item 47 - Picture 2



Item 47 - Picture 3



Item 47 - Picture 4

Consideration Items

Structure

Exterior

EXTERIOR INSPECTION LIMITATIONS

- ☒ 48. Barbecues and fire pits are not within the inspection scope. However, we will check accessible gas line and shut offs associated with these appliances.



Item 48 - Picture 1



Item 48 - Picture 2



Item 48 - Picture 3

PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S)

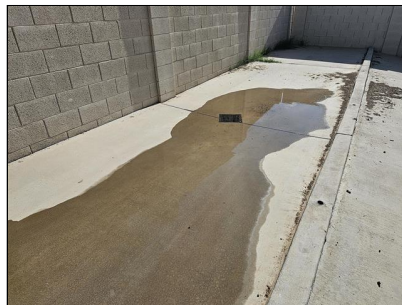
- ☒ 49. The exterior steps are cracked and may allow water to enter below. Recommend sealing the stairs to prevent water damage.



Item 49 - Picture 1

GRADING, DRAINAGE, and RETAINING WALL(S)

- ☒ 50. We could not verify what this drain is meant for, ask the seller.



Item 50 - Picture 1

FENCES and GATES

- ☒ 51. There are step cracks in the mortar of the masonry fence at the property. If the wall has settled due to wet conditions, the source of moisture should be eliminated to prevent further cracking.
- SUGGESTION: A qualified technician could patch the cracks.

Consideration Items

Exterior

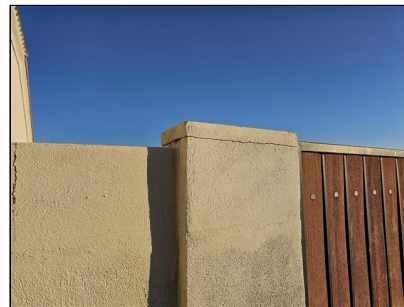


Item 51 - Picture 1

- 52. Cap blocks are loose or missing at one or more of the masonry fence pilasters. Recommend repair by a qualified technician. This will be an ongoing maintenance issue for the homeowner and should be periodically checked for proper adhesion.



Item 52 - Picture 1



Item 52 - Picture 2

WALL CLADDING and TRIM

- 53. There are moderately-sized cracks at several locations in the stucco. Such cracks can allow water to enter the wall cavity and cause damage to structural components. A qualified technician could make repairs or modifications as necessary.



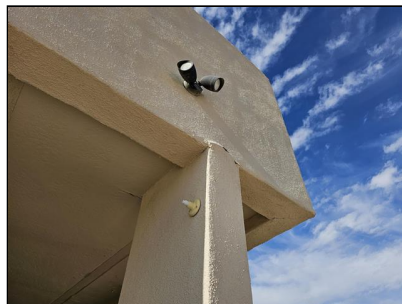
Item 53 - Picture 1



Item 53 - Picture 2



Item 53 - Picture 3



Item 53 - Picture 4

Consideration Items

Exterior

54. There is a Pet door installed in this home. This is an easy entrance point for pests. If not being used I recommend closing off and sealing the pet door.



Item 54 - Picture 1

DOORS (Exterior)

55. One or more of the deadbolts on the exterior doors is the type that requires a key to operate from either side. This condition can provide more security but can also be a hazard in case of an emergency. Some jurisdictions may not permit their installation. It is the occupant's choice as to which issue is more important. We recommend keeping a key near the door as well as educating occupants or tenants (especially children or the elderly) in the use of the double deadbolt and the location of the keys.



Item 55 - Picture 1

WINDOWS

56. Several window screens are missing. All window screens should be replaced as needed.



Item 56 - Picture 1

Roofing

ROOF COVERINGS

57. Areas of minor peeling and cracking were noted in the elastomeric coating. Maintenance service is needed.

Consideration Items

Roofing



Item 57 - Picture 1



Item 57 - Picture 2



Item 57 - Picture 3



Item 57 - Picture 4

58. Mineral paper cap sheet was used on a separation wall on the roof. This material may have been added to prevent bird damage at this area.



Item 58 - Picture 1

FLASHINGS and PENETRATIONS

59. The valleys are obstructed by an accumulation of bird debris. The debris can promote moisture penetration of the roofing system. Regular maintenance and clearing of all debris from the valleys is recommended as part of routine roof maintenance.

