BPG Inspection, LLC

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

Date: 11/29/2023	**Time:** 08:00:00 AM	**Report ID:** 1025173
Property:		**Prepared By:** Dan Pierce

General Information

Scope
This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the State of Arizona for Home Inspectors. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Home inspectors are **not** required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Any comments in this report that comment on any of the non covered items should not be considered a complete inspection of said item but done as a courtesy to the buyer to better inform them of potential issues.

Use of Reports
If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee
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. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full

explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions
The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended **unless otherwise noted.**

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status: Vacant Without Interior Furnishings	**Style of Home:** One Story Single Family Dwelling	**Age Determination:** By Observation
Attendees: Client and Client's Agent	**Age Of Home:** 16 to 20 Years	**Home Viewed From:** Street
Direction of House: House Faces South	**Weather:** Clear	**Outside Temperature:** 60 - 70 degrees
Soil Condition: Dry	**Lot Topography:** Nearly Flat	**Standards of Practice:** State of Arizona Standards of practice

1. Introductory Notes

Inspections done in accordance with these standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These standards are applicable to buildings with four or less dwelling units and their garages or carports.

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- 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.
- Your inspector cannot predict the actions of your insurance carrier. If you have any uncertainty about what your carrier may be willing to insure, or any discounts you may be awarded for fire suppression systems, we recommend that you consult your insurance agent before you close escrow.

ENVIRONMENTAL [Not Inspected]

- 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.

- SHOULD I TEST FOR MOLD?
  The Environmental Protection Agency does not recommend testing as a first step to determine if you have a mold problem. Reliable air sampling for mold can be expensive and requires expertise and equipment that is not available to the general public. Property owners generally will need to pay a contractor to carry out such sampling, because insurance companies and public health agencies seldom provide this service. Mold inspection and cleanup is usually considered a housekeeping task that is the responsibility of the owner or landlord, as are roof and plumbing repairs, house cleaning, and yard maintenance. Another reason the health department does not recommend testing for mold contamination is that there are few available standards for judging what is an acceptable quantity of mold for any of the thousands of species. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is at best a general guide.

  The simplest way to deal with a suspicion of mold contamination is, if you can see or smell mold, you likely have a problem and should take steps outlined below. Mold growth is likely to recur unless the source of moisture that is allowing mold to grow is removed and the contaminated area cleaned.

  If you have concerns about mold and or other indoor air quality issues we recommend that you contact specialists in the field such as the Centers for Disease Control, the Environmental Protection Agency and other true experts. Be prepared to receive differing opinions from different experts.

  For further information regarding mold and other indoor air contaminates we recommend that you visit the CDC website at: http://www.cdc.gov or the EPA at: http://www.epa.gov/iaq/molds

WALK THROUGH INFORMATION [Not Inspected]

- 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.

OVERALL BUILDING CONDITIONS [Inspected]

- Based on the inspector's observations, this building is of standard quality typical for a building this age. The building needs only routine maintenance and minor repairs as described in this report.
- It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

PERMITS [Not Inspected]

- Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.
- 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.

PICTURES [Inspected]

- Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.
- The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constituent a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner. The Inspector is not liable in any way for any damage or any loss relating to the use of thermal imaging equipment during the inspection or the quality/accuracy of information provided by thermal images included in the report.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected;however probing is not required when probing could damage any finished surfaces. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Styles & Materials

Foundation Type and Material: CMU Masonary Block Perimeter Walls Interior Grade Beams	**Wall Structure:** Wood Masonry	**Roof Structure:** Engineered Wood Trusses Conventional Rafter OSB - Oriented Strand Board
Ceiling Structure: Wood Trusses	**Floor Structure:** Concrete Slab Wood Joists	**Columns or Piers:** Wood Columns With Stucco Cladding

Inspection Items

STRUCTURE INSPECTION LIMITATIONS [Not Inspected]

- The ceiling joists are concealed by thermal insulation. They could not be visually inspected.
- The opinions expressed in this report regarding the construction methods and conditions of structural components are based on a limited visual inspection.

FOUNDATION / CONCRETE SLAB [Inspected]

- The entire concrete slab and or sub flooring is not visible. Some areas, such as the garage, exterior storage closets or a detached laundry room may be partially visible. Viewing the areas covered by flooring and any exposed or partially exposed areas, we have determined the concrete slab to be intact and functional.
- Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern.

ROOF STRUCTURE [Inspected]

- The photos show the areas in the attic that were accessible to your inspector. These areas, when reviewed, showed no signs of structural deficiencies on the day of the inspection.

Roof Sheathing Material

- A conventional rafter roof, also known as a stick-framed roof, is one of the most common roof designs in residential construction. It consists of a network of individual rafters, typically made of wood, that slope downward from the ridge beam to the eaves. These rafters are evenly spaced and provide the primary structural framework for supporting the roof decking and roofing materials. Conventional rafter roofs are versatile and can accommodate various architectural styles and roof shapes, making them popular in home construction. They allow for the inclusion of features like dormers, skylights, and vaulted ceilings, providing both aesthetic and functional flexibility in roof design.

WALLS (Structural) [Inspected]

- While the walls are covered on both the exterior and interior, no defects were observed during the inspection. Since the framing system is not visible to your inspector, you should call your inspector immediately if any adverse cracking becomes apparent in the future.

COLUMNS [Inspected]

- The columns, as described in the Styles & Materials section, were intact and functional at time of inspection. Since these columns are covered with a finish veneer, you should call your inspector immediately if any adverse shifting and or cracking occurs.

BASEMENTS [Inspected]

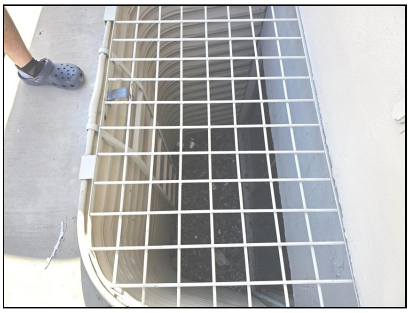
- No evidence of moisture penetration was visible in the basement at the time of the inspection. We cannot predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at yard surface. The ground around the building should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should be used to collect roof water and discharge the water at least five (5) feet from the foundation or into a approved, functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are a contributor to basement leakage. If basement leakage problems are experienced, lot grading and roof drainage improvements should be undertaken as a first step. Please be wary of contractors who recommend expensive solutions. Excavation, damp proofing and/or the installation of exterior or interior drainage systems should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- 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.
- 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.

- 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.



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

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches including railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any

garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;





Styles & Materials

Driveway Surface: Concrete	**Walkway Surface:** Concrete	**Patio Surface:** Concrete
Window Material: Metal Frame Double Pane	**Cladding:** Stucco	**Soffit/Fascia:** Stucco
Trim: Wood	**Exterior Door Type:** Steel Glass/steel	**Fence:** Concrete Block
Gate: Metal Wood		

Inspection Items

EXTERIOR INSPECTION LIMITATIONS [Not Inspected]

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



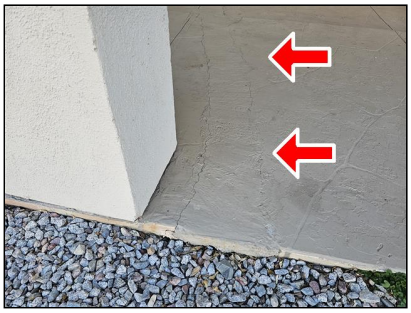
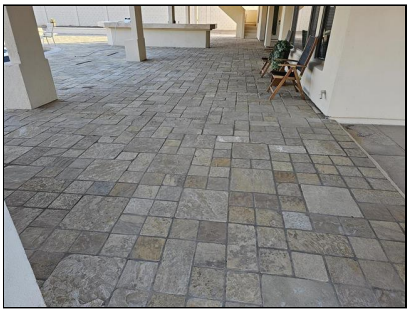
VEGETATION [Inspected]

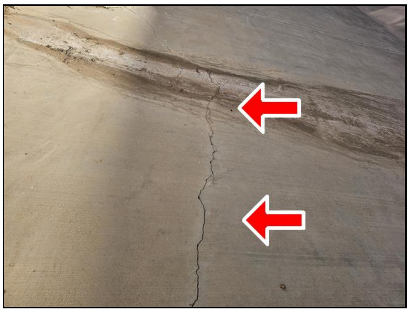
- The vegetation at the time of the inspection was a prudent distance from the structure. Be sure to keep all vegetation away from the structure in order to help prevent moisture and or pest issues.

DRIVEWAY(S), PATIO(S), and WALKWAY(S) [Inspected]

- Common cracks (1/4 inch or less) were visible at the time of the inspection. Cracks exceeding ¼ inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from moisture.

