ODIN Inspection Services LLC

Inspect Before You Invest

Mobile: 480-737-6781
wohanson@yahoo.com

SUMMARY REPORT

Client:	MIKE FIMBREZ
Realtor:	Steve Baker
Inspection Address:	3003 W BELLE AVE , QUEEN CREEK, AZ 85214
Inspection Date:	2/25/2021 Start: 12:00 pm End: 3:00 pm
Inspected by:	Will Hanson

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Exterior

Site & Other Observations
Landscaping Observations
Monitor or Repair as Required

1.1 - There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components. Monitor or repair as required.

Grading & Drainage
Interior-Exterior Elevations
Monitor or Repair as Required

1.2 - Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of

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at least six feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a geologist or grading and drainage contractor.


Exterior Components

Walkways

Monitor or Repair as Required

1.3 - There is an offset in a walkway that could prove to be a trip-hazard. Monitor or repair as required. Consult a licensed contractor.

Fences & Gates

Monitor or Repair as Required

1.4 - There are loose or missing cap blocks on the cinder block yard wall, at various locations. Monitor or replaced as required. Consult a licensed contractor.
Near electrical panel in front

Fascia & Trim

Components and Conditions Needing Service

1.5 - The fascia board and trim, and particularly that on the south facing side that is exposed to the sun, are in poor condition and should be serviced.
Back patio area on the east side and the trim at the front garage door

The fascia board and trim are in poor condition and should be serviced - *Continued*



Monitor or Repair as Required

1.6 - Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. Monitor or repair as required. Consult a licensed contractor.

Roof/Attic

Concrete Tile Roof

Roofing Material

Components and Conditions Needing Service

3.1 - There are a number of cracked or broken tiles that should be serviced. Consult a licensed roofing contractor. See attached photo.

Monitor or Repair as Required

3.2 - There is a damaged mortar pack that needs to be sealed. Monitor or repair as required. Consult a licensed roofing contractor.

3.3 - Remove debris from roof surface. Debris on roof tiles can hold moisture longer and speed up deterioration of the roofing material. Also clean debris from roof wall transition flashing to prevent water from backing up under the roof tiles.

Remove debris from surface of roof - *Continued*


With Flat Roofed Sections
Monitor or Repair as Required
3.4 - The flat roof is in the primary stages of decomposition, which means that the roof will need to be maintained and closely monitored, You may wish to have a second opinion before the close of escrow. Consult a licensed roofing contractor.


Plumbing

Gas Water Heaters
Gas Shut-Off Valve & Connector
Monitor or Repair as Required
5.1 - There is no sediment trap installed at the gas line it is recommended to be installed consult with a licensed plumber

Irrigation or Sprinklers
Automatic Sprinklers
Monitor or Repair as Required
5.2 - The sprinkler system was not operational at the time of the inspection and was not tested. Consult a landscape contractor.
The backflow device at the main is leaking and the system was shut off when we arrived

The sprinkler system was not operational at the time of the inspection - *Continued*

Heat and Air Conditioning

HVAC Split Systems

Condensing Coil Disconnect

Components and Conditions Needing Service

8.1 - The data panel on the A/C unit states that the breaker of fuse should be 40 amps maximum. The fuse at the disconnect panel is 50 amps, which may be too big for the A/C units. Consult a licensed electrical contractor.

Living Areas

Living Room

Walls & Ceiling

Monitor or Repair as Required

9.1 - The ceiling in the living room has a crack that looks to be a seam crack but you may want to have a licensed contractor evaluate to see if it is anything structural

Outlets

Components and Conditions Needing Service

9.2 - An outlet has an open neutral, and should be serviced. Consult a licensed electrician.

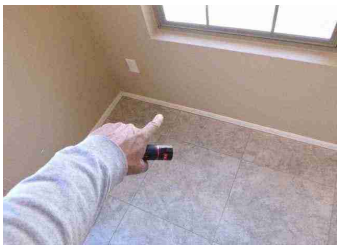
An outlet has an open neutral - *Continued*

Dining Room

Flooring

Monitor or Repair as Required

9.3 - There are open grout-joints in the tiles that should be sealed to prevent moisture damage. Monitor or repair as required.



Kitchen

Kitchen

Flooring

Monitor or Repair as Required

10.1 - There are open grout-joints in the tiles that should be sealed to prevent moisture damage. Monitor or repair as required. Consult a licensed contractor.

Electric Range

Monitor or Repair as Required

10.2 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence. Consult a licensed contractor.