Consideration Items

Roofing



Item 59 - Picture 1



Item 59 - Picture 2



Item 59 - Picture 3



Item 59 - Picture 4



Item 59 - Picture 5

SOLAR PANELS

- ☒ 60. There are active solar panels on the roof that are not within the inspection scope. We suggest contacting a qualified person to evaluate the condition of this system.



Item 60 - Picture 1

Plumbing

PLUMBING INSPECTION LIMITATIONS

- ☒ 61. It is not unusual to find plumbing leaks and clogged drains in a building that has been left vacant. Often, such leaks and blockages do not become apparent until the building is occupied. Leaks can include valve stem packing drips, shower or tub seepage, running toilets or pinhole solder joint leaks. Sometimes, leaks will seal themselves as components such as washers and O-rings settle in place. Leaks and blockages need to be repaired by a plumber.
- ☒ 62. Toilets in properties that have remained vacant for several months or more may have wax ring seals at the waste line connections that have dried up and no longer hold a seal between the bowl and waste piping. Usually toilets without water visible in the bowl and or tank is an indication this condition may exist, although evaporation is also a factor. Typical testing of these fixtures (2 or 3 flushes each) during the time allotted for the inspection may not reveal leaking wax rings. We recommend have the seals replaced by a licensed plumber if needed.

Consideration Items

Plumbing

63. This home has a full or partial basement that includes a sump pump and sewage ejector. Sump pumps cannot be tested without adequate rainfall before or during the inspection. Sewage ejectors will be tested by running a sufficient amount of water to trigger one cycle.



Item 63 - Picture 1

64. Water softeners or water treatment systems are not within the inspection scope. As a courtesy, your inspector observed one or more of the following conditions. Unit unplugged and does not appear functional. Unit in By-Pass mode, out of service. Water softener is old leaking. We advise you to consult a qualified person regarding operation and maintenance of this appliance.

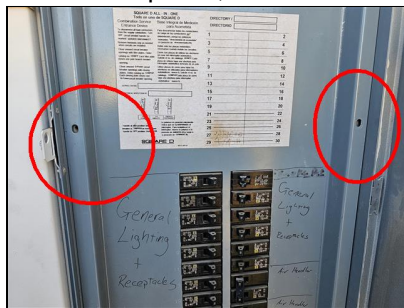


Item 64 - Picture 1

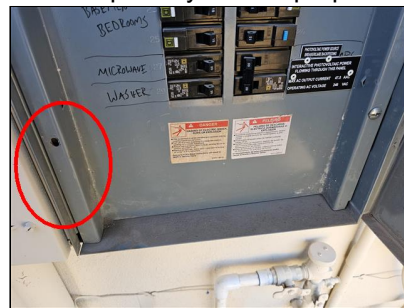
Electrical

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS

65. A screw needed to close the cover is missing. Loose panel covers can be an increased fire hazard. Each screw hole should have installed in it a special, blunt-end screw made especially for this purpose.



Item 65 - Picture 1



Item 65 - Picture 2

66. The main distribution panel has several circuit breakers that need labels identifying their location(s). General Lighting is not useful for most situations. Many labels are hard to read and should be reprinted.

Consideration Items

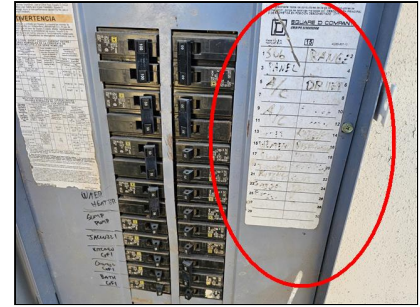
Electrical



Item 66 - Picture 1



Item 66 - Picture 2



Item 66 - Picture 3

WIRING

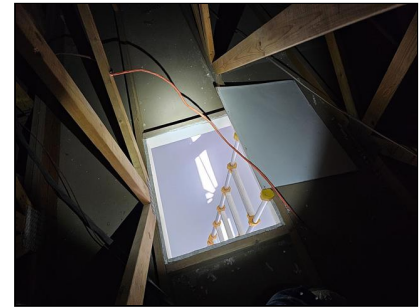
67. Unprotected electrical wires were installed across the tops of floor joists located within 6 feet of the attic access. These wires are subject to damage from persons entering and exiting the attic. The Inspector recommends that substantial guard strips as least as high as the wire be installed to protect any wires within 6 feet of the attic access hatch.



