

Inspection Report



Greens Home Design L.L.C.

Loren Green

Arizona State Board of Technical Registration # 12345

13621 S. 204th Ave

Buckeye, AZ 85326

602-326-4061

It has been a pleasure to provide your inspection service and we truly appreciate your patronage. We worked hard to research your real estate investment and report back to you in a comprehensive way to answer all of your questions as thoroughly as possible. Remember that we have your best interests in mind throughout this process and we are happy to answer any questions that you might have about the inspection. Please feel free to call us directly with any of your questions. **This report is the exclusive property of the Greens Home Design L.L.C. and the client whose name appears herein. Use or reliance on the findings of this report by any unauthorized persons is strictly prohibited.**



REPORT PREPARED FOR:

John Kolb

1/23/2009

INSPECTED PROPERTY ADDRESS:

9810 E. Emerald Dr.

Chandler AZ 85248



Greens Home Design L.L.C.

13621 S. 204th Ave
Buckeye, AZ 85326
602-326-4061

Fee for the home inspection is \$300.00.

Inspector: Loren Green (AZ BTR # 12345)

The address of the property is: 9810 E. Emerald Dr. Chandler AZ 85248

THIS AGREEMENT made on 1/23/2009 by and between Greens Home Design L.L.C. and John Kolb, Understand and Voluntarily Agree as follows:

At your request, Greens Home Design L.L.C. is completing a visual property inspection conducted in accordance with the Arizona Standards of Professional Practice for Home Inspectors and the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Greens Home Design L.L.C. may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The inspection has clearly defined limitations and is not a substitute for the Sellers Property Disclosures Statement (SPDS) which the seller may be required to provide by civil code. The inspection is performed by a generalist in a matter of hours and does not include any warranties, as opposed to that by a specialist, which could take several days to complete and could include warranties. Therefore, please be aware of the following limitations of this service: It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with standards of practise, Greens Home Design L.L.C. does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways.

In addition, Greens Home Design L.L.C. does not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What Greens Home Design L.L.C. provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract and to the following specific stipulations that you must acknowledge with your initials, as follows:

It is understood and agreed by and between the parties that Greens Home Design L.L.C. and it's officers, agents, or employee's limitation of liability for errors or omissions in the inspection report is limited and fixed to a refund of the fee paid for the inspection and the report. I agree that Greens Home Design L.L.C. may report on suspicious stains or moisture damage, but that they are not licensed to inspect for mold or fungi. I agree that Greens Home Design L.L.C. does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

Initials: _____

I agree that any recommendations that Greens Home Design L.L.C. may make for service, a second opinion, or permit research involving any component or condition should be completed and documented before the close of escrow or that Greens Home Design L.L.C. will be held harmless for any subsequently alleged deficiencies.

Initials: _____

I agree to hold Greens Home Design L.L.C. harmless for any defects that are alleged or which should have been discovered beyond a period of 30 days from the inspection date. However, should a dispute arise during this period related to the inspection and report, or the interpretation thereof, that I will only undertake emergency measures and will not alter, repair, replace, correct, or modify any disputed component or condition without first giving the representatives of Greens Home Design L.L.C. the right to re-inspect. Furthermore, I agree that I will first attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Incorporated, and that the decision of the appointed arbitrator shall be honored and binding on the parties and entered in any Court of competent jurisdiction.

Initials: _____

I agree that should I initiate either arbitration or a court action without first attempting mediation that I shall not be entitled to recover attorney's fees and costs that might otherwise be awarded to me through arbitration or a court action.

Initials: _____

I agree that if any portion of this contract is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and binding between the parties.

Initials: _____

I agree to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of Greens Home Design L.L.C. or employees or visitors or of independent contractors engaged or paid by Greens Home Design L.L.C. for the purpose of inspecting the subject home.

Initials: _____

I agree that Greens Home Design L.L.C. can provide copies of this report to the seller and/or seller agent if requested by the seller or the sellers agent. I give Greens Home Design L.L.C. permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. Greens Home Design L.L.C. accepts no responsibility for use or misinterpretation by third parties.