Attic

Primary Attic

Framing

Monitor or Repair as Required

13.1 - Some of the collar-ties or sway braces are missing or damaged. This is not a serious structural deficiency, but one that should be reevaluated or serviced. Consult a licensed contractor. These may be used when setting the trusses but not structural after the sheathing is installed

Electrical

Components and Conditions Needing Service

13.2 - The light did not respond most likely due to burned out bulb because the receptacle worked

Exhaust Ducts

Components and Conditions Needing Service

13.3 - An exhaust duct is separated within the attic, and should be repaired. Monitor or repair as required. Consult a licensed contractor.

Bedrooms

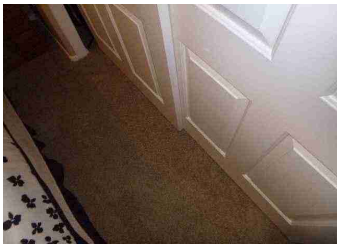
2nd Guest Bedroom

Closets

Monitor or Repair as Required

14.1 - The door guide is missing on bottom of door

door guide - *Continued*



Bathrooms

Main Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Monitor or Repair as Required

15.1 - The mechanical sink stopper will need to be adjusted to engage. Monitor or repair as required. Consult a licensed plumbing contractor.

Stall Shower

Monitor or Repair as Required

15.2 - The shower enclosure hardware will need to be serviced to work effectively. The door does not stay closed. Monitor or repair as required.
Sticks on bottom coming off wall not attached

15.3 - The shower door seal is missing or damaged, and should be serviced. Monitor or repair as required.

Hallway Bathroom

Sink Faucet Valves & Connectors Trap & Drain

Monitor or Repair as Required

15.4 - The mechanical sink stopper will need to be adjusted to engage. Consult a licensed plumbing contractor.

The mechanical sink stopper will need to be adjusted to engage - *Continued*

Laundry

Laundry Room

Dryer Vent

Components and Conditions Needing Service

16.1 - The dryer vent is separated and should be repaired. Monitor or repair as required.
Just came off of the dryer behind the dryer

Garage

Double-Car Garage

Walls & Ceiling

Components and Conditions Needing Service

17.1 - There is moisture damage to the drywall, the cause of the moisture is unknown. The area was wet at the time of the inspection. Consult a licensed contractor.
Near the water heater

Automatic Opener

Components and Conditions Needing Service

17.2 - The garage door opener is functional, but it takes too much force to auto-reverse and may need to be adjusted. Consult a garage door contractor. Monitor or repair as required.

The garage door opener is functional but does not auto-reverse or may need to be adjusted - *Continued*

Outlets

Components and Conditions Needing Service

17.3 - An outlet has an open ground, and should be serviced to have ground fault protection, which is mandated by current standards and is an important safety feature. Consult a licensed electrical contractor.
GFCI on wall

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CONFIDENTIAL INSPECTION REPORT

MIKE FIMBREZ

3003 W BELLE AVE , QUEEN CREEK, AZ 85214

2/25/2021 12:00 pm to 3:00 pm

REPRESENTED BY:
Steve Baker

GENERAL INFORMATION

Inspection Address: 3003 W BELLE AVE , QUEEN CREEK, AZ 85214
Inspection Date: 2/25/2021 Time: 12:00 pm to 3:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Will Hanson

Client Information: MIKE FIMBREZ
Buyer's Agent: Steve Baker

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: California Ranch

Structure Orientation: North

Estimated Year Built: 2004
Unofficial Sq.Ft.: 1717

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Odin Inspection Services LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Odin Inspection Services LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of [insert the name of the organization to which you belong], and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 3003 W Belle Ave Queen Creek 85142

SCOPE OF WORK

You have contracted with Odin Inspection Services LLC to perform a generalist inspection in accordance with the Arizona Standards of Professional Practice for Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been

widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Notice to Absent Clients

Informational Conditions

1.1 - We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

Landscaping Observations

Informational Conditions

1.2 - There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist.

Monitor or Repair as Required

1.3 - There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components. Monitor or repair as required.

Grading & Drainage

General Comments

Informational Conditions

1.4 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

1.5 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Monitor or Repair as Required

1.6 - Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a geologist or grading and drainage contractor.

Flat & Level Pad

Informational Conditions

1.7 - Flat or nearly flat areas near foundation. Water might pond in flat or nearly flat areas. Exterior

grading drainage cannot be adequately determined during dry weather. Standing water too close to the foundation can undermine the foundation and cause damage, including settling cracks in the walls and ceilings, as well as possible intrusion into the wall framing, possibly causing moisture damage in the walls. Standing water can also provide breeding grounds for unwanted insects. Recommend ensuring that grading slopes away from structure, monitoring grading during rainfall, and further evaluation by a qualified landscape professional if water ponding or other problems detected.

Drainage Mode

Informational Conditions

1.8 - Drainage on this property is solely dependant on soil-percolation and hard surfaces, and there are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space.

House Wall Finish

House Wall Finish Type

Informational Conditions

1.9 - The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

1.10 - There are small stress fractures in the stucco that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Monitor or repair as required.

1.11 - Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

Caulk seal all gaps openings - *Continued*

Exterior Components

General Comments

Informational Conditions

1.12 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

1.13 - The driveway is in acceptable condition.

Walkways

Monitor or Repair as Required

1.14 - There is an offset in a walkway that could prove to be a trip-hazard. Monitor or repair as required. Consult a licensed contractor.

There is an offset in a walkway that could prove to be a trip-hazard - *Continued*

Fences & Gates

Monitor or Repair as Required

1.15 - There are loose or missing cap blocks on the cinder block yard wall, at various locations. Monitor or replaced as required. Consult a licensed contractor.
Near electrical panel in front

Fascia & Trim

Components and Conditions Needing Service

1.16 - The fascia board and trim, and particularly that on the south facing side that is exposed to the sun, are in poor condition and should be serviced.
Back patio area on the east side and the trim at the front garage door

The fascia board and trim are in poor condition and should be serviced - *Continued*

Monitor or Repair as Required

1.17 - Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. Monitor or repair as required. Consult a licensed contractor.

Sliding Glass Doors

Informational Conditions

1.18 - The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

1.19 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

1.20 - The patio cover or arbor is in acceptable condition.

Porches or Stoops

Informational Conditions

1.21 - The porch is in acceptable condition.

Windows

Informational Conditions

1.22 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

1.23 - The window screens are functional.

Outlets

Informational Conditions

1.24 - The outlets that were tested are functional and include ground-fault protection. The GFCI reset button is in the garage.
Garage GFCI

Lights

Informational Conditions

1.25 - The lights outside the doors of the residence are functional.

Section 2.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

2.1 - There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

2.2 - The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

Structural Elements

Identification of Wall Structure

Informational Conditions

2.3 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Identification of Ceiling Structure

Informational Conditions

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

Identification of Roof Structure

Informational Conditions

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

Slab Foundation

General Comments

Informational Conditions

2.6 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

2.7 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

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

2.9 - Interior slab not visible due to floor coverings, inspection limited.

2.10 - Many slabs are found to contain cracks when the floor coverings are removed, but there is no absolute standard for evaluating them. Those that are less than ¼" wide and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. Nonetheless, they should be monitored to see if there is active movement in this area because such cracks can become a contentious and litigious issue. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, expansive soil (such as clay), and poor drainage, and if they are not sealed they can allow moisture to enter a residence, particularly if roof drainage downspouts terminated next to the slab. If in doubt, we recommend that the client hire a

structural engineer to evaluate the integrity of the structure.

Section 3.0 - Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Concrete Tile Roof

General Comments

Informational Conditions

3.1 - Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

3.3 - The roof appears to be the same age as the residence, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. This is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Roofing Material

Components and Conditions Needing Service

3.4 - There are a number of cracked or broken tiles that should be serviced. Consult a licensed roofing contractor. See attached photo.

There are a number of cracked or broken tiles that should be serviced - *Continued*

Monitor or Repair as Required

3.5 - There is a damaged mortar pack that needs to be sealed. Monitor or repair as required. Consult a licensed roofing contractor.

3.6 - Remove debris from roof surface. Debris on roof tiles can hold moisture longer and speed up deterioration of the roofing material. Also clean debris from roof wall transition flashing to prevent water from backing up under the roof tiles.

Remove debris from surface of roof - *Continued*


With Flat Roofed Sections

Monitor or Repair as Required

3.7 - The flat roof is in the primary stages of decomposition, which means that the roof will need to be maintained and closely monitored, You may wish to have a second opinion before the close of escrow. Consult a licensed roofing contractor.


Flashings

Informational Conditions

3.8 - The visible portion of the roof flashings are in acceptable condition.

Section 5.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the

pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

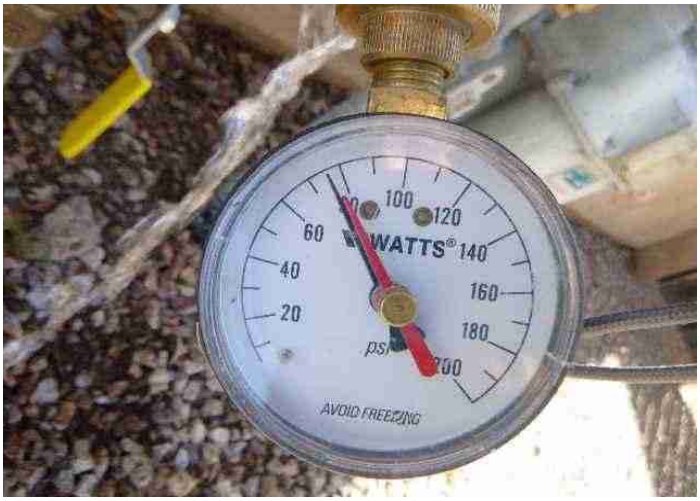
Informational Conditions

5.1 - The main water shut-off valve is located at the front of the residence. The main water supply is 1 inch copper piping.

Pressure Regulators

Informational Conditions

5.2 - The pressure at the street is under 80 psi and a regulator is not required on the plumbing system. The pressure is approximately 79 psi. If the pressure inside the residence exceeds 80 psi, which is too strong, it could stress components of the system.



Pressure Relief Valves

Informational Conditions

5.3 - There is a pressure relief valve on the plumbing system, as required.

Copper Water Pipes

Informational Conditions

5.4 - The visible portion of the potable water pipes are in acceptable condition.

Water Softener

Informational Conditions

5.5 - We do not evaluate the water softener you may want to have a professional look at it for you

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

5.6 - The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

Informational Conditions

5.7 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-off. A wrench is not required, but inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas SupplyPipes

Informational Conditions

5.8 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

5.9 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off

valve.

Age Capacity & Location

Informational Conditions

5.10 - Hot water is provided by a 2 year old (2019), 40 gallon water heater that is located in the garage. Water heaters last approximately eight to ten years.

Water Shut-Off Valve & Connectors

Informational Conditions

5.11 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

5.12 - The gas control valve and its connector at the water heater are functional.

Monitor or Repair as Required

5.13 - There is no sediment trap installed at the gas line it is recommended to be installed consult with a licensed plumber

Vent Pipe & Cap

Informational Conditions

5.14 - The vent pipe is functional.

Relief Valve & Discharge Pipe
Functional Components and Conditions
5.15 - The water heater is equipped with a mandated pressure-temperature relief valve, testing this device is not part of the inspection.
Drain Valve
Informational Conditions
5.16 - The drain valve is in place and presumed to be functional.
Drain Pan & Discharge PIpe
Informational Conditions
5.17 - The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.
Combustion Air Vents
Functional Components and Conditions
5.18 - The water heater does have appropriate combustion-air vents.

Irrigation or Sprinklers
General Comments
Informational Conditions
5.19 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.
Automatic Sprinklers
Monitor or Repair as Required
5.20 - The sprinkler system was not operational at the time of the inspection and was not tested. Consult a landscape contractor.
The backflow device at the main is leaking and the system was shut off when we arrived

The sprinkler system was not operational at the time of the inspection - *Continued*

Hose Bibs

Functional Components and Conditions

5.21 - The hose bibs are functional, but we may not have located and tested every one on the property.

Waste & Drainage Systems

General Comments

Informational Conditions

5.22 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

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

Drain Waste & Vent Pipes

Informational Conditions

5.24 - Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Water Meter

Water Meter

Informational Conditions

5.25 - The water meter is located near the sidewalk in the front and appears to be working correctly

Section 6.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

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

Panel Size & Location

Informational Conditions

6.3 - The residence is served by a 200 amp, 120, 240 volt panel, located in the front of the residence.

Main Panel Observations

Informational Conditions

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

Panel Cover Observations
Informational Conditions
6.5 - The exterior panel cover is in acceptable condition.
Wiring Observations
Informational Conditions
6.6 - The visible portions of the wiring has no visible deficiencies.
Circuit Breakers
Informational Conditions
6.7 - There are no visible deficiencies with the circuit breakers.
Grounding
Informational Conditions
6.8 - The panel is grounded to a water pipe.
6.9 - The panel is grounded to foundation steel, known also as a UFR ground.

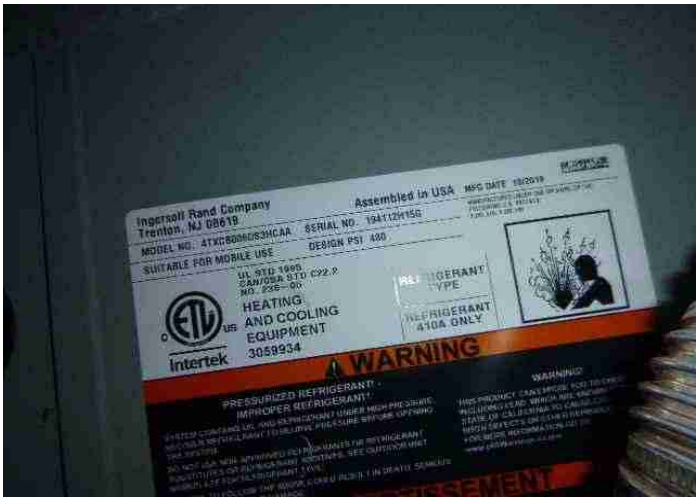
Section 8.0 - Heat and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location
Informational Conditions
8.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 2 year old (2019), furnace that is located in the attic, and a 2 year old (2019), 5 ton, condensing coil located on the side yard

The residence is served by a single split system with the location indicated within the report - *Continued*



Common Observations

Informational Conditions

8.2 - The split-system is newer and functional. Such systems are designed to last approximately twenty years. The inspector highly recommends that a standard, seasonal or yearly, service and maintenance contract with an HVAC contractor be obtained. Servicing the unit before close of escrow can uncover potential problems that are beyond the scope of a home inspection standards of practice. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency which will increase the service life of the unit.

Furnace

Informational Conditions

8.3 - The furnace is functional.

Vent Pipe

Informational Conditions

8.4 - The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

8.5 - The circulating fan is clean and functional.

Gas Valve & Connector

Informational Conditions

8.6 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

8.7 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

8.8 - The return-air compartment is in acceptable condition.

Evaporator Coil

Informational Conditions

8.9 - The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

8.10 - The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Conditions

8.11 - The drip pan is functional.

Condensing Coil

Informational Conditions

8.12 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

8.13 - The electrical disconnect at the condensing coil is functional.

But the size fuse is to large for the unit the unit requires a 40 max and there is a 50 amp fuse installed

Components and Conditions Needing Service

8.14 - The data panel on the A/C unit states that the breaker of fuse should be 40 amps maximum. The fuse at the disconnect panel is 50 amps, which may be too big for the A/C units. Consult a licensed electrical contractor.

Refrigerant Lines

Informational Conditions

8.15 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

8.16 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of seventeen degrees or more, measured at the ducts in the attic near the A/C unit. The air temp at the supply duct was 106 , the air temperature at the return duct was 78

The units were only tested on heat. The units were not tested with air conditioning because of the cooler temps we did not want to damage the units have a licensed HVAC guy check the units

The air-conditioning achieved an acceptable differential temperature split as indicated within the report - *Continued*

Thermostats

Informational Conditions

8.17 - The thermostat is functional.

Section 9.0 - Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered

cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

9.1 - We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we do not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Main Entry

Furnished Residence Comment

Informational Conditions

9.2 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

9.3 - The door is functional.

Flooring

Informational Conditions

9.4 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.5 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.6 - The window is functional.

Lights

Functional Components and Conditions

9.7 - The lights are functional.

Outlets

Functional Components and Conditions

9.8 - The outlets that were tested are functional.

Living Room

Doors

Functional Components and Conditions

9.9 - The door is functional.

Flooring

Informational Conditions

9.10 - The floor has no significant defects.

Walls & Ceiling

Monitor or Repair as Required

9.11 - The ceiling in the living room has a crack that looks to be a seam crack but you may want to have a licensed contractor evaluate to see if it is anything structural

Dual-Glazed Windows

Functional Components and Conditions

9.12 - The window is functional.
in door

Lights

Functional Components and Conditions

9.13 - The lights are functional.

Outlets

Functional Components and Conditions

9.14 - The outlets that were unobstructed and able to be tested are functional.

Components and Conditions Needing Service

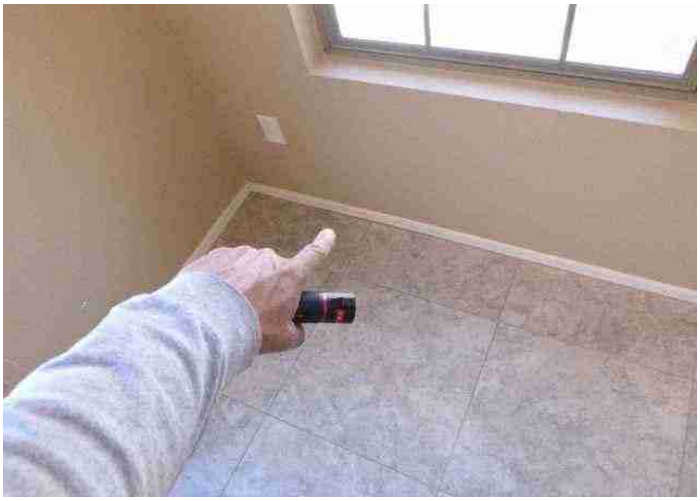
9.15 - An outlet has an open neutral, and should be serviced. Consult a licensed electrician.

An outlet has an open neutral - *Continued*

Smoke Detector
Functional Components and Conditions
9.16 - The smoke detector is functional, but should be checked periodically.

Dining Room

Flooring
Monitor or Repair as Required
9.17 - There are open grout-joints in the tiles that should be sealed to prevent moisture damage. Monitor or repair as required.



Walls & Ceiling
Informational Conditions
9.18 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
9.19 - The window is functional.

Lights
Functional Components and Conditions
9.20 - The lights are functional.
Outlets
Informational Conditions
9.21 - The outlets that were unobstructed and able to be tested are functional.

Section 10.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen
General Kitchen Comments
Informational Conditions
10.1 - We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.
Doors
Informational Conditions
10.2 - The doors are functional.
Flooring
Informational Conditions
10.3 - The floor has no significant defects.
Monitor or Repair as Required
10.4 - There are open grout-joints in the tiles that should be sealed to prevent moisture damage. Monitor or repair as required. Consult a licensed contractor.

There are open grout-joints in the tiles that should be sealed to prevent moisture damage - *Continued*

Walls & Ceiling
Functional Components and Conditions
10.5 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions
10.6 - The window is functional.
Sink & Countertop
Informational Conditions
10.7 - The sink and countertop are functional, no apparent cracks in countertop at time of inspection.
Cabinets
Functional Components and Conditions
10.8 - The cabinets are functional, and do not have any significant damage.
Valves & Connectors
Functional Components and Conditions
10.9 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.
Faucet
Functional Components and Conditions
10.10 - The sink faucet is functional and there was hot and cold water at the time of the inspection.
Trap and Drain
Functional Components and Conditions
10.11 - The trap and drain are functional.
Garbage Disposal
Functional Components and Conditions
10.12 - The garbage disposal is functional.
Electric Range
Functional Components and Conditions
10.13 - The electric range is functional, but was neither calibrated nor tested for its performance.

The electric range is functional - *Continued*

Monitor or Repair as Required

10.14 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence. Consult a licensed contractor.

Dishwasher

Functional Components and Conditions

10.15 - The dishwasher is functional, it ran through a cycle and drained.

Built-in Microwave

Functional Components and Conditions

10.16 - The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Informational Conditions

10.17 - The light is functional.

Outlets

Functional Components and Conditions

10.18 - The outlets that were tested are functional and include ground-fault protection.

Refrigerator

Informational Conditions

10.19 - The refrigerator is functional, but was neither calibrated nor tested for its performance

Section 11.0 - Hallway

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

Primary Hallway

Doors
Informational Conditions
11.1 - The doors are functional.

Flooring
Informational Conditions
11.2 - The floor has no significant defects.

Walls & Ceiling
Informational Conditions
11.3 - The walls and ceiling are in acceptable condition.

Closets & Cabinets
Informational Conditions
11.4 - The closet, or cabinets, is in acceptable condition.

Lights
Functional Components and Conditions
11.5 - The lights are functional.

Outlets
Functional Components and Conditions
11.6 - The outlets that were tested are functional.

Smoke Detector
Informational Conditions
11.7 - The smoke detector is functional, but should be checked periodically.

Section 13.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location
Informational Conditions
13.1 - The attic can be accessed through a hatch in the laundry room ceiling.

Method of Evaluation
Informational Conditions
13.2 - We evaluated the attic by direct access.

Framing
Informational Conditions
13.3 - The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Monitor or Repair as Required

13.4 - Some of the collar-ties or sway braces are missing or damaged. This is not a serious structural deficiency, but one that should be reevaluated or serviced. Consult a licensed contractor.
These may be used when setting the trusses but not structural after the sheathing is installed

Ventilation

Informational Conditions

13.5 - Ventilation is provided by a ridge vent and gable end vent

Electrical

Components and Conditions Needing Service

13.6 - The light did not respond most likely due to burned out bulb because the receptacle worked

Heat Vents

Informational Conditions

13.7 - The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

13.8 - The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Components and Conditions Needing Service

13.9 - An exhaust duct is separated within the attic, and should be repaired. Monitor or repair as required. Consult a licensed contractor.

Water Pipes

Informational Conditions

13.10 - The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Blown-In Cellulose Insulation

Informational Conditions

13.11 - The attic is insulated, with approximately eight to ten-inches of blown-in cellulose, which meets or is close to current standards. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Section 14.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

Location

Informational Conditions

14.1 - The main bedroom is located at the South west

Doors

Informational Conditions

14.2 - The doors are functional.

Flooring

Informational Conditions

14.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

14.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

14.6 - The closet and its components are functional.

Lights

Functional Components and Conditions

14.7 - The lights are functional.

Outlets

Functional Components and Conditions

14.8 - The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

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

1st Guest Bedroom

Location

Informational Conditions

14.10 - The first guest bedroom is located at the North West side.

Doors

Functional Components and Conditions

14.11 - The door is functional.

Flooring

Informational Conditions

14.12 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

14.13 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Informational Conditions
14.14 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
14.15 - The closet and its components are functional.
Lights
Functional Components and Conditions
14.16 - The lights in the bedroom are functional.
Outlets
Functional Components and Conditions
14.17 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
14.18 - The smoke detector is functional, but should be checked periodically.

2nd Guest Bedroom

Location
Informational Conditions
14.19 - The second guest bedroom is located at the West side
Doors
Functional Components and Conditions
14.20 - The door is functional.
Flooring
Informational Conditions
14.21 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
14.22 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
14.23 - The windows that were unobstructed were checked, and found to be functional.
Closets
Monitor or Repair as Required
14.24 - The door guide is missing on bottom of door

door guide - *Continued*

Lights
Functional Components and Conditions
14.25 - The lights are functional.
Outlets
Functional Components and Conditions
14.26 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
14.27 - The smoke detector is functional, but should be checked periodically.

Section 15.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Bathroom

Size and Location
Informational Conditions
15.1 - The main bathroom is a full, and is located adjacent to the Master bedroom
Doors
Functional Components and Conditions
15.2 - The door is functional.
Flooring
Informational Conditions
15.3 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
15.4 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Components and Conditions

15.5 - The window is functional.

Cabinets

Functional Components and Conditions

15.6 - The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

15.7 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Monitor or Repair as Required

15.8 - The mechanical sink stopper will need to be adjusted to engage. Monitor or repair as required. Consult a licensed plumbing contractor.

Tub

Functional Components and Conditions

15.9 - The tub is functional. There was hot and cold water at the faucet.

Stall Shower

Functional Components and Conditions

15.10 - The stall shower is functional. There is hot and cold water at the shower nozzle.

Monitor or Repair as Required

15.11 - The shower enclosure hardware will need to be serviced to work effectively. The door does not stay closed. Monitor or repair as required.
Sticks on bottom coming off wall not attached

15.12 - The shower door seal is missing or damaged, and should be serviced. Monitor or repair as required.

The showerdoor seal is missing or damaged and should be serviced - *Continued*

Toilet & Bidet
Functional Components and Conditions
15.13 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
15.14 - The exhaust fan is functional.
Lights
Functional Components and Conditions
15.15 - The lights are functional.
Outlets
Functional Components and Conditions
15.16 - The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location
Informational Conditions
15.17 - The hallway bathroom is a full.
Doors
Informational Conditions
15.18 - The doors are functional.
Flooring
Informational Conditions
15.19 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
15.20 - The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
15.21 - The cabinets are in acceptable condition.
Sink Countertop
Functional Components and Conditions
15.22 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
15.23 - The sink and its components are functional. There was hot and cold water out of all faucets.
Monitor or Repair as Required
15.24 - The mechanical sink stopper will need to be adjusted to engage. Consult a licensed plumbing contractor.

Tub-Shower
Functional Components and Conditions
15.25 - The tub/shower is functional. There was hot and cold water out of the faucet and shower head.
Toilet & Bidet
Functional Components and Conditions
15.26 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
15.27 - The exhaust fan is functional.
Lights
Functional Components and Conditions
15.28 - The lights are functional.
Outlets
Functional Components and Conditions
15.29 - The outlets are functional and include ground-fault protection.

Section 16.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

General Laundry Comments

Informational Conditions

16.1 - In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

Doors

Functional Components and Conditions

16.2 - The door is functional.

Flooring

Informational Conditions

16.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

16.4 - The walls and ceiling are in acceptable condition.

Exhaust Fan

Functional Components and Conditions

16.5 - The exhaust fan is functional.

Valves & Connectors

Functional Components and Conditions

16.6 - The wash machine valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components and Conditions

16.7 - The trap and drain for the washing machine are functional.

240 Volt Receptacle

Informational Conditions

16.8 - The 240 volt receptacle for the dryer is functional.

Dryer Vent

Components and Conditions Needing Service

16.9 - The dryer vent is separated and should be repaired. Monitor or repair as required.
Just came off of the dryer behind the dryer

Lights
Functional Components and Conditions
16.10 - The lights are functional.
Outlets
Functional Components and Conditions
16.11 - The outlets that were tested are functional.
Washer and Dryers
Informational Conditions
16.12 - The washer and dryer are functional, but were neither calibrated nor tested for their performance. The washer was very noisy

Section 17.0 - Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

General Garage Comments
Informational Conditions
17.1 - It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, it will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural

accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Slab Floor

Functional Components and Conditions

17.2 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

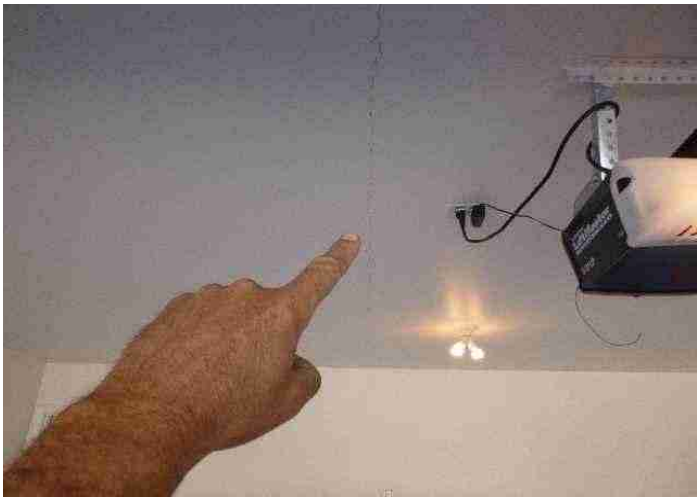
Informational Conditions

17.3 - There are small cracks in the slab floor of the garage that we do not regard as being structurally significant, which you may wish to view for yourself and decide whether or not you want a second opinion.

Walls & Ceiling

Informational Conditions

17.4 - The walls and/or ceiling has typical cosmetic damage. Monitor or repair as required. Consult a licensed contractor.



The walls and or ceiling has typical cosmetic damage - *Continued*

Components and Conditions Needing Service

17.5 - There is moisture damage to the drywall, the cause of the moisture is unknown. The area was wet at the time of the inspection. Consult a licensed contractor.
Near the water heater

Ventilation Ports

Functional Components and Conditions

17.6 - The ventilation ports are functional.

Firewall Separation

Functional Components and Conditions

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

Entry Door Into the House

Functional Components and Conditions

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

Garage Door & Hardware

Functional Components and Conditions

17.9 - The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

17.10 - The garage door opener is functional.

Components and Conditions Needing Service

17.11 - The garage door opener is functional, but it takes too much force to auto-reverse and may need to be adjusted. Consult a garage door contractor. Monitor or repair as required.

Lights

Functional Components and Conditions

17.12 - The lights are functional, and do not need service at this time.

Outlets

Components and Conditions Needing Service

17.13 - An outlet has an open ground, and should be serviced to have ground fault protection, which is mandated by current standards and is an important safety feature. Consult a licensed electrical contractor.
GFCI on wall

AFFILIATIONS AND CERTIFICATIONS

Arizona Certified Home Inspector # 64972

Inspector

Will Hanson

REPORT CONCLUSION

3003 W BELLE AVE , QUEEN CREEK, AZ 85214

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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