Item 67 - Picture 1



Item 67 - Picture 2



Item 67 - Picture 3

68. The bonding clamp on the water supply is loose. Recommend reattaching as needed. Some of the interior plumbing has been converted to plastic so bonding wouldn't be necessary/



Item 68 - Picture 1

Heating and Cooling

IMPORTANT CLIENT INFORMATION

69. Heat pumps are complex pieces of equipment. Invasive technical analysis of all components of the system is beyond the scope of this inspection. For greatest efficiency and service life, we recommend regular maintenance by an HVAC contractor.
70. Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home

Consideration Items

Heating and Cooling

inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

CEILING FANS

71. A ceiling fan is not functional in the Bedroom. A qualified technician could evaluate the fan and determine what corrective action is necessary.



Item 71 - Picture 1

DISTRIBUTION SYSTEM(S)

72. The filter is dirty. This decreases its effectiveness, and blocks airflow. This can dramatically decrease the efficiency of both the heating and cooling system if present. Change or wash the filters now, and at regular intervals thereafter. The filter should be replaced with a properly sized filter to ensure proper function. If the system has been operating in this condition for an extended period of time, service by a licensed HVAC contractor is advised to check the cleanliness of the fan, evaporator coil, ducts, etc., and clean it as needed.

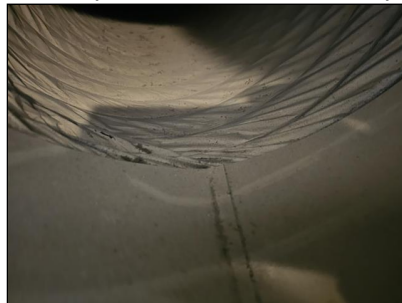


Item 72 - Picture 1

73. Although a complete visual inspection of the inside of the ductwork is not possible, debris was seen in the vents; indicates the need for cleaning ducts. Have a qualified technician that specializes in this area, clean the ducts.



Item 73 - Picture 1



Item 73 - Picture 2



Item 73 - Picture 3

Consideration Items

Attic

ATTIC ACCESS and GENERAL CONDITIONS

- 74. The hatch cover over the attic access is not insulated or the insulation is not attached. This can allow cool or warm air to escape the home. Recommend installing proper insulation on the attic hatch. A handy person can do the work.



Item 74 - Picture 1



Item 74 - Picture 2



Item 74 - Picture 3

Garage

GARAGE DOOR(S) and OPENER(S)

- 75. A garage vehicle door panel had moderate damage visible. The Inspector recommends maintenance be performed by a qualified contractor.



Item 75 - Picture 1



Item 75 - Picture 2



Item 75 - Picture 3

Interiors

FLOORS

- 76. While beyond the scope of this inspection to comment on flooring items it is noted that there are gaps in the pergo type flooring. Recommend repair by a qualified individual.



Item 76 - Picture 1

WINDOWS

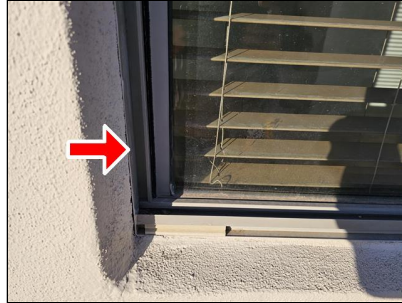
Consideration Items

Interiors

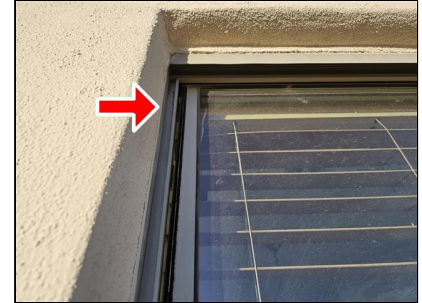
- ☒ 77. The slider windows are in operating condition. However, minor wear and tear to the tracks and slides is evident. The operation of the windows could be improved with cleaning and lubrication. All poorly operating or non-operating windows should be repaired as necessary.
- ☒ 78. One or more windows do not operate smoothly, are difficult to latch or are in need of adjustment. This condition does not generally necessitate immediate repair. Window exteriors require proper maintenance to avoid rot, water or air infiltration. All poorly or non-operating windows and their associated hardware should be cleaned, lubricated, and adjusted for smoother operation. Where needed, essential hardware, such as operator cranks, sash balances and latches should be replaced with compatible components. Generally, improvements are made on an as-needed basis only.