Initials: _____

I HAVE CAREFULLY READ THE FOREGOING, AGREE TO IT, AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE



INVOICE

Greens Home Design L.L.C.
 13621 S. 204th Ave
 Buckeye, AZ 85326
 602-326-4061
 Inspected By: Loren Green

Inspection Date: 1/23/2009
 Report ID: 9810

Customer Info:	Inspection Property:
John Kolb	9810 E. Emerald Dr. Chandler AZ 85248
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,701 - 2,100	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method:

Payment Status:

Note:

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SCOPE OF WORK

You have contracted with Greens Home Design L.L.C. to perform a generalist inspection in accordance with the Standards of Professional Practice for Home Inspectors in the state of Arizona and the standards of practice established by NACHI, posted at <http://www.nachi.org/sop.htm>. 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 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 indicated in the standards.

We evaluate system/components and report on their general condition. A Satisfactory or Operational notation does not mean that the item is perfect but that it is either functional or met a reasonable standard on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time. Such as cracks that appear in concrete and in the surfaces around windows and doors, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and cabinetry that does not function as it did when it was new. Therefore, we tend to ignore insignificant and predictable defects and may not note them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized and do not have the expertise to test for environmental contaminants, or comment on termite, dry rot, fungus or mold. You should schedule any desired specialized inspection with the appropriate specialists before the close of escrow.

A building and its components are complicated and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. We promote candid and forthright communication between all parties because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, it is essential that you read the entire report and any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow (because additional defects could be revealed by specialists and upgrades recommended could affect your evaluation of the property). Our service should not be construed as a warranty or guarantee.

There are many environmental contaminants that we do not have the expertise or the authority to test for, 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 better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Date: 1/23/2009	Time: 01:00 PM	Report ID: 9810
Property: 9810 E. Emerald Dr. Chandler AZ 85248	Customer: John Kolb	Real Estate Professional:



Loren Green

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear consistent with the year in which it was constructed.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection is performed in accordance with the current Arizona Standards of Professional Practice for Home Inspectors and the National Association of Certified Home Inspectors (NACHI) posted at <http://www.nachi.org/sop.htm>.

In Attendance: Customer and their agent, Seller	Type of building: Single Family (1 story)	Furnished: Yes
Occupied: Yes	Approximate age of building: Under 10 Years	Unofficial Sq. Ft.: 1997
Home Faces: South	Temperature: 60-70 Degrees	Humidity: 30%
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 3 days: Yes
Radon Test: No	Water Test: No	

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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 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, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer 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.

In accordance with industry standards, we will not 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 evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Styles & Materials

Viewed roof covering from: Roof-Type:

Walked roof Gable

Roof Covering:

Concrete
Tile

Chimney (exterior):

N/A

Sky Light(s):

None

Roof Ventilation:

Gable vents
Soffit Vents

Roof Structure:

Engineered wood trusses

Method used to observe attic:

From entry, inadequate clearance to enter

Attic info:

The attic can be accessed through a hatch in the garage ceiling.

Attic Insulation:

Blown

Fiberglass

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

A number of the concrete tiles are cracked or chipped but not separated. This is not uncommon, and the tiles do not necessarily need to be serviced, but you may wish to have a specialist comment on this. However, it would be wise to monitor the tiles to make sure that they do not become displaced.

1.1 FLASHINGS

Comments: Repair or Replace

 The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



1.1 Picture 1



1.1 Picture 2

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF VENTILATION

Comments: Inspected

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

(1) Blown-in insulation within the attic obscures the joists. Therefore, the inspection of it and its components was limited to what is visible from the maintenance platform.

(2) Blown-in insulation within the attic obscures the joists and prevented a safe access. Therefore, the inspection of it and its components was limited to what is visible from the access point.

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.7 INSULATION IN ATTIC

Comments: Inspected

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

1.9 OUTLETS SWITCHES and FIXTURES (ATTIC)

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Exterior gas grill is present but is not part of the inspection.

Styles & Materials

Siding Style:

Stucco

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch

Covered patio

Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Repair or Replace

🏠 Rear french doors are weathered.



2.1 Picture 1



2.1 Picture 2

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS, FENCES AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Repair or Replace

- 🏠 (1) The rear sprinkler is plumbed incorrect. Consult a landscape contractor.



2.6 Picture 1

- 🏠 (2) All hose bibs (outside water faucets) are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent back flow contamination.

2.7 FIXTURES (exterior)

Comments: Repair or Replace

- 🏠 (1) Lights under eaves are not in weatherproof boxes.
- 🏠 (2) Lights under eaves do not have weatherproof conduit.



2.7 Picture 1

- 🏠 (3) Weatherproof enclosures and conduit are needed at outdoor outlet on east side under eave.
- 🏠 (4) An exterior light does not respond at the rear entry to home in master. One of the one bulbs did not respond.

-  (5) This outlet is only weatherproof when the door is closed. To use as permanent power outlet a different cover must be used.



2.7 Picture 2



2.7 Picture 3

2.8 POLARITY AND GROUNDING OF RECEPTACLES IN CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

2.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

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

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.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Poured concrete	No crawlspace	Slab on grade
Wall Structure:	Columns or Piers:	Floor System Insulation:
Masonry	Frame-stucco	NONE

Inspection Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

(1) Stem wall is painted. Inspection is limited.

(2) Stucco installed to grade perimeter not fully visible.

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

Interior not visible due to flooring coverings - inspection limited.

3.4 CEILINGS (structural)

Comments: Inspected

Blown-in insulation within the attic obscures the joists. Therefore, the inspection of it and its components was limited to what is visible from the maintenance platform.

3.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

3.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

3.7 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors (where visible); Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. **Outlets, GFCI's, fixtures, switches, and smoke detector observations are reported in the room/area section in which they are located.** The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we 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 potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Styles & Materials

Electrical Service Conductors:

Below ground
Not visible (type unknown).

Panel capacity:

200 AMP, 120/240V

Overcurrent Protection Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Panel Location:

West exterior wall

Branch wire 120V:

Copper where visible

Branch wire 240V:

Copper where visible

Wiring Methods:

Romex

Inspection Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected

The main service conductors are underground. This is characteristic of modern electrical services but since the service lines are underground and cannot be seen, they are not evaluated as part of the inspection.

4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

4.3 CARBON MONOXIDE DETECTORS

Comments: Not Present

Gas appliances are found in the home. If a gas appliance is not completely burning all the fuel carbon monoxide (CO) is produced. There is no CO detector found in home. It is recommended that one be installed as a safety precaution according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). 2 Car 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. 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. Also, 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. The presence of a wall and ceiling cover separating the livable area from the garage can be verified, but the actual fire rating of the wall and ceiling assembly cannot be verified without tearing the wall covering off. Therefore an actual determination as to whether the firewall separation is adequate or not is not commented on.

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General Observation: An excessive amount of possessions existed at the garage (this condition severely limits the inspection).

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

5.2.A FLOOR

Comments: Inspected

5.3.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.4.A WALL SWITCHES and FIXTURES

Comments: Inspected

5.5.A OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6.A POLARITY AND GROUNDING OF RECEPTACLES

Comments: Inspected

The Garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B). 1 Car 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. 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. Also, 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. The presence of a wall and ceiling cover separating the livable area from the garage can be verified, but the actual fire rating of the wall and ceiling assembly cannot be verified without tearing the wall covering off. Therefore an actual determination as to whether the firewall separation is adequate or not is not commented on.

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General Observation: An excessive amount of possessions existed at the garage (this condition severely limits the inspection).

Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Metal

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

5.2.B FLOOR

Comments: Inspected

Lots of possessions.

5.3.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 There are moisture stains around both window sills that confirms moisture penetration.



5.3.B Picture 1

5.4.B WALL SWITCHES and FIXTURES

Comments: Inspected

5.5.B OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6.B POLARITY AND GROUNDING OF RECEPTACLES

Comments: Inspected

The Garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Utility Room

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.

Styles & Materials

Countertop:	Cabinetry:	Clothes Dryer Vent Material:
None	Wood	Metal
Dryer Power Source:	Window Types:	Floor Covering(s):
220 Electric	Dual-pane	Tile
Gas Connection	Single-hung	

Inspection Items

6.0 CEILINGS

Comments: Inspected

6.1 WALLS

Comments: Inspected

6.2 FLOORS

Comments: Inspected

6.3 WINDOWS

Comments: Inspected

6.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

6.6 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

6.8 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

6.9 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

6.10 CLOTHES DRYER VENT PIPING

Comments: Inspected

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. 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 acrylonitrile butadiene styrene [ABS] ones 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, which we recommend having 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.

Styles & Materials

Water Source:

Public

Main Water Shut-off Valve

Location:

South side of residence

Plumbing Water Supply (into home):

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

Plumbing Water Distribution (inside home):

The building is served by copper potable water pipes (where visible - other piping types may exist).

Water Filters:

Reverse Osmosis

(We do not inspect filtration systems)

Water Softener:

None

Washer Drain Size:

2" Diameter

Plumbing Waste Line:

ABS

Waste Vents:

ABS

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Manufacturer:

RHEEM

Water Heater Location:

Garage

Water Heater T&P line:

Is present and installed properly, operation of the line not part of this inspection.

Inspection Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Including proper support and functional drainage)

Comments: Inspected

 Some ABS drain line vents that are visible within the attic are alleged to be defective. They include those manufactured between 1984 and 1990 under the trade names of Centaur, Gable, Phoenix, Polaris, and Apache. I can elaborate on this issue, but you should seek the opinion of a plumber who is familiar with these allegedly defective pipes.

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES (Including proper support and functional flow)**Comments:** Inspected

Water meter box is overfilled with soil-rock, meter was covered (view obscured).

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Comments:** Repair or Replace

 (1) Small leak at hot water nipple.



7.2 Picture 1

 (2) Corrosion noted at water heater shut off valve.

7.3 MAIN WATER SHUT-OFF DEVICE**Comments:** Inspected**7.4 FUEL DISTRIBUTION SYSTEMS (visible - piping, venting, supports, leaks)****Comments:** Inspected**7.5 MAIN FUEL SHUT OFF (Describe Location)****Comments:** Inspected

The gas main shut-off is located at the west side of the residence . 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.

7.6 SUMP PUMP**Comments:** Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or 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.

Styles & Materials

Heat Type: Gas furnace	Energy Source: Gas	Heating Equipment Size: 90,000 BTU
Heating Equipment Location: Garage	Number of Heat Systems (excluding wood): One	Distribution System Type: Flexible duct
Filter Type: Disposable	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Cooling Equipment Size: 5 ton	Cooling Equipment Location: Exterior ground mounted	Number of AC Only Units: One

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Repair or Replace

 The secondary condensate line on the furnace/air handler in the garage is missing. This should be evaluated by a A/C contractor.

8.1 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems and combustion air ventilation)

Comments: Inspected

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove, Pellet Stove)

Comments: Inspected

8.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

8.7 AIR HANDLER EQUIPMENT

Comments: Inspected

8.8 COOLING EQUIPMENT

Comments: Inspected

The cooling system was Operational. We test this by evaluating the differential temperature split between the air entering the system and that coming out (should be 16 to 22 degrees F.).

8.9 NORMAL OPERATING CONTROLS (thermostat)

Comments: Inspected

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8.11 NORMAL OPERATING CONTROLS

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9(A). Hall Bath

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the 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.

Styles & Materials

Exhaust Fans:

Fan only

Ceiling Materials:

Drywall

Wall material:

Drywall

Floor Covering(s):

Tile

Interior Doors:

Hollow core

Window Types:

Dual-pane

Sliders

Inspection Items

9.0.A COUNTERS AND CABINETS

Comments: Inspected

9.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.2.A WINDOWS

Comments: Repair or Replace

-  A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.



9.2.A Picture 1

9.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

9.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

-  The tub spout is away from the wall and loose. This needs to be sealed so that water will not enter the wall area.

9.5.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

9.6.A OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.7.A EXHAUST FAN

Comments: Inspected

9.8.A CEILINGS, WALLS, AND FLOORS

Comments: Inspected

9(B). Master Bath

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the 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.