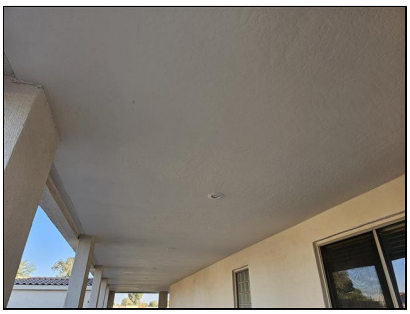




PATIO COVER(S) and BALCONIE(S) DECK(S) STEP(S) RAILING(S) [Inspected]

- The porch, patio and balcony structures showed no signs of any deficiencies at the time of inspection.


☒ - 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.


☒ ◆ 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.



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

GRADING, DRAINAGE, and RETAINING WALL(S) [Inspected]

☒ ◆ 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.



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

FENCES and GATES [Inspected]

- 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.

- 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.

- 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.

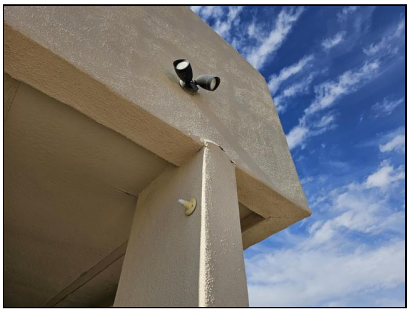

EAVES, SOFFITS and FASCIAS [Inspected]

- The exterior eaves, soffits, and fascias were in acceptable condition and showed no signs of rot or other deficiencies on the day of the inspection.

WALL CLADDING and TRIM [Inspected]

- 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.



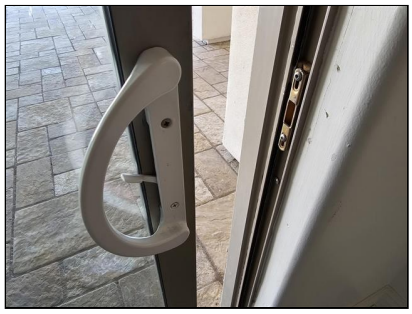



- There is a Pet door installed in this home. This is an easy entrance point for pests. If not being used I recommend closing off and sealing the pet door.

DOORS (Exterior) [Inspected]

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


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

- 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.

WINDOWS [Inspected]

- 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.


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

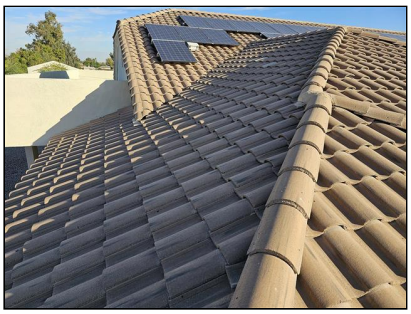
The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities Outbuildings other than garages and carports;

4. Roofing

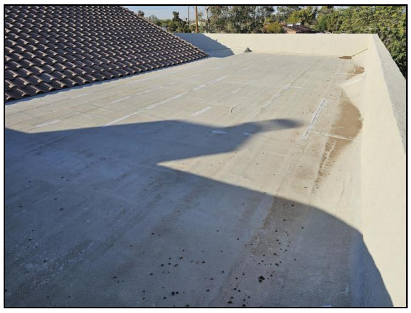
Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

The home inspector shall observe: roof coverings, roof drainage systems, flashings, skylights,chimneys,and roof penetrations. Look for signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials, and report on the methods used to inspect the roofing.







Styles & Materials

Roof Inspection Method: Walked Roof	**Primary Roof-Type:** Gable	**Primary Roof Slope:** Medium
Primary Roof Covering: Concrete Tile	**Estimated Age Of Primary Roof:** 16 To 20 Years	**Flashing:** Metal
Valley Flashing Material: Sheet Metal	**Secondary Roof Covering:** Cap Sheet Built Up Roofing with elastomeric coating	**Secondary Roof-Type:** Flat
Estimated Age of Secondary Roof: 15 to 20 Years		

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- All roof systems require annual inspection and maintenance. Failure to preform routine roof maintenance may result in leaks and accelerated deterioration of the roof covering and flashings.

ROOF COVERINGS [Inspected]

- The home had a gabled roof. A gable roof is a type of pitched roof with two sloping sides that meet at a ridge, forming a triangular shape. The vertical wall created by the ends of the sloping sides is known as a gable.
- Bird Blocking observed at the edge roof tiles. With this type of blocking system this will keep animals/pests and/or water from entering the roof system

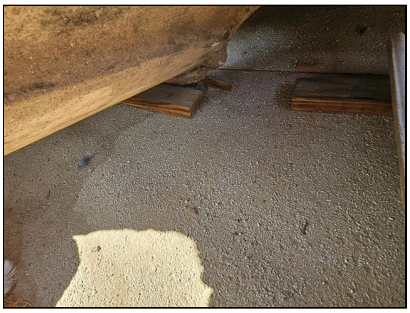
- Concrete tile roof system over the majority of the roof structure. The tiles in this type roof systems are only the protective covering. The actual water proofing is performed by the underlayment attached to the roof decking under the tiles. The life span for a concrete tile roof system may last fifty years or more. Although the underlayment may only last approximately twenty to twenty five years, depending on the climate and weather conditions. Common installation and/or shifting cracks observed. These are not significant to the integrity of this type of roof system. Sloped type construction noted.

  The roof appears to be in the second third of its useful life. Periodic maintenance will extend the life of the roof for some time yet. The roof appears intact and functional at the time of the inspection.

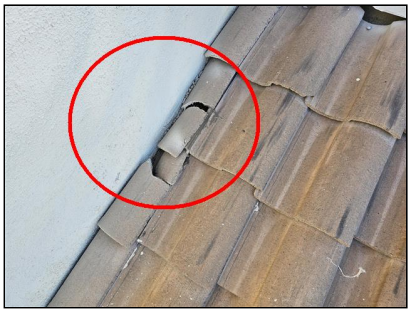
- Built-up roofing (BUR) system observed over the rear patio. Flat and/or gradual sloped construction. This type roof is composed of layers of an asphalt membrane sandwiched between layers of hot applied tar and covered with an aggregate/stone covering. Most manufactures estimate the life span of this type roof to be approximately ten to fifteen years with proper maintenance. This roof appears to be in the second third of its lifetime.
- Portions of the roofing is covered with a Rolled Roofing system with an Elastomeric painted coating/covering. This can be applied by roller or can be sprayed on. "Elastomeric" membranes are quite durable but still require periodic repair and recoating. This is common practice for older roof systems to hide defects and/or prolong the life of the roof systems. Manufactures estimate the life span at five to fifteen years if properly maintained. Flat and/or low gradual sloped construction.
- Areas of minor pealing and cracking were noted in the elastomeric coating. Maintenance service is needed.




- Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.


- 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.




- 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.

FLASHINGS and PENETRATIONS [Inspected]

- 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.





- 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.


CHIMNEY [Inspected]

- The Chimney(s) was observed to be intact and functional at time of inspection.

SOLAR PANELS [Not Inspected]

- 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.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

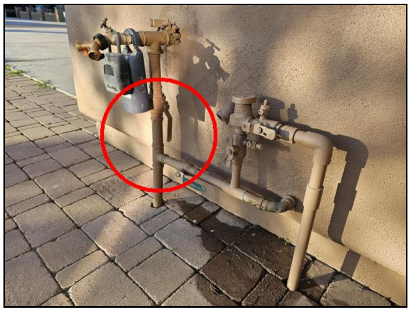
5. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Water Heater

Water Heater ID Plate



Main Water Shut Off Valve

Styles & Materials

Water Source: Public	**Waste Source:** Public (to be verified by seller)	**Main Water Shutoff Location:** South Elevation
Water Supply Pressure: 60-70 psi	**Water Pressure Regulator:** No	**Exterior Water Supply Pipes:** Copper Where Visible
Interior Water Supply: Copper Where Visible Cross linked polyethylene (Pex) PVC	**Waste/Drain/Vent Pipe Material:** ABS Where Visible PVC	**Water Heater Capacity(s):** 80 Gallon
Water Heater Power Source: Electricity	**Water Heater Location(s):** Garage	**Water Heater Manufacturer:** American

Number of Water Heaters:	Water Heater Age:	Main Sewer Cleanout Location:
1	1 to 3 years	Rear

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- The water was run at all accessible plumbing fixtures for ten to fifteen minutes in order to determine if any deficiencies and or leaks could be discovered. We recommend that you do the same at your final walkthrough.
- We cannot identify the pipe material that is buried in the exterior yard. During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system.

  Be aware that we will not operate:

  - The main water supply shutoff (although we will report on its existence and location when accessible)

  - The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)

  - The water heater tank supply or drain valves

  - Any stop valves supplying water to plumbing fixtures

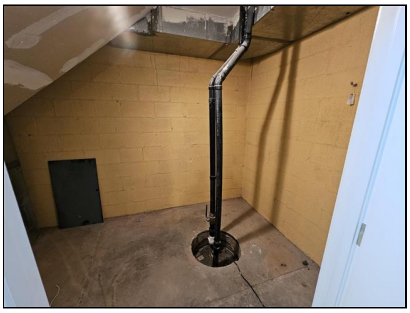
  - The laundry supply shutoff valves.

  Any valve that is not operated on a regular basis may fail; that is, start leaking or dripping, when tested.

  This inspection does not include evaluation of public sewage systems. It does not include private waste disposal. The typical scope of our inspection of the plumbing system in all buildings includes the visible water supply piping, fixtures and drain, waste and vent piping physically located in the confines of the building. We do not inspect the building drain between the building and its discharge point at the sanitary district collection system, or private waste disposal system.

PLUMBING INSPECTION LIMITATIONS [Not Inspected]

- 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.
- 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.
- 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.



- 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.

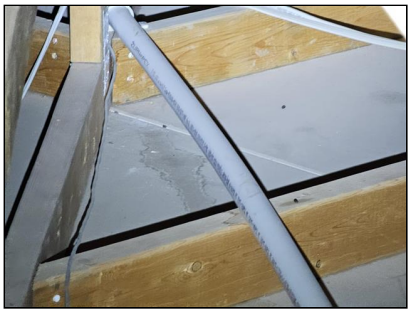
MAIN WATER SHUT-OFF DEVICE [Inspected]

- The photos show your shut off device at the buildings exterior and water meter box. The meter was not moving indicating that a leak in the supply lines is not present. While this does not guarantee that no leaks do or will exist it is the best that can be provided during a visual inspection.

WATER SUPPLY PIPING and FLOW/PRESSURE [Inspected]

- No defects were observed for the water supply piping to the main as identified in the Styles & Materials section.
- 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.

- 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.









FIXTURES and FAUCETS [Inspected]

- The accessible fixtures and faucets showed no visible defects during the inspection.

DRAIN, WASTE and VENTS PIPING [Inspected]

- The drain / waste / vent piping as described in the Styles & Material section showed no defects during the inspection. NOTE: This statement applies to the visible areas only.
- ☒ 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.

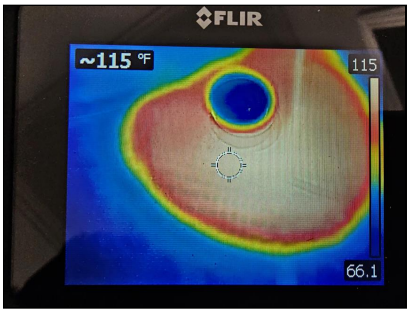


WATER HEATER(S) INSPECTION LIMITATIONS [Inspected]

- Valves may leak when operated after a period of inactivity. For this reason, we did not test the valves at the water heater during the inspection.

WATER HEATING SYSTEM [Inspected]

- The design of electric water heaters does not lend itself to internal inspection. We cannot estimate its life expectancy. The water heater was functional at the time of the inspection.



- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

FUEL GAS SYSTEM [Inspected]

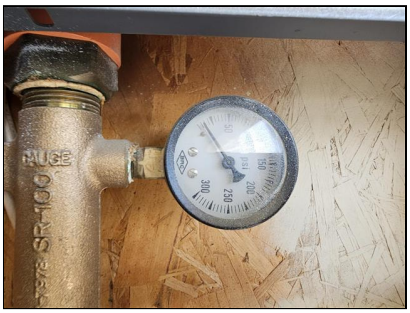
- This building is served by a private liquefied petroleum gas (LPG) supply, which is stored in an aboveground storage tank located on the property. The main gas shutoff valve is located on top of the tank. Testing of the tank and its controls is beyond the scope of this inspection. There is no propane 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.

FIRE SPRINKLERS/WATER TREATMENT [Not Inspected]

☒ ◆ 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.



SEPTIC SYSTEM [Not Inspected]

☒ ◆ 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.

◆ The home was connected to a private onsite wastewater system in which sewage drains by a gravity fed sewer pipe to a tank. Typically, tanks have two chambers. Solids settle to the bottom of the first chamber (and must be pumped out periodically) while liquid drains to series of perforated pipes installed in a leach field. liquid drains into the soil of the leach field and pathogens, bacteria, viruses, cycsts, and other contaminants are removed by bacterial action and filtration through the soil.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage;

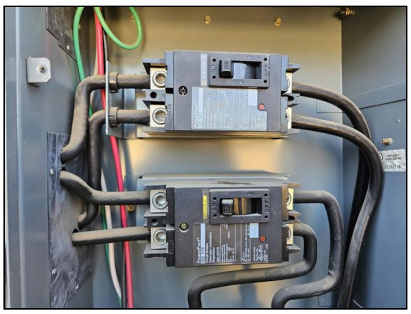
6. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring.

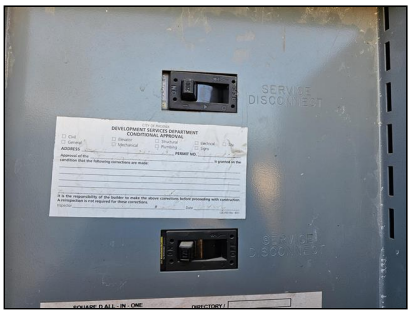
Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Main Electrical Service Panel

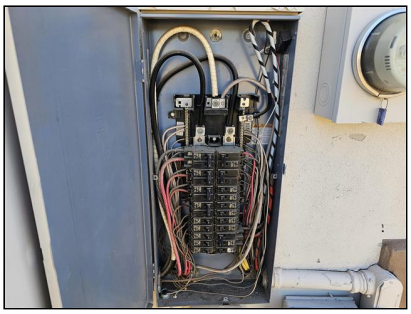
Deadfront Removed and Service Disconnect



Main Service Disconnects



Electrical Service Panel



Deadfront Removed

Styles & Materials

Electrical Service Conductors: Below Ground Service Copper	**Service Ampacity and voltage:** 120 / 240 volts 175 AMP 200 AMP Capacity by Main Shutoff	**Circuit Protection Type:** Circuit Breakers
Branch Wiring: Copper and Aluminum (multi-strand circuits only)	**Wiring Type(s):** Non Metallic Sheathed Cable (Romex) Conduit Where Visible	**Main Panel Location:** Exterior West Elevation
Main Disconnect Location: Inside the Main Distribution Panel	**Grounding Type:** Driven Ground Rod	**Bonding:** Water Supply Piping
GFCI Reset Locations: Bathroom Kitchen	**Arc Fault Protection Present:** Yes Reset in Main Panel	**Sub Panel Location:** Pool Area Out Building
Sub Panel Ampacity: 100 AMP Capacity by Shutoff		

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.

We strongly recommend against plugging any freezer or refrigerator into any electrical receptacle that is protected by a GFCI receptacle or circuit breaker. GFCI breakers and receptacles are prone to "nuisance tripping." If this happens, the refrigerator or freezer will shut down, and perishables can spoil.

SERVICE ENTRANCE CONDUCTORS and EQUIPMENT [Inspected]

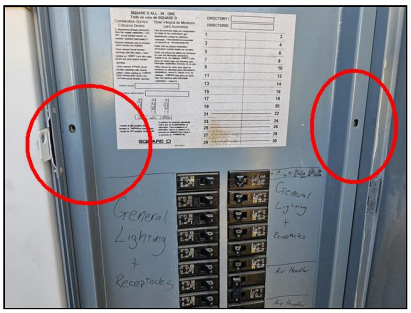
- No visible defects were observed during the inspection when reviewing the electrical service entrance.
- A 175 amp electrical panel offers a moderate electrical capacity, suitable for many average-sized homes with standard electrical demands. Homeowners should be aware that the panel's capacity should be adequate for typical household needs but should still manage their electrical usage to prevent overloading and ensure safety and reliability.
- Residential water pipe grounding involves connecting the electrical system to the metal water pipe entering a home. This connection serves as a grounding electrode, providing a path for electrical fault currents to safely dissipate into the earth, enhancing the electrical system's safety and helping protect against electrical shocks and fires.
- The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "ufer" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

  A residential Ufer ground, also known as a concrete-encased electrode (CEE), is a grounding system commonly used in residential construction to provide a safe path for electrical fault currents to dissipate into the earth. It involves embedding a copper or steel conductor within the concrete foundation of a home during construction, typically in the footing or foundation walls. This conductor serves as an effective grounding electrode, helping to ensure the electrical safety and grounding requirements of the home's electrical system.

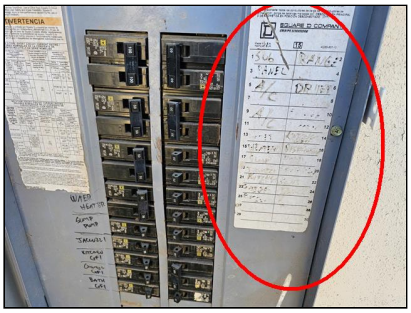
- A driven ground rod is a metal rod, typically made of copper or steel, that is physically driven into the earth near a residential electrical service panel. It serves as a grounding electrode for the electrical system, providing a safe path for electrical fault currents to dissipate into the ground.

MAIN DISTRIBUTION PANEL and CIRCUIT BREAKERS [Inspected]

- No deficiencies were noted in the main service panel at time of inspection.
- 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.

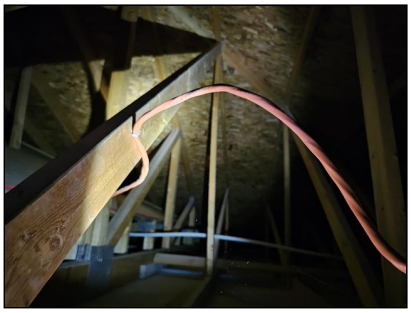
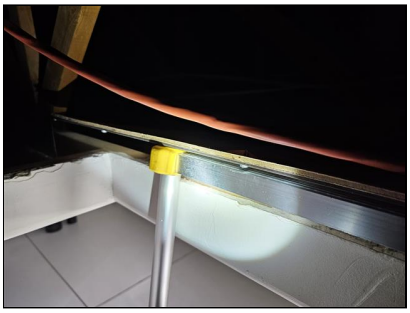
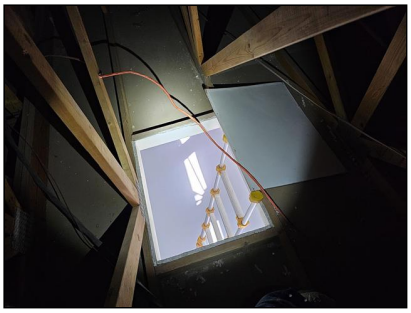


- The main distribution panel has Several circuit breakers that need labels identifying their location(s). General Lighting is not useful for most situations. Many labels are hard to read and should be reprinted.



WIRING [Inspected]

- The branch circuits and their overcurrent devices showed no visible deficiencies and their ampacities and voltages were compatible.
- 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.

- 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/

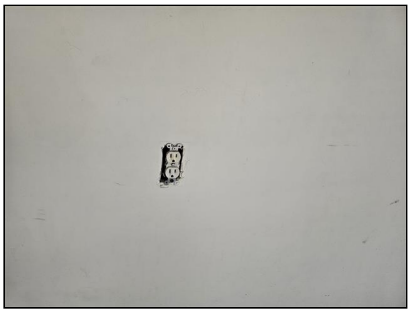
EXTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

- All receptacles within six feet of any plumbing fixture, garage receptacles, and exterior receptacles, were grounded, had correct polarity, and were GFCI controlled when necessary per local building standards.

INTERIOR RECEPTACLES, SWITCHES, and FIXTURES [Inspected]

- A representative number of receptacles, switches, and fixtures, (one per room) performed their intended function on the day of the inspection.
- 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.



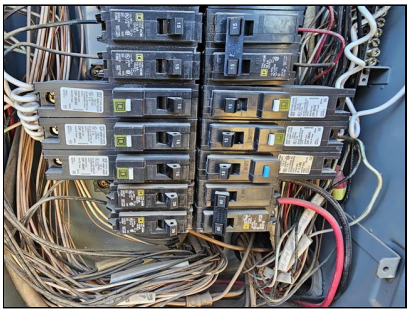


GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS) [Inspected]

- All master (controlling) GFCI receptacles performed their intended function on the day of the inspection.

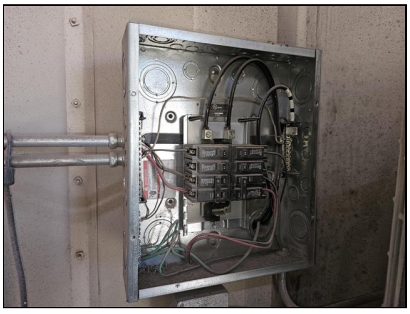
AFCI CONDITIONS (ARC FAULT CIRCUIT INTERRUPTERS) [Inspected]

- Arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.



SUB PANEL(S) [Inspected]

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel. Inspection of sub-panels typically includes examination of the following: -
  - Panel interior and exterior condition
  - Panel amperage rating
  - Main disconnect amperage rating and condition
  - Feeder amperage ratings
  - Branch conductor types, amperage rating and condition
  - Wiring types, condition and connections
  - Overcurrent device type, amperage ratings and condition
  - Label information present, and
  - Bonding conditions


The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low

voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

Heat Pump #1 Trane 5 Ton

Heat Pump ID Plate

Heat Pump #2 Trane 5 Ton

Heat Pump ID Plate

Styles & Materials

Number of Heat Systems: Two	**Heat Type:** Heat Pump (air to air)	**Heat System Location:** Exterior
Heat Energy Source: Electric	**Heat System Brand:** Trane	**Heat Source in Each Room:** Yes
Cooling source in each room: Yes	**Air Handler Age:** 6-10 years	**Air Handler Location:** Attic
Number of AC Units: Two	**Cooling Equipment Type:** Heat Pump (air to air)	**Cooling Equipment Energy Source:** Electric
Compressor/Heat Pump Location: East Elevation	**Central Air Brand:** Trane	**Condensing Unit Age:** 6-10 years

Cooling Equipment Tonnage: Unit One Five Tons Unit Two Five Tons	**Duct system:** Insulated Flex Ducting	**Filter Type:** Disposable
Operable Fireplaces: One	**Types of Fireplaces:** Natural Gas/LP Logs	**Ceiling fans installed in home:** Yes
Exterior ceiling fans present: No		

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- 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.
- 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 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.

DUCT SYSTEM LIMITATIONS/ HUMIDIFIER [Inspected]

- Some of the ductwork in the attic or interior wall cavities were inaccessible and was not inspected except to determine that air flow was present at the accessible registers.

HEATING SYSTEM(S) [Not Inspected]

- Trane is a renowned and respected brand in the HVAC industry, known for its commitment to innovation, quality, and energy efficiency. Trane air conditioners and heat pumps are celebrated for their durability and reliability, making them a popular choice for homeowners seeking long-lasting and effective cooling and heating solutions. Trane often incorporates advanced technologies like variable-speed compressors and smart thermostat integration to provide optimal comfort and energy savings. While Trane products typically come with a higher price tag, they are often considered a worthwhile investment due to their performance, longevity, and energy efficiency benefits. To ensure the best results, it's crucial to have Trane systems professionally installed and regularly maintained.

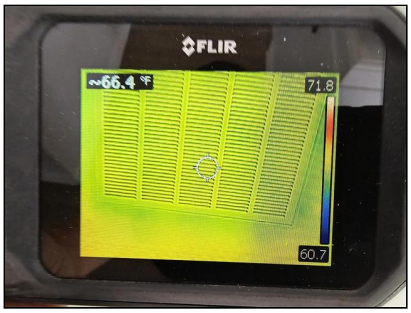
COOLING SYSTEM(S) [Inspected]

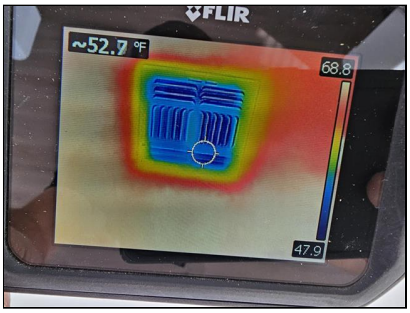
- The condensing unit located at the building exterior performed its intended function and showed no visible signs of distress on the day of the inspection.
- The condensate overflow pan has rust present. This indicates a prior or ongoing leak in the evaporator coil or a clogged primary drain line, and 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.

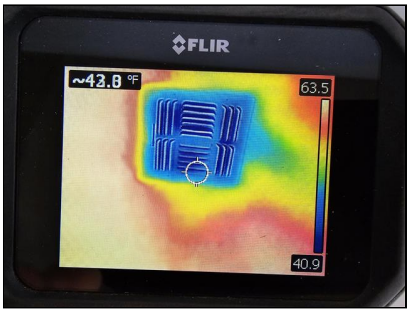


A/C SPLITS (cooling) [Inspected]

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.







CEILING FANS [Inspected]

- Since ceiling fan mounting boxes are concealed in the ceiling, they are inaccessible and cannot be inspected. Proper mounting of ceiling fans require the use of specially-designed boxes which must be properly secured to the ceiling structure. Proper mounting is necessary to ensure that the fan does not fall. If you have any doubt about any ceiling fan installation, we recommend a thorough check by a technician familiar with the manufacturer's installation instructions.
- A ceiling fan is not functional in the Bedroom. A qualified technician could evaluate the fan and determine what corrective action is necessary.

DISTRIBUTION SYSTEM(S) [Inspected]

- 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.

- 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.



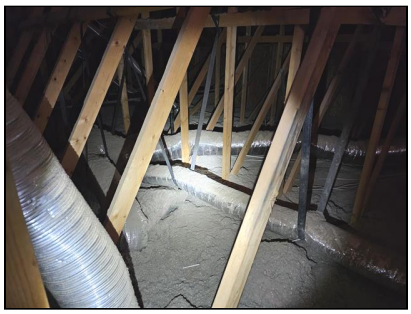
- The thermostat(s) is a programmable device with many options for setback settings, timed events, etc. We made no attempt to test all of the functions of such thermostats

The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Non central air conditioners The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat and or cooling supply to the various rooms.

8. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of same in unfinished space at conditioned surfaces.

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.





Styles & Materials

Method Used to Observe Attic: Entered	**Attic Access:** Scuttle Hole	**Attic Ventilation:** Vents in Field of Roof
Attic Insulation: Blown Cellulose Approximately 10" Deep	**Location of Attic Access:** Garage Primary Bathroom Closet Pantry	

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

ATTIC INSPECTION LIMITATIONS [Not Inspected]

- Please note that your inspector reviewed and walked the attic area to the best of his ability within common safety standards. All attics are restrictive and no attic can be completely walked or reviewed.

  Areas of the attic were inaccessible or could not be visually inspected due to installed HVAC ductwork, Installed air handlers, Installed trusses/or framework that impair access and Insulation

ATTIC ACCESS and GENERAL CONDITIONS [Inspected]

- The photos show the areas in the attic that were accessible to your inspector, these areas when reviewed showed no signs of any deficiencies on the day of the inspection.
- 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.



ATTIC MOISTURE and VENTILATION [Inspected]

- The attic ventilation was acceptable per local building standards, with no excessive moisture or condensation noted.
- Soffit vents were installed as part of the roof structure ventilation system.

ATTIC INSULATION [Inspected]

- The vapor retarders if present were pointed in the correct direction, and the insulation was an acceptable amount, meeting current standards. Please not that within reason most attics benefit from added insulation.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.




Styles & Materials

Garage Door Type: One automatic	**Garage Type:** Attached	**Garage Door Material:** Metal
Garage Walls: Finished Walls	**Garage Ceilings:** Finished Ceilings	**Garage Flooring:** Concrete

Inspection Items

GARAGE INSPECTION LIMITATIONS [Inspected]

- Inspection of this area was limited to the surface coverings. The construction materials and manner of installation are inaccessible and concealed from view.

GARAGE DOOR(S) and OPENER(S) [Inspected]

- The garage door responded to automatic opener and to it's optic safety reverse. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.
- A garage vehicle door panel had moderate damage visible. The Inspector recommends maintenance be performed by a qualified contractor.



FIRE WALL and PASSAGE DOOR [Inspected]

- The fire rated assembly was intact with no visible holes and or defects noted on the day of the inspection.

GARAGE OUTLETS & LIGHTING [Inspected]

- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.
- The garage lighting, fixtures, and outlets all performed their intended function on the day of the inspection.

GARAGE WALLS and CEILINGS [Inspected]

- The garage walls and ceilings were intact and functional where they could be viewed. Typical cosmetic cracks / wear and tear for age of home.
- 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.


GARAGE FLOOR [Inspected]

- The garage floor (where visible) was intact and functional. No major defects were visible at the time of inspection.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows,separation walls, ceilings, doors,between a dwelling unit and an attached garage or dwelling unit. The inspector shall observe sumps. The home inspector shall: Operate a representative number of primary windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.










Styles & Materials

Ceiling Materials: Sheetrock/Drywall/Gypsum Board	**Wall Material:** Sheetrock/Drywall/Gypsum Board	**Floor Covering(s):** Carpet Laminate Flooring (Pergo type)
Window Type/Design: Sliding Fixed	**Interior Door Type:** Wood Hollow Core	**Smoke Detectors Present:** Yes
Steps: Carpet	**Stairway Railings:** Handrail-Yes Wood	**Fire Sprinklers:** Installed. See KEY FINDINGS

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- Interior inspection includes the readily accessible portions of the walls, ceilings, floors, doors, windows, cabinetry, countertops, steps, stairways, balconies, railings and presence or absence of smoke alarms. Not included in the scope of inspection are cosmetic conditions of floor and wall covering, window blinds, or determination of failed seals in insulated windows and doors.

  Inspection of fireplaces (if installed) includes: Chimney exterior, spark arrestor, firebox, damper and hearth extension. Inspection of chimney interiors requires specialized equipment and is beyond the scope of this inspection.

LIMITATIONS to the INTERIOR INSPECTION [Not Inspected]

- An Overview Of Windows; Because it is impossible during the limited time of your building inspection to discover all possible or potential faults with all of the windows, we have prepared this information for the express purpose of enhancing the knowledge and refining the expectations of our Inspection clients. Our intent is to give you an overview of the current condition of the windows, which may indicate a need for general repairs, not a detailed listing of deficiencies.
- If a security system is installed in this building. This system was not tested.We suggest consultation with the owner and/or an alarm company regarding the operation and maintenance of this system.

GENERAL COMMENTS ABOUT THE INTERIOR [Inspected]

- The interior wall, floor, and ceiling surfaces are generally in adequate condition, taking into consideration normal wear and tear.

  In addition to any specific rooms noted, we inspected all habitable rooms. These usually include the living room, dining room, family room, den, bedrooms, utility room, etc., in addition to the kitchen, bathrooms, laundry area and garage, as applicable.

CEILINGS and WALLS [Inspected]

- Minor cracks are evident in the walls and/or ceilings. This is a common condition with this type of construction and, in this case, does not indicate any structural concerns.
  The cracks can be repaired or painted during routine maintenance. Other than these cosmetic issues the walls were in acceptable condition

FLOORS [Inspected]

- The flooring components were in acceptable condition on the day of the inspection. House cleaning is not a part of this evaluation.
- 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.

WINDOWS [Inspected]

- Keeping windows latched ensures moisture, pest, dirt, people and unwanted air stays outside. Consider this is part of home maintenance and replace broken latches as needed.
- Every year, thousands of young children are injured or tragically strangled from cords on window blinds and shades. Information on cord safety can be obtained from the window safety council at http//www.windowcoverings.org/50.html or the Consumer Product Safety Council at http.//www.cpsc.gov/
- 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.
- 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.

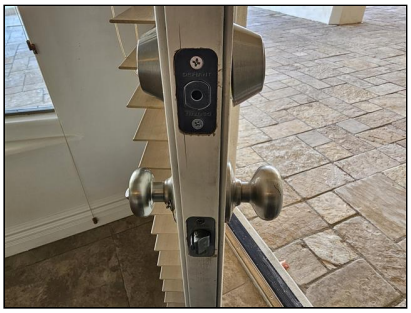
☒ ◆ There is a damaged latch at the window in the Bedroom. We did NOT attempt to list every affected latch. Replace affected latches as needed.

DOORS AND CLOSETS [Inspected]

◆ A representative number of doors and windows (one per room) performed their intended function on the day of the inspection.

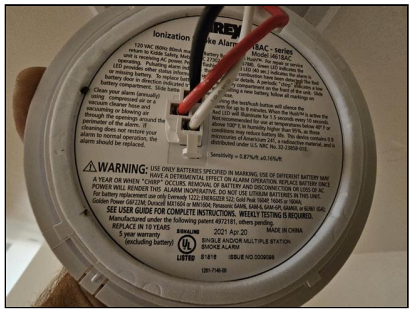
☒ ◆ Several doors have hardware that is loose or in need of repairs. A handy person should adjust all doors with loose or damaged hardware as needed. Several interior knobs are coded, which may need removal.





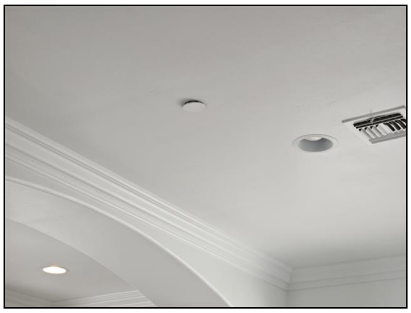
SMOKE & CO DETECTOR(S) [Inspected]

- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

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

- 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.



FIREPLACE(S) & CHIMNEY(S) [Inspected]

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

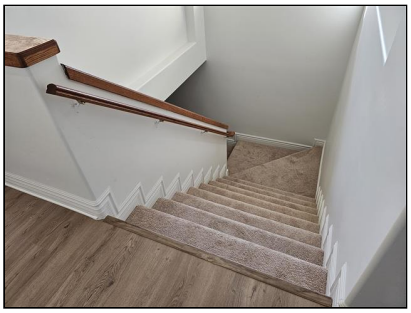


- The flue has a heavy build-up of soot or dust, which could lead to a chimney fire. The condition of the flue could not be determined. A qualified chimney sweep should evaluate the flue, then make repairs or modifications as necessary.

STAIRWAY(S) AND RAILING(S) [Inspected]

- The interior stairs and railings were observed to be in good condition and meet current standards for riser height, tread depth and railing safety requirements.

- 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.




The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments, household appliances, recreational facilities or another dwelling unit.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.



Styles & Materials

Sink: 2 Bowls Stainless Steel	**Garbage Disposall:** Yes	**Countertop:** Granite Slab
Cabinetry: Wood	**GFCI Outlets:** Yes	**Microwave:** Microwave Installed
Dishwasher Installed: Yes	**High Loop/Air Gap Installed:** No	**Exhaust/Range Hood:** Exhaust Fan Built into the Microwave that Re-circulates Through a Filter
Cooking Fuel: Electric	**Range/Oven:** Electric	**Range Anti-tip Device:** No

Inspection Items

IMPORTANT CLIENT INFORMATION [Inspected]

- Your appliances in the kitchen were viewed to simply see if they are functional at the time of the inspection. Your inspector cannot determine if the oven, microwave, and dishwasher perform as you would like them to. These items are not within the scope of an Arizona licensed inspection.

  Water filtration systems (if installed) are checked for water flow and leakage only. Testing for water quality is beyond the scope of this inspection.

  Confirming the accuracy and function of clocks, timers, temperature controls and the self-cleaning function of ovens

is beyond the scope of this inspection.

Some local utility providers and private contractors offer annual service contracts covering gas or electric appliances or may be provided by a Home Warrantee. Consult with the utility provider and/or contractor regarding cost, scope of coverage and the availability of such programs.

KITCHEN INSPECTION LIMITATIONS [Not Inspected]

- Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. If we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

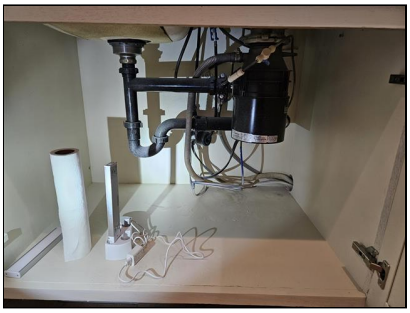
  Physical and time constraints prevent the testing of oven self-cleaning operations. Such testing is beyond the scope of this inspection. It could be done by a competent appliance repair technician.

  The refrigerator and related equipment were not evaluated and is specifically excluded from this report.

SINK(S) and GROUT/CAULKING [Inspected]

- The kitchen sink(s) and visible plumbing exhibit typical wear and tear normal for this heavily used component. The flaws are cosmetic in nature. No remedial action is indicated.
- 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.



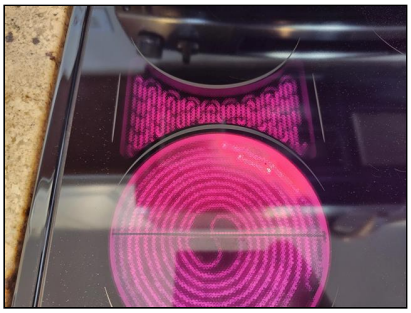
COUNTERTOP and CABINETRY [Inspected]

- The countertop and cabinets exhibit typical wear and tear normal for this heavily-used component. The flaws are cosmetic in nature. No remedial action is indicated.
- To properly care for granite countertops, clean them regularly with mild dish soap or a pH-balanced granite cleaner, avoiding abrasive or acidic cleaners. Use soft cloths or sponges, and ensure thorough rinsing. Seal the granite every 1 to 3 years to prevent stains and moisture absorption, and test the seal periodically. Protect the surface from hot pots or pans by using trivets or hot pads, and promptly clean up spills, especially acidic ones, to prevent etching. These practices will help maintain the beauty and durability of your granite countertops.

RANGE(S), OVEN(S), and COOKTOP(S) [Inspected]

- The range/cooktop/oven was tested using normal operating controls. It was functioning normally.






☒ ◆ 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.

KITCHEN ELECTRICAL [Inspected]

◆ The kitchen GFCI protected outlets were tested and were functional as intended at time of inspection.

GARBAGE DISPOSAL(S) [Inspected]

◆ The disposal was operational at the time of inspection and no leaks in the housing were noted.

DISHWASHER(S) [Inspected]

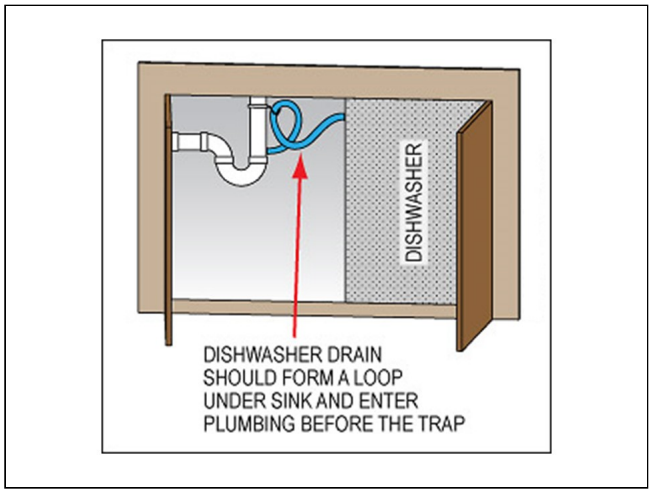
- During the inspection of the Dishwasher we only check the running cycles, physical parts visible and the draining system. Checking of the drying system is beyond the scope of this inspection.

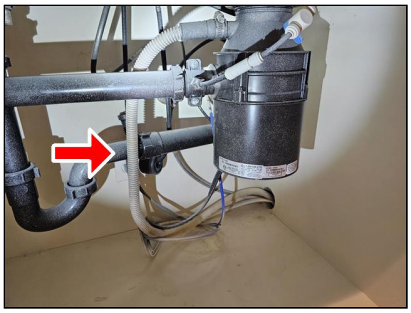


- The dishwasher is loose in the cabinet and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.


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

- 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.





Dishwasher High Loop

BUILT-IN MICROWAVE [Inspected]

- The microwave was functional when tested. The test consists of heating a cup of water on a 15 second cycle. We cannot confirm the operation of all features of the microwave.

RANGE HOOD/EXHAUST [Inspected]

- The kitchen cooking vent system is performing its intended function on the day of the inspection.
- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
- 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.

REFRIGERATOR [Inspected]

- As a courtesy your home inspector checked the operation of the refrigerator at the time of the inspection.

12. Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.






Styles & Materials

Number of Bathrooms: Five	**Countertop Material:** Solid Surface Material	**Tub:** Fiberglass/Acrylic/Plastic
Bathroom Ventilation: Exhaust Fan	**GFCI Protected Outlets:** Yes	**Shower Wall Material:** Ceramic Tiles Plastic/Acrylic/Fiberglass
Wash Basins: Solid Surface Material	**Flooring:** Hardwood Laminate	

Inspection Items

IMPORTANT CLIENT INFORMATION [Not Inspected]

- A water test of the shower pan is beyond the scope of this inspection. However, the inspector will examine accessible areas (if any) under the shower(s) for the presence of wood-destroying organisms and moisture-related damage.

FAUCETS / BASINS / DRAINS [Inspected]

- No leaks and or deficiencies associated with the bathroom sinks were visible on the day of the inspection.
- The drain stop(s) for the wash basin in the guest bathroom is damaged. It should be repaired or replaced to restore proper function.


COUNTERTOP and CABINETRY [Inspected]

- The counter tops and cabinets were in acceptable condition on the day of the inspection.

TOILET(S) [Inspected]

- The toilets flushed and were not loose on the day of the inspection.

SHOWER WALLS and ENCLOSURE [Inspected]

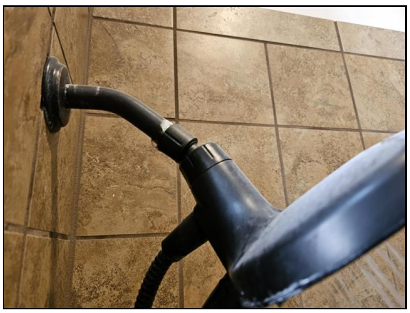
- The shower-tub enclosure was in acceptable condition with no deficiencies on the day of the inspection.
- Ceramic shower tiles are present at the shower enclosure. To properly clean and seal a tile shower, start by removing any soap scum, mold, or mildew using a tile and grout cleaner and a scrub brush. Rinse thoroughly and allow the tiles to dry completely. Next, apply a high-quality tile and grout sealer following the manufacturer's instructions. Typically, this involves evenly spreading the sealer over the tiles and grout lines, allowing it to penetrate, and then wiping away any excess. Properly sealing the shower helps prevent moisture and stains from penetrating the grout and tiles, keeping them clean and ensuring the longevity of your shower's appearance. Regular cleaning and resealing, as needed, will help maintain the tile shower's beauty and functionality.
- 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.


BATHTUB(S) [Inspected]

- 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.


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



- The wand shower head was not functional at the bathroom. Recommend repairs by a qualified person as needed.

FLOOR and WALLS [Inspected]

- The bathroom flooring and walls were in acceptable condition on the day of the inspection.
- 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.



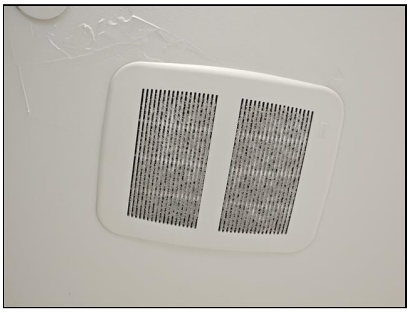



BATH ELECTRICAL [Inspected]

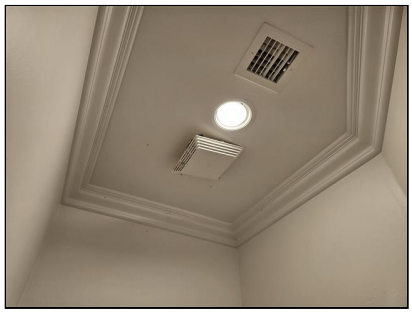
- The bathroom Ground Fault Circuit Interrupter (GFCI) outlets were tested and were found to be functional as intended at time of inspection.

BATHROOM VENTILATION [Inspected]

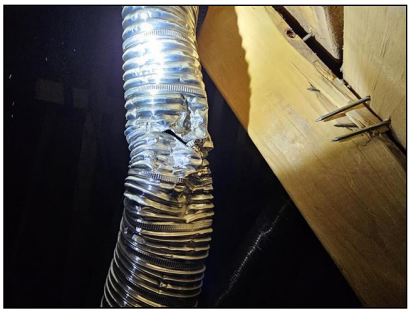
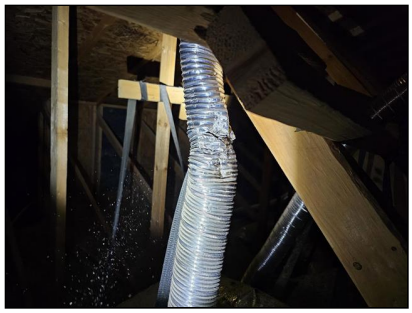
- The vent in the bathroom is very dirty and will not vent properly. Recommend removing and cleaning the bathroom vent and fan components.



- 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.

☒ ◆ 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.

JETTED TUB [Not Inspected]

☒ ◆ 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.





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


13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Dryer Power Source: 220 Electric	**Clothes Dryer Vent:** Vents to Exterior	**Visible Clothes Dryer Vent Material:** Smooth Wall Metal
Washing Machine Water Shut Off Valve: Present	**Laundry Ventilation:** Fan	

Inspection Items

IMPORTANT CLIENT INFORMATION [Not Inspected]

- The clothes washer drain was not tested because it was inaccessible, blocked by or connected to the occupant's appliances, or had no means of turning on the water supply without risk of wetting the wall or floor. Have the owner demonstrate the function of the drain if there is any question.

CLOTHES WASHER and DRYER HOOK-UPS [Inspected]

- The plumbing connections for the washing machine were not leaking on the day of the inspection. NOTE: We do not turn any shutoff valves or angle stops. These valves should be lubricated annually to prevent "freezing".

- 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.

CLOTHES WASHER [Not Present]

CLOTHES DRYER [Not Present]

LAUNDRY AREA VENTILATION [Inspected]

- The laundry room vent fan is operational and vents to the building exterior. The fan and cover should be cleaned as part of routine maintenance to ensure proper ventilation.

DRYER VENT [Inspected]

- A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.
- 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.
- Unless the dryer vents at an exterior wall directly behind the appliance, we recommend that you clean the dryer vent of any lint build up. This is particularly important if the dryer vents to the roof.

LAUNDRY TUB [Inspected]

- 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.

14. Lawn Sprinklers

Styles & Materials

Electric Sprinkler Timer: Installed - Not Inspected	**Sprinkler System:** Sprinkler System Installed - Not Inspected	

Inspection Items

LIMITATIONS ABOUT LANDSCAPE IRRIGATION INSPECTION [Not Inspected]

- There is a landscape irrigation system on the property. Unless specifically discussed in this report, inspection of irrigation systems is not included in the scope of this inspection.

Regular routine maintenance of irrigation system should be anticipated and performed. Maintaining the sprinkler heads and monitoring for proper coverage will ensure peak performance of the system.

☒ ◆ 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.

SPRINKLER SYSTEM [Not Inspected]

15. Pools & Spas

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. The following are beyond the scope of this inspection: testing of or inspecting the in-ground pool or spa vessel for leakage or structural integrity, waste, return and supply lines that are not visible, buried electrical conduit and gas lines, dismantling of filters, automatic water sanitizing equipment, pool sweeps, and water quality. Review of these items requires a qualified specialist and intrusive and exhaustive testing beyond the scope of this inspection.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Pools & Spas: Pool and Spa	**Location:** Rear of Building	**Wall Material:** Pebble
Pool Barrier and Type: Pool Barrier Not Installed No Alarm System (exterior doors)	**Gate type:** Not Self Closing Gate	**Number of Pumps:** Three
Filter Type: Pleated Paper Cartridge	**Underwater Lights Present:** Pool Light Present	**Pool Light GFCI Protection:** Present - Operational
Pool Equipment Bonding: Bonding Present	**Spa Blower:** Installed	**Sweep/Pop Ups:** Pool Sweep Installed
Drain Covers: Anti-Vortex Cover Installed	**Pool Pump Timers:** Timers Installed	

Inspection Items

CLIENT INFORMATION [Inspected]

- Water treatment systems of any kind added to the pool spa equipment are not within the inspection scope. Please note that the operation of any conversion system i.e. salt chlorinators cannot be verified.If you need the operation of these systems to be verified consult a qualified pool technician.
- ☒ 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.
- One important aspect of swimming safety is having all rescue and swimming pool safety equipment available and in working order. While codes and regulations vary depending on where you are, here is a general list of swimming pool safety equipment that should always be on hand. (Please check your state code to verify what you need!)

  Every swimming facility should have a light, strong, non-telescopic reaching pole no shorter than 12 feet long. Some regulations require that the reaching pole be up to 16 feet long. The pole must have a securely attached body hook or shepherd’s crook type pole with blunted ends. A US Coast Guard-approved ring buoy is another essential piece of rescue equipment to have on hand. The outside diameter must be 15-24 inches and it must be attached to a throwing rope with a ¼ to ⅜ inch diameter and is two thirds the maximum width of the pool. You may also be required to have a rope and a floating life-line that separates the deep and shallow ends of the pool at the transition point.

  While rescue equipment is there to take care of an emergency as it happens, first aid equipment must be accessible to help swimmers after an accident has already occurred. Due to the risk of head and neck injuries from diving, every swimming facility should have one or more backboards with a minimum of three tie-down straps and a head immobilizer. This allows you to move an injured swimmer without causing more harm. First aid kits housed in weather-resistant containers that meet OSHA standards should always be filled and ready for use.

  There are also manual and mechanical suction devices that can be used to clear a drowning victim’s airway. Resuscitators can be used to provide pulmonary ventilation that is superior to mouth to mouth resuscitation. Even though just about everyone has a cell phone nearby, certain local or state codes require an emergency telephone to

be placed within a certain distance to the pool or spa (typically 200 feet). There should be a sign with important phone numbers, the exact location of the pool or spa, and dialing directions posted next to the telephone. This helps ensure the fastest emergency response time possible.

GENERAL CONDITIONS OF SPA [Inspected]

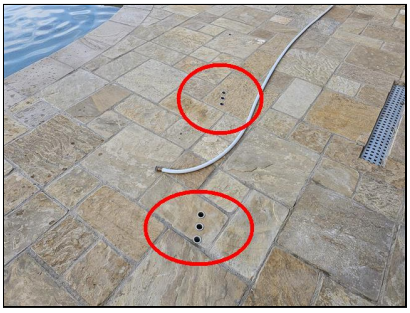
- The spa did not stay filled, but did fill up after running the spa booster for several minutes. There is likely a balance or equalizing issue between the pool and spa. Recommend a pool professional evaluate the system for proper operation.



POOL BARRIERS, and DECKING [Inspected]

- The pool and or spa decking shows typical cracks and wear. Any missing, chipped or cracks are cosmetic and can be repaired.


- 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 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.

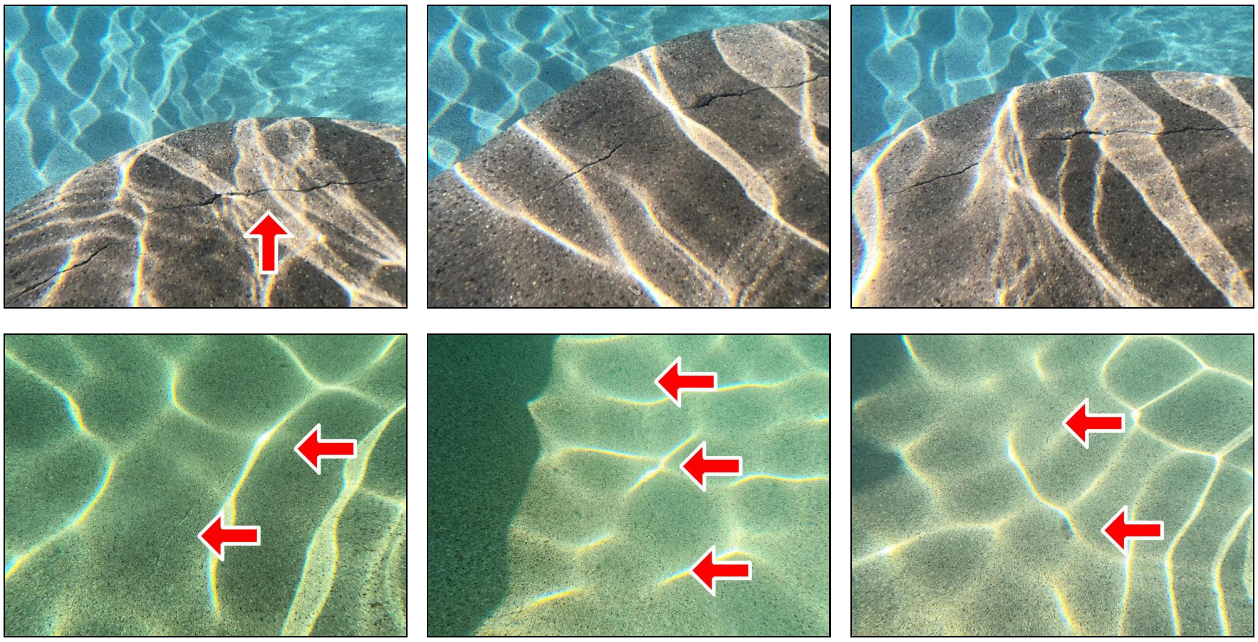


- Doors on this structure have direct access to the pool/spa area. The doors are not equipped with self-closing mechanisms. Safety standards dictate that doors having direct access to the pool/spa area should have self-closing mechanisms.

- 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.

SURFACE WALLS AND FLOOR OF POOL/SPA [Inspected]

☒ ◆ 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.

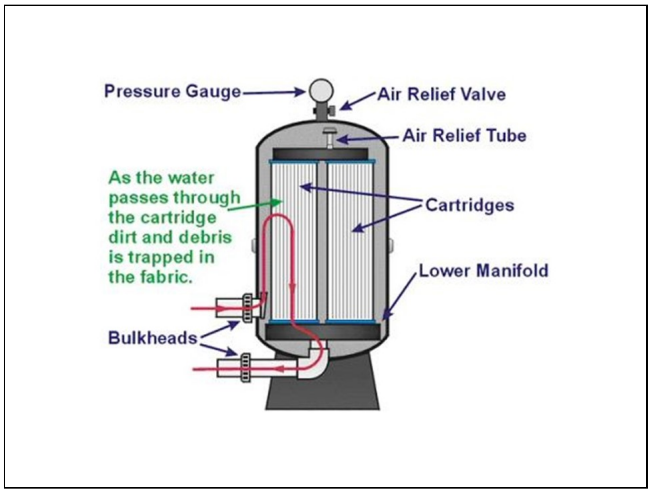


☒ ◆ Pool or spa vessels that have been empty for any lengthy of time can be subject to loss of the plaster of pebble finish when re-filled. Drained pools /spas are common to homes left vacant or foreclosed. We cannot determine if that was the case with this pool and or spa. Ask the seller for maintenance receipts or verification that the pool / spa has remained filled during the time this home has been vacant.

☒ ◆ 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.

POOL FILTER and RETURN [Inspected]

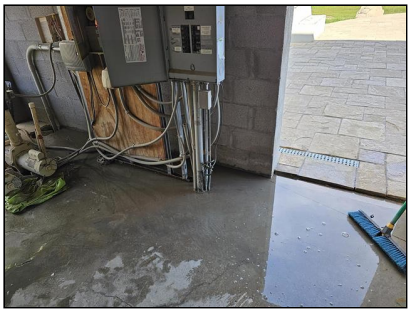
◆ The pool filtration system was a canister type. Refer to the manufacturers recommendations for maintenance.



Cartridge Filter Illustration

☒ ◆ 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.





POOL/SPA PUMP CONDITIONS [Inspected]

◆ The pool pump installed preformed its intended function at the date of inspection


OVERFLOW SKIMMERS AND DRAINS [Inspected]

◆ The skimmers at the pool appear to be working as intended and no damage to the basket was noted.

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

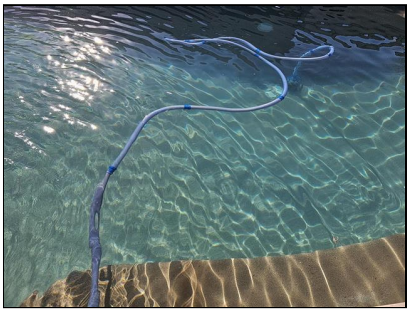

☒ ◆ The diverter plate, a device used in the skimmer to control the flow of water between the skimmer and the main drain is missing. A qualified technician should replace the diverter plate.


POOL PLUMBING [Inspected]

◆ The pool and or spa plumbing was intact and functional at time of inspection. However, it should be noted that leaks can occur at any time and you should observe the plumbing during operation periodically.

POOL SWEEP/POP UP HEADS [Inspected]

◆ The pool sweep operated normally at time of inspection. All cleaning systems will require monitoring for repair and maintenance throughout the year.



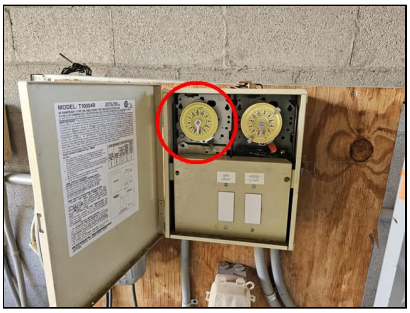
POOL ELECTRICAL [Inspected]

◆ The GFCI circuit installed to protect the pool light is functional.

☒ ◆ 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.

☒ ◆ 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.



POOL/SPA HEATER CONDITIONS [Inspected]

- The propane gas to the pool/spa heater was turned off at the time of the inspection. We could not test the heating system. We recommend that the heating system be activated and tested before closing escrow.

SPA BLOWER [Inspected]

☒ - 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.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

17. Out Building





Styles & Materials

Out Building Styles & Materials: Listed in "Components" sections of Main Report		

Inspection Items

FOUNDATIONS (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary) [Inspected]

GRADING and DRAINAGE [Inspected]

ROOF COVERING (If the roof is inaccessible, report the method used to inspect) [Inspected]

ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect) [Inspected]

WALLS (interior and Exterior) [Inspected]

CEILING and FLOORS [Inspected]

DOORS (Interior and Exterior) [Inspected]

WINDOWS [Not Present]

FIREPLACE/CHIMNEY [Not Present]

PORCHES, DECKS AND CARPORTS (Attached) [Not Present]

SERVICE ENTRANCE AND PANELS [Inspected]

DRAINS, WASTES, VENTS [Inspected]

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