Item 78 - Picture 1



Item 78 - Picture 2



Item 78 - Picture 3



Item 78 - Picture 4



Item 78 - Picture 5



Item 78 - Picture 6

SMOKE & CO DETECTOR(S)

- ☒ 79. There are no spare sprinkler heads in the control box. Recommend installing one of each type used in the home in the control box.



Item 79 - Picture 1

- ☒ 80. The trim ring around some of sprinkler heads are missing or loose to the ceiling. This allows unfiltered air to enter into the home. Recommend repair by qualified contractor.

Consideration Items

Interiors



Item 80 - Picture 1



Item 80 - Picture 2



Item 80 - Picture 3

FIREPLACE(S) & CHIMNEY(S)

81. No gas service to home. Fireplace not tested. You should verify normal operation prior to closing date.



Item 81 - Picture 1



Item 81 - Picture 2



Item 81 - Picture 3



Item 81 - Picture 4

82. The flue has a heavy build-up of soot or dust, which could lead to a chimney fire. The condition of the flue could not be determined. A qualified chimney sweep should evaluate the flue, then make repairs or modifications as necessary.



Item 82 - Picture 1

STAIRWAY(S) AND RAILING(S)

Consideration Items

Interiors

83. The hand grip railings do not return to the wall as is standard in modern construction. This could be a safety hazard. Modifying the railings is recommended to prevent hooking clothing and falls.



Item 83 - Picture 1



Item 83 - Picture 2

Kitchen

SINK(S) and GROUT/CAULKING

84. Caulking at the kitchen sink area is deteriorated and/or missing. This could allow water to enter into the cabinet below and cause further damage. A qualified technician should remove the old caulking and re-caulk as needed.



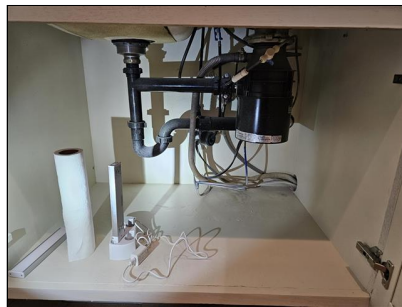
Item 84 - Picture 1



Item 84 - Picture 2



Item 84 - Picture 3



Item 84 - Picture 4

DISHWASHER(S)

85. The dishwasher is loose in the cabinet and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

Consideration Items

Kitchen



Item 85 - Picture 1



Item 85 - Picture 2

RANGE HOOD/EXHAUST

- ☒ 86. The exhaust fan was functional but no exhaust duct to the exterior was installed at the time of the inspection. The Inspector recommends that an exhaust duct be installed to exhaust moisture and odor created during cooking to the home exterior.

Bathrooms

FAUCETS / BASINS / DRAINS

- ☒ 87. The drain stop(s) for the wash basin in the guest bathroom is damaged. It should be repaired or replaced to restore proper function.



Item 87 - Picture 1



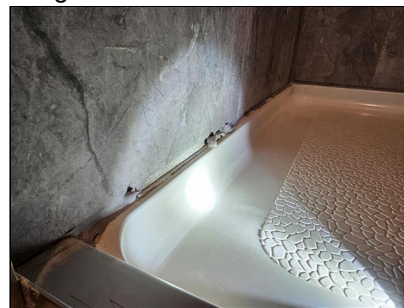
Item 87 - Picture 2

SHOWER WALLS and ENCLOSURE

- ☒ 88. Caulking/Grout at the hall bathroom shower is deteriorated. Missing or deteriorated caulking can promote water penetration into the adjoining structure. The old caulking should be removed and re-caulked. NOTE: Treat the area as needed before re-caulking to prevent mildew from occurring.



Item 88 - Picture 1



Item 88 - Picture 2

BATHTUB(S)

- ☒ 89. The drain stop for the bathtub in the bathroom is missing. The bathtub could not be filled. It should be replaced to restore proper function by a qualified plumber.