Styles & Materials

Exhaust Fans:

Fan only

Ceiling Materials:

Drywall

Wall material:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Window Types:

Dual-pane

Sliders

Inspection Items

9.0.B COUNTERS AND CABINETS

Comments: Inspected

9.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.2.B WINDOWS

Comments: Inspected

9.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

9.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

9.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

9.6.B OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.7.B EXHAUST FAN

Comments: Inspected

9.8.B CEILINGS, WALLS, AND FLOORS

Comments: Inspected

10(A). Entry

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Inspection Items

10.0.A CEILINGS

Comments: Inspected

10.1.A WALLS

Comments: Inspected

10.2.A FLOORS

Comments: Inspected

10.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.6.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(B). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Window Types:

Dual-pane

Sliders

Inspection Items

10.0.B CEILINGS

Comments: Inspected

10.1.B WALLS

Comments: Inspected

10.2.B FLOORS

Comments: Inspected

10.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.B DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

10.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.6.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

10.7.B SMOKE DETECTOR

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(C). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Window Types:

Dual-pane

Sliders

Inspection Items

10.0.C CEILINGS

Comments: Inspected

10.1.C WALLS

Comments: Inspected

10.2.C FLOORS

Comments: Inspected

10.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.C DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

10.5.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.6.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

10.7.C SMOKE DETECTOR

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Interior Doors:

Hollow core

Inspection Items

10.0.D CEILINGS

Comments: Inspected

10.1.D WALLS

Comments: Inspected

10.2.D FLOORS

Comments: Inspected

10.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.5.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

10.6.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

10.7.D SMOKE DETECTOR

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(E). Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Inspection Items

10.0.E CEILINGS

Comments: Inspected

10.1.E WALLS

Comments: Inspected

10.2.E FLOORS

Comments: Inspected

10.3.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.E DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace



French doors are weathered on outside.



10.4.E Picture 1



10.4.E Picture 2

10.5.E WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

10.6.E OUTLETS SWITCHES AND FIXTURES**Comments:** Repair or Replace The ceiling fan wobbles.**10.7.E SMOKE DETECTOR****Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(F). Bedroom 1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Window Types:

Dual-pane

Sliders

Inspection Items

10.0.F CEILINGS

Comments: Inspected

10.1.F WALLS

Comments: Inspected

10.2.F FLOORS

Comments: Inspected

10.3.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.F DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.5.F WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 The window sill is moisture damaged, and should be evaluated by a mold inspector.



10.5.F Picture 1

10.6.F OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

10.7.F SMOKE DETECTOR

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(G). Den

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Inspection Items**10.0.G CEILINGS****Comments:** Inspected**10.1.G WALLS****Comments:** Inspected**10.2.G FLOORS****Comments:** Inspected**10.3.G STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Comments:** Not Present**10.4.G DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected**10.5.G WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected**10.6.G OUTLETS SWITCHES AND FIXTURES****Comments:** Inspected**10.7.G SMOKE DETECTOR****Comments:** Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(H). Family Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Interior Doors:

Hollow core

Window Types:

Dual-pane

Inspection Items

10.0.H CEILINGS

Comments: Inspected

10.1.H WALLS

Comments: Inspected

10.2.H FLOORS

Comments: Inspected

10.3.H STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

10.4.H DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.5.H WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.6.H OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

10.7.H SMOKE DETECTOR

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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 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.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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 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.

General Observation: An R.O. system is installed, not a part of this inspection.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

BADGER

Exhaust/Range hood:

WHIRLPOOL

Range/Oven:

WHIRLPOOL

Built in Microwave:

WHIRLPOOL

Trash Compactors:

NONE

Floor Covering(s):

Tile

Cabinetry:

Wood

Countertop:

Corian

Inspection Items

11.0 CEILINGS

Comments: Inspected

11.1 WALLS

Comments: Inspected

11.2 FLOORS

Comments: Inspected

11.3 PANTRY/CLOSET DOORS

Comments: Inspected

11.4 WINDOWS

Comments: Not Present

11.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

11.6 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

11.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

11.8 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

11.9 POLARITY AND GFCI OPERATION OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES

Comments: Inspected

11.10 DISHWASHER

Comments: Inspected

11.11 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.12 RANGE HOOD

Comments: Inspected

11.13 FOOD WASTE DISPOSER

Comments: Inspected

11.14 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Lawn Sprinklers

Inspection Items

12.0 SPRINKLER OPERATION

Comments: Repair or Replace

-  (1) Our evaluation of the lawn sprinklers does not include bubbler, drip or association maintained systems and recommend that you have the seller demonstrate the system before the close of escrow. The inspection is limited and only includes the visible/accessible portions of the system. Due to the variety and complexity of many automatic control panels we do not test them.
-  (2) Anti-siphon protection is missing at the irrigation system and the water connection is improper. Consult a landscape/irrigation contractor.

12.1 CONTROLLERS

Comments: Repair or Replace

-  The irrigation system is a non-professional installation and may not be reliable, complete evaluation of the system by a specialist is recommended.

12.2 ROTARY HEADS

Comments: Inspected

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Summary



Greens Home Design L.L.C.

13621 S. 204th Ave
Buckeye, AZ 85326
602-326-4061

Customer
John Kolb

Address
9810 E. Emerald Dr.
Chandler AZ 85248

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.1 FLASHINGS

Repair or Replace

The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



1.1 Picture 1



1.1 Picture 2

2. Exterior

General Summary

2.1 DOORS (Exterior)

Repair or Replace

Rear french doors are weathered.



2.1 Picture 1



2.1 Picture 2

2.6 PLUMBING WATER FAUCETS (hose bibs)

Repair or Replace

(1) The rear sprinkler is plumbed incorrect. Consult a landscape contractor.



2.6 Picture 1

(2) All hose bibs (outside water faucets) are not fitted with anti-siphon fittings which are recommended. These valves are relatively inexpensive and are required by current standards to prevent back flow contamination.

2.7 FIXTURES (exterior)

Repair or Replace

- (1) Lights under eaves are not in weatherproof boxes.
- (2) Lights under eaves do not have weatherproof conduit.



2.7 Picture 1

- (3) Weatherproof enclosures and conduit are needed at outdoor outlet on east side under eave.
- (4) An exterior light does not respond at the rear entry to home in master. One of the one bulbs did not respond.
- (5) This outlet is only weatherproof when the door is closed. To use as permanent power outlet a different cover must be used.



2.7 Picture 2



2.7 Picture 3

5(B). 1 Car Garage

🏠 General Summary

5.3.B WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

There are moisture stains around both window sills that confirms moisture penetration.



5.3.B Picture 1

7. Plumbing System

🏠 General Summary

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Including proper support and functional drainage)

Inspected

Some ABS drain line vents that are visible within the attic are alleged to be defective. They include those manufactured between 1984 and 1990 under the trade names of Centaur, Gable, Phoenix, Polaris, and Apache. I can elaborate on this issue, but you should seek the opinion of a plumber who is familiar with these allegedly defective pipes.

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Small leak at hot water nipple.



7.2 Picture 1

(2) Corrosion noted at water heater shut off valve.

8. Heating / Central Air Conditioning

🏠 General Summary

8.0 HEATING EQUIPMENT

Repair or Replace

The secondary condensate line on the furnace/air handler in the garage is missing. This should be evaluated by a A/C contractor.

9(A). Hall Bath**🏠 General Summary****9.2.A WINDOWS****Repair or Replace**

A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.



9.2.A Picture 1

9.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Repair or Replace**

The tub spout is away from the wall and loose. This needs to be sealed so that water will not enter the wall area.

10(E). Master Bedroom**🏠 General Summary****10.4.E DOORS (REPRESENTATIVE NUMBER)****Repair or Replace**

French doors are weathered on outside.



10.4.E Picture 1



10.4.E Picture 2

10.6.E OUTLETS SWITCHES AND FIXTURES**Repair or Replace**

The ceiling fan wobbles.

10(F). Bedroom 1

🏠 General Summary

10.5.F WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

The window sill is moisture damaged, and should be evaluated by a mold inspector.



10.5.F Picture 1

12. Lawn Sprinklers

🏠 General Summary

12.0 SPRINKLER OPERATION

Repair or Replace

(1) Our evaluation of the lawn sprinklers does not include bubbler, drip or association maintained systems and recommend that you have the seller demonstrate the system before the close of escrow. The inspection is limited and only includes the visible/accessible portions of the system. Due to the variety and complexity of many automatic control panels we do not test them.

(2) Anti-siphon protection is missing at the irrigation system and the water connection is improper. Consult a landscape/irrigation contractor.

12.1 CONTROLLERS

Repair or Replace

The irrigation system is a non-professional installation and may not be reliable, complete evaluation of the system by a specialist is recommended.

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

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