Consideration Items

Bathrooms



Item 89 - Picture 1



Item 89 - Picture 2

90. When operated the shower head was observed to be leaking at the fitting. A qualified person should make the repairs.



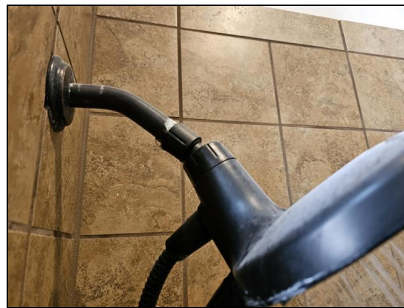
Item 90 - Picture 1



Item 90 - Picture 2



Item 90 - Picture 3



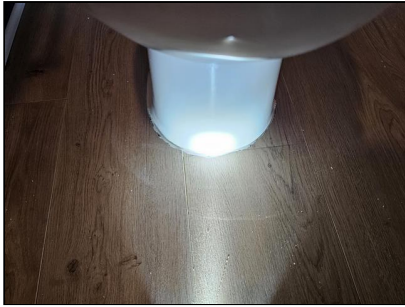
Item 90 - Picture 4

FLOOR and WALLS

91. Caulk lines in the floor of the bathrooms needed maintenance at the time of the inspection. Loose flooring was noted in front of a bathroom toilet that should be secured. All work should be performed by a qualified contractor.

Consideration Items

Bathrooms



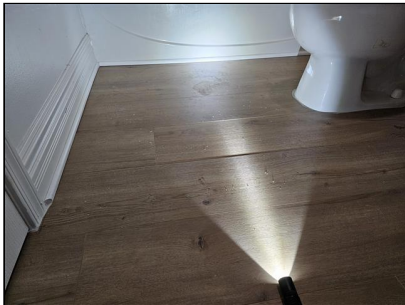
Item 91 - Picture 1



Item 91 - Picture 2



Item 91 - Picture 3



Item 91 - Picture 4



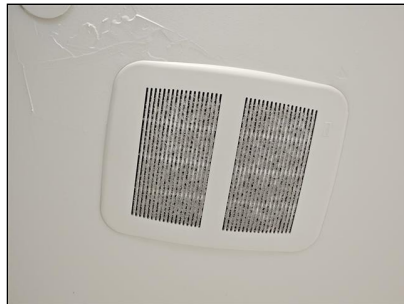
Item 91 - Picture 5



Item 91 - Picture 6

BATHROOM VENTILATION

- 92. The vent in the bathroom is very dirty and will not vent properly. Recommend removing and cleaning the bathroom vent and fan components.



Item 92 - Picture 1

- 93. Several vent fans in the bathroom are unusually noisy or not functional. The noise could indicate imminent failure of the fan. Have the fan serviced or replaced by a qualified appliance technician.



Item 93 - Picture 1



Item 93 - Picture 2

JETTED TUB

Consideration Items

Bathrooms

94. An access panel should be fitted behind the primary bathroom jetted tub.



Item 94 - Picture 1



Item 94 - Picture 2

Laundry

CLOTHES WASHER and DRYER HOOK-UPS

95. The clothes washer is installed at the interior of the building. The original rubber hoses are installed for the clothes washer supply lines. We recommend for all interior installed clothes washers to upgrade to burst proof supply hoses.



Item 95 - Picture 1

DRYER VENT

96. The dryer vent is installed through the roof. Installation in this manner makes condensation problems or lint buildup in the vent more likely. The vent should be cleaned frequently. A qualified technician could re-route the vent.
97. Unless the dryer vents at an exterior wall directly behind the appliance, we recommend that you clean the dryer vent of any lint buildup. This is particularly important if the dryer vents to the roof.



Item 97 - Picture 1

Pools & Spas

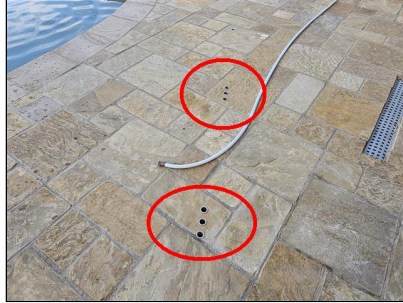
POOL BARRIERS, and DECKING

98. We have no enforcement power regarding the pool protective barrier regulations. Since these barrier regulations vary between jurisdictions, we recommend that you consult the local authority having jurisdiction, and get a copy of

Consideration Items

Pools & Spas

their latest regulations. Statements made in this report about any of the components in a barrier system are not offered, nor should they be construed as a legal opinion regarding compliance with any governmental regulation.



Item 98 - Picture 1

99. Doors on this structure have direct access to the pool/spa area. The doors are not equipped with self-closing mechanisms. Safety standards dictate that doors having direct access to the pool/spa area should have self-closing mechanisms.
- SUGGESTION: Pool barrier regulations vary from jurisdiction to jurisdiction. Consult the local building and safety department and get a copy of their pool barrier and fencing requirements.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC