Confidential Inspection Report

LOCATED AT:
6370 E Royal Palm Rd
Paradise Valley, AZ 85253

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Monday, September 13, 2021



Inspector, Rich LeGrand 53350
Alliance Property Inspections 14747 N. Northsite Blvd Set 111-292 Scottsdale, AZ 85260

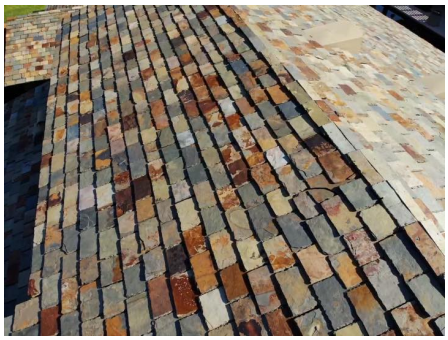
Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

TILE ROOFING SURFACE

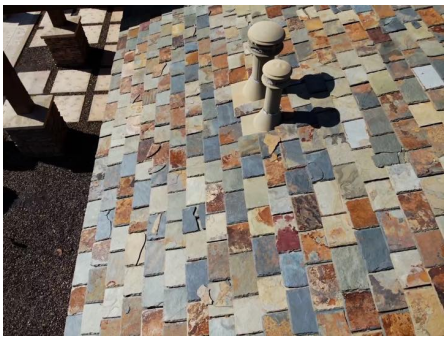
EVAL **s-18:** There are individual cracked, chipped and displaced tiles along the ridge and/or in the field. Recommend further evaluation.

















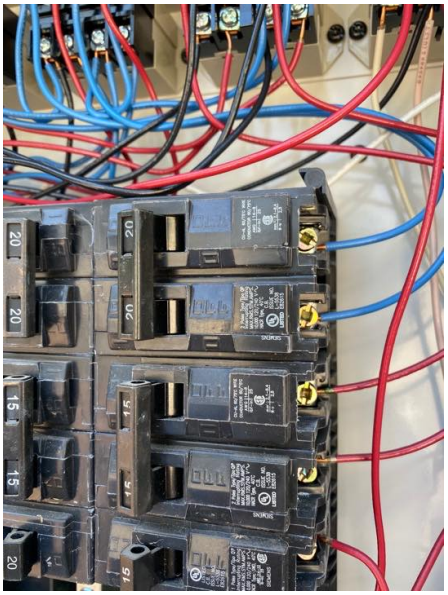


ELECTRICAL SYSTEM CIRCUITRY SUBPANEL

DNGR **s-83:** We found over-fusing in the subpanel. This allows excessive current(heat) to flow through the conductors(wire) before the overcurrent protection devices(breakers) 'trip'. This is a safety hazard because it allows conductor overheating.

Panel D

Pool equipment

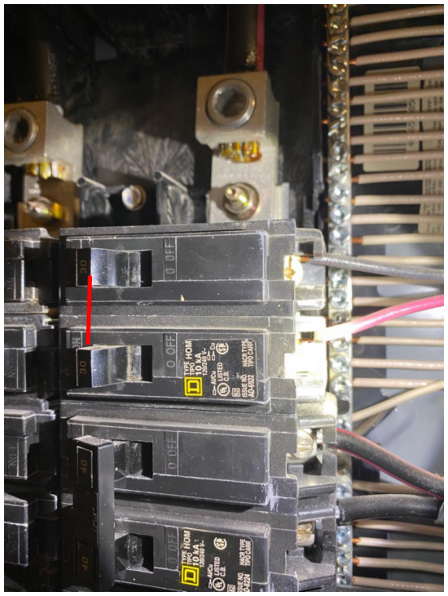


Pool equipment

Pool equipment

s-86: Missing breaker handle tie, recommend repair.

Panel D



Panel A

Panel C

EXTERIOR/SITE/GROUND EXTERIOR PLUMBING

EVAL **s-109:** Leaks were observed in the system at the front irrigation valves. Recommend further evaluation by a irrigation professional and making all necessary repairs before using the system.

EXTERIOR/SITE/GROUND WIRING

s-111: The buried wiring to the outdoor lighting is not an approved installation. In this case, the wiring is vulnerable to physical damage and should be encased in proper underground conduit. We recommend it be replaced with an approved material.

Backyard

EXTERIOR/SITE/GROUND DOORS

s-116: The garage exterior door is deteriorated. We recommend it be repaired or replaced.

EXTERIOR/SITE/GROUND MISCELLANEOUS

s-137: Although fountains are not part of a standard home inspection, it appears they are leaking. Recommend further evaluation and repair as necessary.



s-139: One or more outdoor fans were not operational or the remote was not located. Recommend further review and repair as necessary.

Ramada

AIR CONDITIONING EVAPORATOR COIL

WARN **s-164:** The secondary condensate drain line lacks a drain fitting in the air handler that allows condensate to properly drain into the catch pan, should the primary drain become plugged up. We recommend modification in accordance with present standards.



Garage



s-165: Rust was observed in the attic drip pan indicating a prior need for service. No issues were observed at the time of the inspection. Recommend obtaining receipts from seller on repairs made.

AIR CONDITIONING GENERAL COMMENT

s-176: The ambient air test was performed by using a thermometer on the supply and return of HVAC system. The thermometer is used to determine if the difference in temperature of the supply and return air was between 14 and 25°. Temperature differences in this range indicate the unit is performing at an efficient rate. The temperature splits at the time of the inspection were as follows indicating which units were operating in an efficient range and which need further evaluation and possible repair.

Garage: 16°F
Right rear: 16°F
Kitchen: 14°F
Right front: 13°F - Further evaluation recommended
Left front: 13°F - Further evaluation recommended
Master suite: 7°F - Further evaluation recommended
Left rear: 13°F - Further evaluation recommended
Casita: 17°F













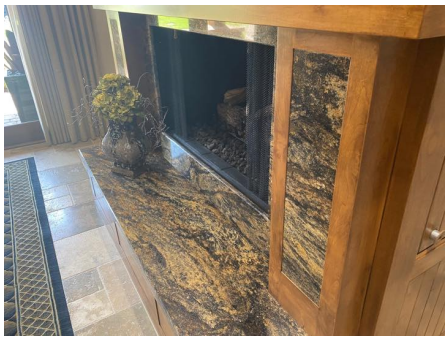


INTERIOR FIREPLACE

s-241: One or more fireplaces were not igniting when tested. Recommend further review and repair as necessary.

Family Room

s-242: Automatic igniter in the living room and office is not functioning properly, further evaluation and repair is recommended.



s-243: Master bedroom fireplace did not operate by the wall switch, recommend further evaluation and repair.

WATER HEATER GENERAL COMMENT

s-270: Water heater for the master side of the property was not producing hot water, further evaluation and repair is recommended.

BATHROOM FIXTURES

s-278: Pipe hammer was observed when all the fixtures were on in the master bathroom, recommend further evaluation and repair.

BATHROOM TOILET

WARN **s-280:** The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

Office

WARN **s-281:** The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

Casita

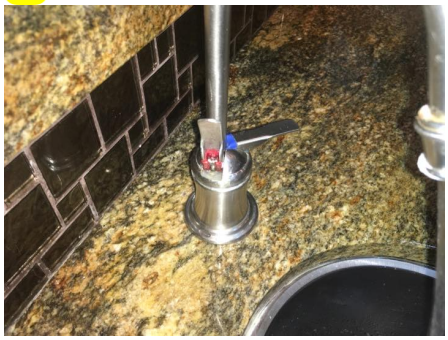
GARAGE DOOR OPENER

s-306: The tension springs are loose or damaged and are not performing as designed. This could shorten the life of the opener motor and is a safety concern. Recommend further review by a garage door specialist.

Single bay garage door

KITCHEN FIXTURES

WARN **s-314:** The faucet is leaking. We recommend that it be repaired or replaced.



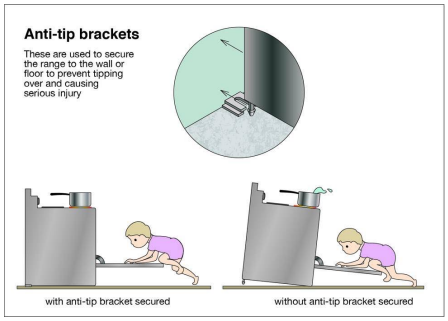
Insta-Hot faucet

KITCHEN STOVE

s-325: Generally, the electric range was found to be in serviceable condition. However, several elements are not working, or are not working to their full capacity. These elements will have to be replaced to allow full use of the range as designed.

Casita

DNGR **s-326:** The casita stove does not have an anti-tip device which is required by the manufacture.This is an important safety device and should be installed immediately.



Monday, September 13, 2021
Sample Report
6370 E Royal Palm Rd
Paradise Valley, AZ 85253

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Monday, September 13, 2021 at:

6370 E Royal Palm Rd
Paradise Valley, AZ 85253

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

DNGR = Denotes dangerous condition that should be corrected by a licensed professional immediately..
WARN = Denotes a potentially serious issue that should be addressed within your inspection period.
UPG = Denotes recommended upgrades, but not required.
EVAL = Denotes a system or component that is significantly deficient or at the end of its service life,and needs corrective action by a professional contractor. We recommend the professional making any corrective action to inspect the property further(further evaluation). In order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made before the end of your inspection period.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Rich LeGrand
Alliance Property Inspections 14747 N. Northsite Blvd Set 111-292 Scottsdale, AZ 85260

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend the professional making the repairs inspect the property further, in order to discover and repair related items that were not identified in this report. We recommend all repairs be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

What Really Matters In A Home Inspection

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor

imperfections. These are nice to know about. However, the issues that really matter will fall into four categories.

1. Major defects. An Example of this would be a significant structural failure.

2. Things that may lead to major defects. A small water leak coming from a piece of damaged flashing.

for example.

3. Things that may hinder your ability to finance, legally occupy, or insure the home.

Structural damage caused by wood-destroying organisms for example.

4. Safety hazards.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensaviley to protect both life and property(especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during the inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over things that dont matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the sellers disclosure, or nit-picky items.

ORIENTATION
1: For purposes of identification and reporting, the front of this building faces south.

2: We will describe the locations of this property, left or right, as though viewing the front door from the street.

NOTES
3: The house was estimated to be approximately 6 years old.

4: Over the course of this inspection the temperature was estimated to be between 100 and 115 degrees.

5: The weather was sunny at the time of our inspection.

6: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

7: There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

8: The inspection does not include reporting on the presence mold or fungus substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

9: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Roofing

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect roof covering, drainage systems, the flashing, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specification or construction codes. It's virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of an inspection. Even a roof that appears to be in good, functional condition may leak under certain circumstances. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems etc. Only the property owner would have intimate, accurate knowledge of the roof system. We recommend that you include comprehensive roof coverage in your home insurance policy.

Tile

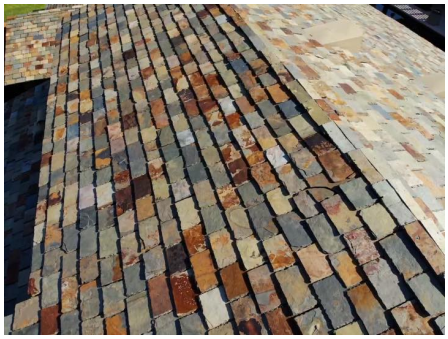
BASIC INFORMATION
10: Location: Covers whole building
11: Roof slope: Medium pitch
12: Material: Slate tiles
13: Layers: Unknown, requires destructive testing
14: Connections and penetrations: Sealed with metal flashing
15: Roof drainage system: Internal roof drains

INSPECTION METHOD
16: Our comments regarding the roofing of this building are based upon our view with a drone. Direct access was not possible and this should be considered a limited inspection.



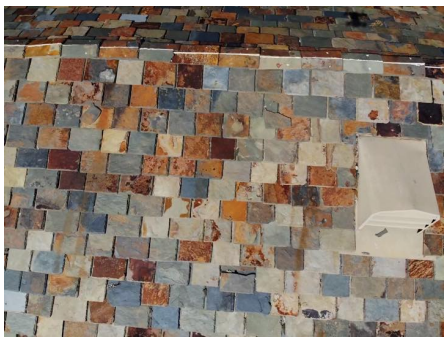
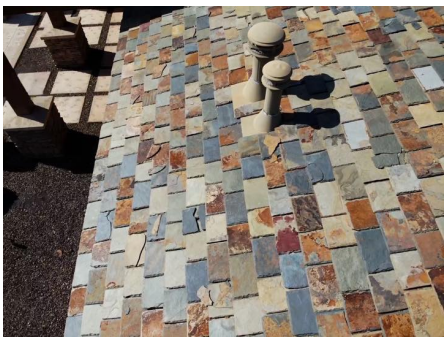

SURFACE
17: The tile roof is in serviceable condition with minor exceptions. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its expected useful life.

EVAL **18:** There are individual cracked, chipped and displaced tiles along the ridge and/or in the field. Recommend further evaluation.













19: There is debris on the roof, requiring removal to prevent accelerated deterioration of the membrane under the tiles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.

WARN **20:** Trees are overhanging the roof. We recommend they be trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

EVAL **21:** Stained surface was observed, recommend further evaluation and repair.

22: Expose metal fastener should be sealed, recommend repair.

PATCHING/REPAIRS

23: Some of the roofing surface tiles appear to have repaired/replaced. Recommend asking the sellers why this was needed and if there was any damage to the areas surrounding these repairs.

FLASHINGS: OVERALL

24: A combination of asphalt sealing compound or 'mastic' and metal flashings has been used to seal the connections and penetrations.

25: The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and 'mastic maintenance' is suggested to prevent future leaks.

26: The metal fasteners used to secure some flashings are exposed, creating the opportunity for leakage. We recommend all exposed fasteners be sealed with a high quality caulking. Urethane sealants, not silicone, are recommended.

CHIMNEY AT ROOF
27: The chimneys appear to be properly installed and in serviceable condition.

FLUES
28: There are several missing storm collars. This creates an opportunity for leakage, recommend adding collars.

GENERAL COMMENT
29: For further maintenance/repair of the roof, we recommend you consult a roofing contractor. Our inspection is a visible inspection and issues that may not be visible to the inspector may be present.

Built-up Roof System

BASIC INFORMATION
30: Location: Covers garage
31: Roof slope: Low pitch
32: Material: Urethane foam
33: Connections and penetrations: Sealed with metal flashing
34: Roof drainage system: Spillways and scuppers
35: Roof drainage system: Internal roof drains

INSPECTION METHOD

36: Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE (FOAM)

37: Foam roofs consist of a layer of sprayed-on urethane foam, usually several inches thick, covered with a coating for protection against the UV radiation of the sun. The foam is very durable if the easily applied and patched coating is maintained.

38: The foam surface and coating appears to have been properly installed and is in good condition.

39: There is evidence of ponding at. The presence of shallow ponds of water immediately after rains are not unusual, but regular maintenance of these areas is vital to avoid a buildup of rotting vegetation.

FLASHINGS: OVERALL

40: Metal flashing has been used to seal the connections and penetrations.

41: The majority of the flashings and roof ceiling systems are concealed and are not visible for inspection.

PARAPETS

42: The visible surfaces of the parapet are weathered and in need of maintenance. We recommend repair, caulking, sealing and/or replacement of the exposed materials to maintain a waterproof condition.

GENERAL COMMENT

43: The roof is in satisfactory condition. Attention to the items noted above, together with routine maintenance will maximize its useful life.

44: For further maintenance/repair of the roof, we recommend you consult a roofing contractor.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

45: The attic access is located in the hall.

46: The attic access is located in the butler pantry.

47: Due to the presence of vaulted or 'cathedral' ceilings, there is no accessible attic space. Therefore, the roof structure and related components could not be inspected.

48: Because of the vaulted, or 'cathedral', ceiling design in portions of the building, these areas did not include an accessible attic space. The roof structure and related building components in these areas could not be inspected.

SHEATHING

49: The roof sheathing is the material directly supporting the roof covering.

50: The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

51: The roof sheathing appears to be properly installed and in satisfactory condition.

ROOF TRUSSES

52: Roof trusses support the roof sheathing and roof covering, transferring loads to the bearing walls. The bottom of a truss supports the finished ceiling. Trusses are usually engineered components assembled in a factory and delivered to the site.

53: The trusses are generally in good condition, where seen, and have performed adequately since their installation.

INTERIOR SUPPLY

54: The supply lines in the attic were not visible. Recommend consulting with seller about the type of supply lines and any known issues or repairs.

VENT LINES

55: The vent piping for the waste system appears to be properly installed and in good condition.

VENTILATION

56: Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

57: The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for

upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION
58: Portions of the insulation were obstructed and could not be inspected.

59: Due to access limitations, the insulation was only spot checked.

60: The attic has fiberglass batt insulation.

61: The level of insulation would appear to provide an R-30 insulating value. This provides very good resistance to heat transfer by present standards.

Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches,and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have the time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

BASIC INFORMATION
62: Service entry into building: Underground service lateral
63: Voltage supplied by utility: 120/240 volts
64: Capacity (available amperage): 800 amps
65: System grounding source: Appears grounded.

66: Branch circuit protection: Circuit breakers and fuses
67: Wiring material: Copper and aluminum wiring where seen
68: Wiring method: Non-metallic sheathed cable or 'romex'

METER & MAIN

69: The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

70: The main electrical service disconnect is outside on the right side of the building.

CB MAIN PANEL

71: The main service panel is in good condition with circuitry installed and fused correctly except as noted below.

72: The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

73: The circuit breakers were inaccessible and were not inspected.

SERVICE CAPACITY

74: The service entrance conductors are the wires between the utilities service drop and the main service disconnect or main service panel.

75: Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

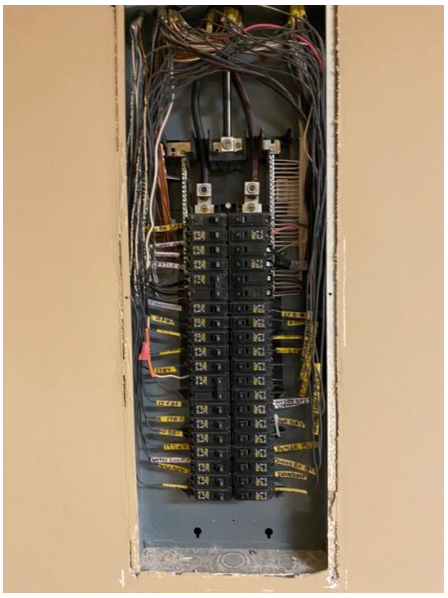
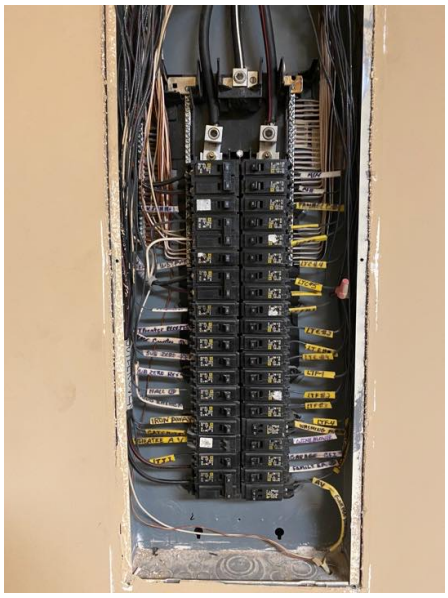
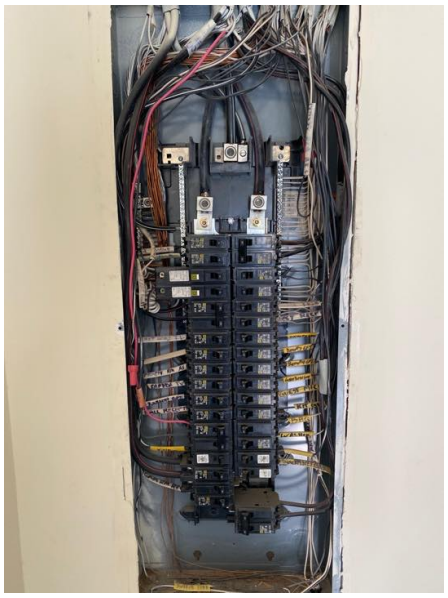
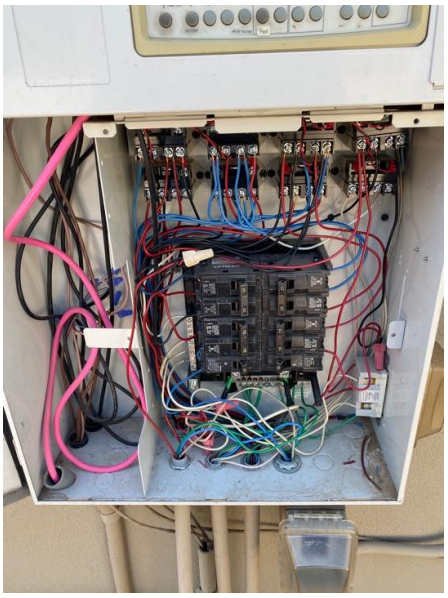
SERVICE GROUNDING

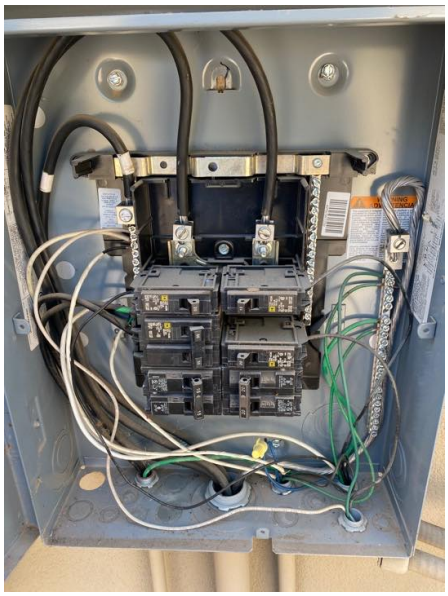
76: We were unable to visually confirm grounding of the electrical system. Confirmation will require further inspection and possible destructive testing.

BREAKER SUBPANEL

77: Additional distribution panels, or subpanels, are located in the hidden closet, garage, exterior mechanical closet and the pool equipment area.

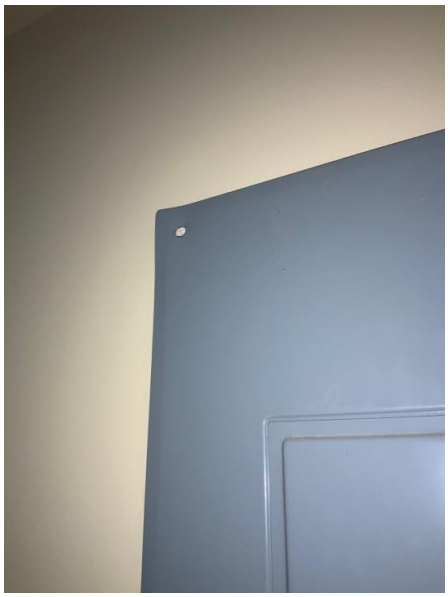




78: There are holes in the subpanel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.

79: Some of the subpanel cover screws are missing. We recommend installation of proper blunt-end screws.



Panel A

80: The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.



81: Neutral wire in sub panel A has not been properly re identified, recommend wrapping the wire with black electrical tape to identify.

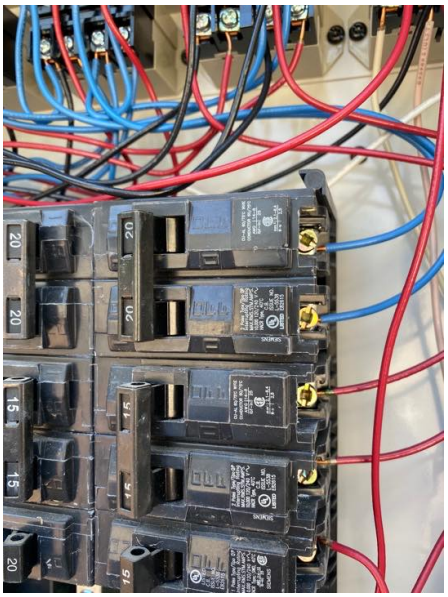
CIRCUITRY SUBPANEL

82: There are significant deficiencies in the subpanel(s). We will not list the numerous reportable conditions because the entire installation needs attention by a professional. We recommend a licensed electrical contractor be retained for repairs.

DNGR **83:** We found over-fusing in the subpanel. This allows excessive current(heat) to flow through the conductors(wire) before the overcurrent protection devices(breakers) 'trip'. This is a safety hazard because it allows conductor overheating.


Panel D


Pool equipment


Pool equipment


Pool equipment

84: We found underfusing in the subpanel. This is not a hazard but, depending on the connected loads, may be an annoyance because of frequent and unnecessary tripping of the circuit. We recommend installation of appropriate fuses or breakers.


Panel B

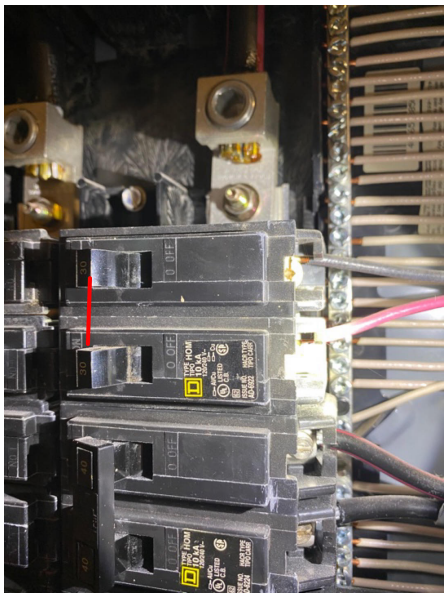

Panel C

85: Substandard wire installation, recommend repair.


Damaged connections sub D

86: Missing breaker handle tie, recommend repair.


Panel D


Panel A


Panel C

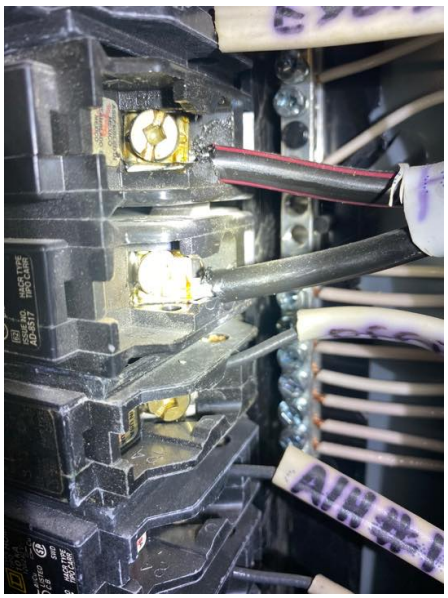
BRANCH CIRCUITRY

87: Improper wiring methods have been employed in numerous instances throughout the system. We recommend all substandard wiring be removed and/or upgraded.

CONDUCTOR MATERIAL

WARN **88:** The accessible aluminum connections are installed in accordance with standard trade practice, but some lack the application of an anti-oxidant. We recommend that each accessible aluminum connection be covered with an anti-oxidant.


Panel D


Panel D

RECEPTACLES: OVERALL

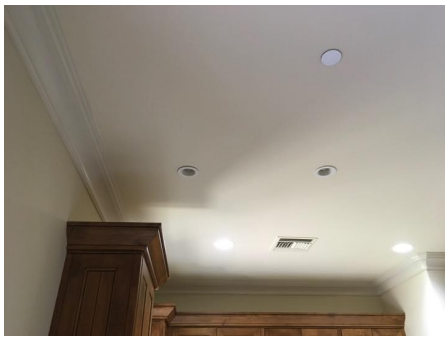
89: Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

SWITCHES: OVERALL
90: We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
91: The light fixtures in this building are generally in serviceable condition.

92: The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

93: Several lights were not working at the time of this inspection. The bulbs may have burned out. Where bulbs are not the problem, the condition of these fixtures and/or wiring should be verified.


Casita

GFI PROTECTION
94: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

95: GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

GENERAL COMMENT
96: The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

97: For attention to the items noted, and for further evaluation of the electrical system in this structure, we recommend that you retain a licensed electrical contractor.

Exterior/Site/Ground

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away for the residence about six inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The seller's or occupants will have more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

BASIC INFORMATION

98: Site grading: Sloped away from structure
99: General lot topography: Flat lot
100: Driveway: Pavers set on a compacted gravel and/or sand bed
101: Walkways: Pavers set on a compacted gravel and/or sand bed
102: Patio: Pavers set on a compacted gravel and/or sand bed
103: Primary exterior wall covering: Stucco and stone.

104: Primary exterior window materials: Combination of wood and metal frames

FOUNDATION

105: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

106: Corroded foundation straps were observed around the perimeter. Recommend further evaluation and repair.

Left Rear Corner

EXTERIOR PLUMBING

107: Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection. We test the system as a courtesy to you to identify any leaks. The visible components were found to be in working condition. Recommend consulting the seller with operation instructions and any previous issues with the system.

Irrigation Controller - Front


Irrigation valves - Front

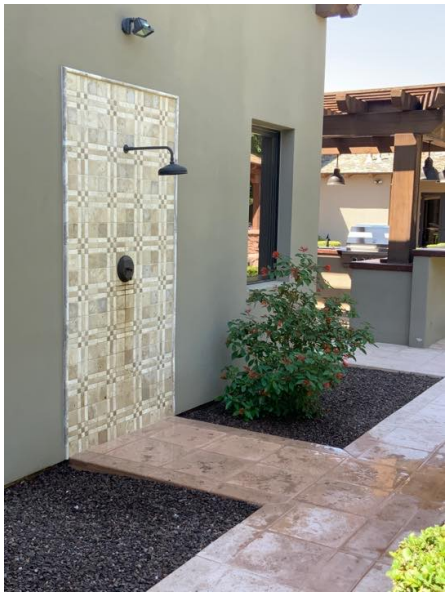

Irrigation valves - Rear


Irrigation valves - Rear

108: Overspray and puddling was observed throughout the property. We recommend repair or adjustment as necessary.

EVAL **109:** Leaks were observed in the system at the front irrigation valves. Recommend further evaluation by a irrigation professional and making all necessary repairs before using the system.

110: The exterior pool shower does not have a proper drainage system, potentially allowing water to collect around the foundation. Recommend further review and repair as necessary.



WIRING

111: The buried wiring to the outdoor lighting is not an approved installation. In this case, the wiring is vulnerable to physical damage and should be encased in proper underground conduit. We recommend it be replaced with an approved material.

Backyard

OUTDOOR RECEPTACLES

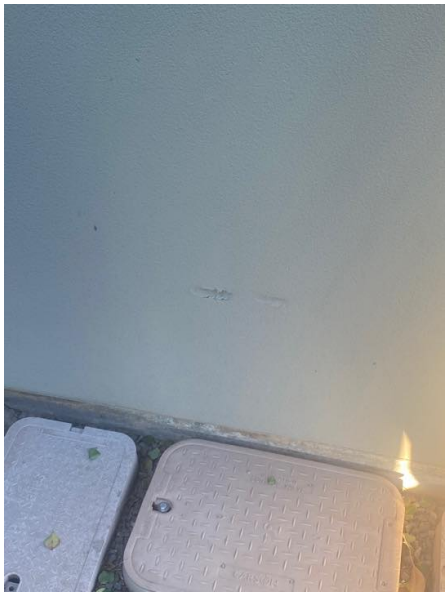
112: The receptacles were found to be properly installed and in serviceable condition except as noted below.

OUTDOOR LIGHTS

113: Low voltage and/or 120 voltage ambiance lighting systems are not reviewed.

STUCCO

114: Sections of the stucco are damaged or have holes in them. We recommend they be repaired or replaced.



STONE VENEER

115: Sections of the stone veneer are loose or damaged. Recommend repair as necessary.

DOORS

116: The garage exterior door is deteriorated. We recommend it be repaired or replaced.

WINDOWS

117: The windows appear to be properly installed and in serviceable condition.

SCREENS

118: There are one or more missing and/or damaged window/door screens throughout this home.

GRADING

WARN **119:** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

120: Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.


DRAINAGE
121: A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

122: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

DRIVEWAY
123: The driveway appears to be properly installed and is generally in good condition.

WALKWAYS
124: The walkways appear to be properly installed and are in serviceable condition.

PATIO SURFACE
125: The patio appears to be installed in a workmanlike manner and is in good condition.

PATIO COVERING
126: The patio cover appears to be properly constructed and is in serviceable condition.

COLUMNS
127: The exterior columns appear to be properly installed and no issues were observed.



FENCING

128: The fences appear to be properly installed and in serviceable condition.

GATES

129: The gates arecdifficult to operate. We recommend repair or replacement.

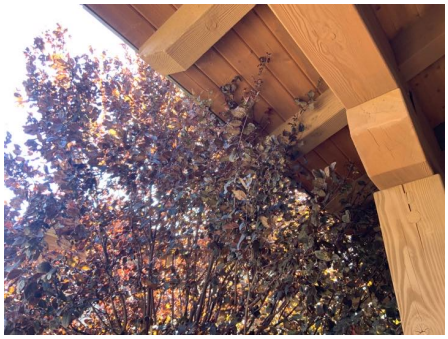

Rubs


Locked


Rubs

VEGETATION

WARN **130:** A tree or bush is touching the structure. We consider this a potential threat to the structure. To eliminate the potential for damage, we recommend modification of the structure to accommodate the tree or removal of the tree.



TRIM

131: The trim is loose or improperly secured. We recommend it be resecured in accordance with accepted standards.


FASCIA

132: The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

133: The eaves and overhangs appear to be properly installed and in good condition.

MISCELLANEOUS

134: There is a satellite dish on the property. The operation of the dish was not tested and is beyond the scope of this inspection.

135: All gas fired accessories, including barbecues and/or fire pits, are beyond the scope of this inspection. However, we test these units as a courtesy for operational or safety issues. Everything was operational except the front left fire pot.


136: An open excavation was present on this property at the time of our inspection. This is a potential hazard. We recommend the excavation be fenced off or filled in to eliminate this danger.

137: Although fountains are not part of a standard home inspection, it appears they are leaking. Recommend further evaluation and repair as necessary.



138: The patio misting system was operational when tested.


139: One or more outdoor fans were not operational or the remote was not located. Recommend further review and repair as necessary.


Ramada

140: The outdoor refrigerators were operational when tested.

Structure

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

BASIC INFORMATION
141: Foundation type: Slab-on-grade
142: Slab material: Poured concrete
143: Exterior wall support: Wood frame

FOUNDATION
144: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

WALL FRAMING
145: In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

MOISTURE
146: Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

Pool/Spa

We are not licensed pool inspectors. Feel free to hire one before close of escrow. Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. If large cracks are visible on the pool surface we will notate them in our report. We do not comment on small cracks or the life expectancy of the pool liner. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. We do not comment on living organisms. Further review by a professional is always recommended.

FENCING/GATES
147: Because of the pool and/or spa on this site, we recommend the fence gates and all accesses in this area be properly self-closing and lockable to prevent access to small children. We suggest checking local ordinances regarding current standards.

GENERAL COMMENTS
148: The pool was inspected by Horizon pool service. Please contact them with any questions about the pool inspection or other questions related to your pool.

Air Conditioning

We are not HVAC professionals. Feel free to hire one prior to closing. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

BASIC INFORMATION
149: Method of cooling: Gas compression
150: Type of system: Gas heat with air conditioning
151: Number of units: 8
152: Location of equipment: Split or remote system
153: Related equipment: Ceiling fans
154: Estimated to be approximately 13-14 years old. Please refer to the seller's disclosure in reference to the HVAC system, age, condition, prior problems etc. Only the property owner would have intimate, accurate knowledge of the system.

MFD: April 2007

MFD: April 2007

MFD: June 2007

MFD: April 2007

MFD: December 2007

MFD: September 2007

MFD: March 2008

MFD: April 2007

155: Manufacture: Trane

156: Equipment location:


Right side - 5 Ton system

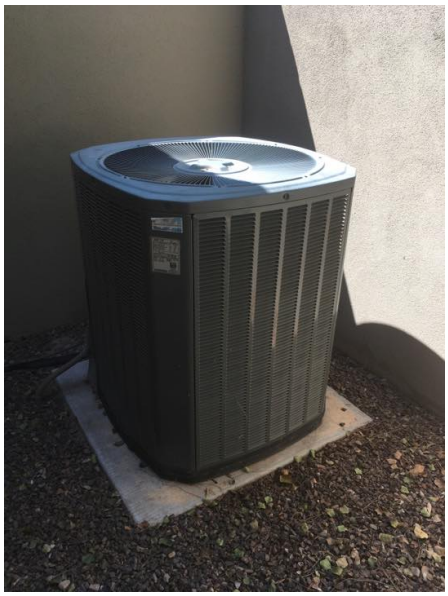

Right side - 5 Ton system


Right rear - 2 Ton system


Right rear - 5 Ton system


Left rear - 3 Ton system


Left rear - 3 Ton system


Left front - 4 Ton system


Front right - 5 Ton system

157: Electrical disconnect location: Adjacent to condensing unit

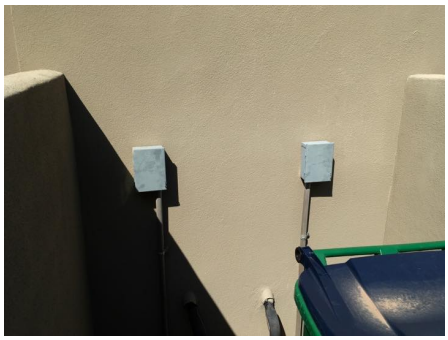
HVAC DISCONNECT

158: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

159: The local disconnect appears properly installed and in good condition.




160: There is no local disconnect in view of the equipment. We recommend that one be installed as required by present standards.


Right side

CONDENSING UNIT

161: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

162: The condensing unit appears to be properly installed and in serviceable condition.

EVAPORATOR COIL

163: An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

WARN **164:** The secondary condensate drain line lacks a drain fitting in the air handler that allows condensate to properly drain into the catch pan, should the primary drain become plugged up. We recommend modification in accordance with present standards.



Garage



165: Rust was observed in the attic drip pan indicating a prior need for service. No issues were observed at the time of the inspection. Recommend obtaining receipts from seller on repairs made.

166: The interior coils were concealed inside the unit and not visible at the time of the inspection.

167: Air handlers located in interior attic space or closets need to have the condensation lines flushed annually. These lines get clogged with debris and are one of the leading causes for interior water damage. Adding a float switch or moisture sensor on the secondary drain line or into the catch pan is highly recommended.

168: The condensate drain lines are draining to close to the foundation and causing minor damage. Recommend re-routing away from the foundation.

Front

REFRIGERANT LINES

169: Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

Right side

Left rear

Left front

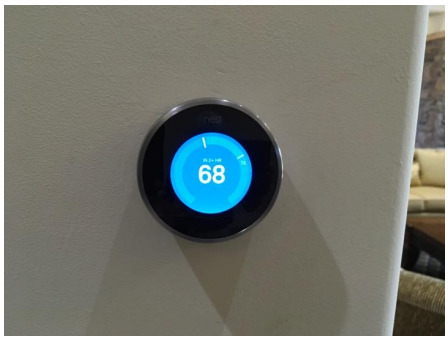
DUCTS

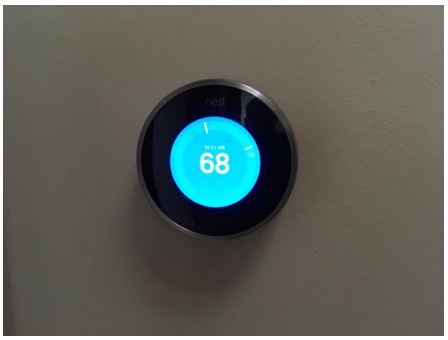
170: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

171: The ductwork was inaccessible and was not inspected except to determine that air flow was adequate at the accessible registers.

THERMOSTAT

172: The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.





GENERAL COMMENT

173: Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

EVAL **174:** For further evaluation and/or attention to the condition(s) noted, we recommend the advice and services of a licensed air conditioning contractor.

WARN **175:** This unit use R-22 freon gas which is being phased out of operation and is expensive. This type of Freon will be difficult to find after 2020. We recommend the unit be checked for proper Freon levels before the end of your inspection period. This should be considered for future maintenance requirements.

176: The ambient air test was performed by using a thermometer on the supply and return of HVAC system. The thermometer is used to determine if the difference in temperature of the supply and return air was between 14 and 25°. Temperature differences in this range indicate the unit is performing at an efficient rate. The temperature splits at the time of the inspection were as follows indicating which units were operating in an efficient range and which need further evaluation and possible repair.

Garage: 16°F
Right rear: 16°F
Kitchen: 14°F
Right front: 13°F - Further evaluation recommended
Left front: 13°F - Further evaluation recommended
Master suite: 7°F - Further evaluation recommended
Left rear: 13°F - Further evaluation recommended
Casita: 17°F















177: The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

178: When determining the proper size of a heating and cooling system,400 to 500 ft.² of living space per ton is typically recommended. As homes become more energy efficient, the square footage per ton of heating and cooling can increase and the only exact way of determining if the heating and cooling is sized correctly is to have a heat load calculation done by an HVAC Professional.

179: Based on the items/defects noted in the report, we recommend the system be fully evaluated by a qualified professional as additional repairs may be needed that may not be visible to the inspector. We recommend this be performed during your inspection period.

Heat

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the

hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Forced Hot Air

BASIC INFORMATION
180: Furnace location: multiple locations


Garage #6


Right side exterior closet #3


Right side exterior closet #4


Left rear courtyard close #7


Left rear courtyard close #8


Left front exterior closet #5

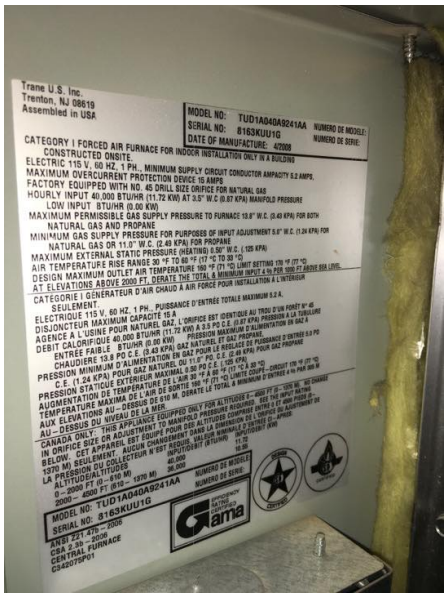

Attic


Attic

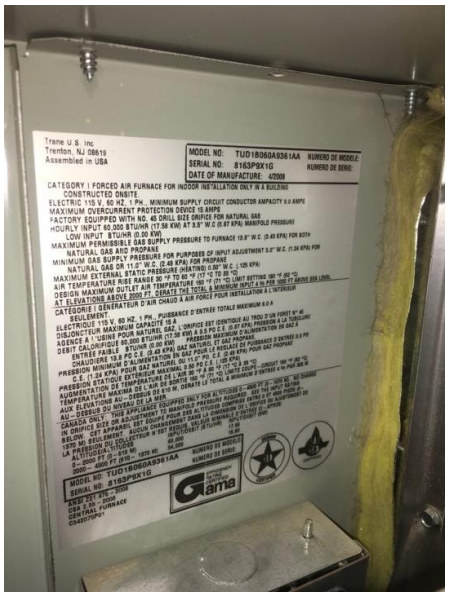
181: Energy source: Natural gas
182: Furnace btu input ratings are as follows:

#6 Garage: 80,000 btu's
#3 Right exterior closet: 40,000 btu's
#4 Right exterior closet: 80,000 btu's
#7 Left rear courtyard closet: 60,000 btu's
#8 Left rear courtyard closet: 60,000 btu's
#5 Left front exterior closet: 80,000 btu's
#1 Attic: 80,000 btu's
#2 Attic: 80,000 btu's
183: Estimated to be 13-14 years old. Please refer to the seller's disclosure in reference to the HVAC system, age, condition, prior problems etc. Only the property owner would have intimate, accurate knowledge of the system.


MFD: October 2007


MFD: April 2008


MFD: October 2007



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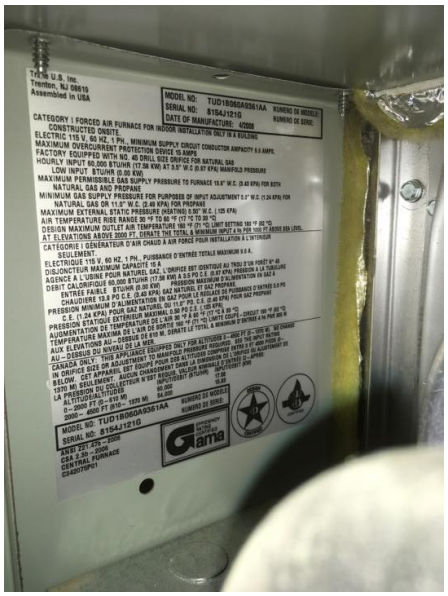

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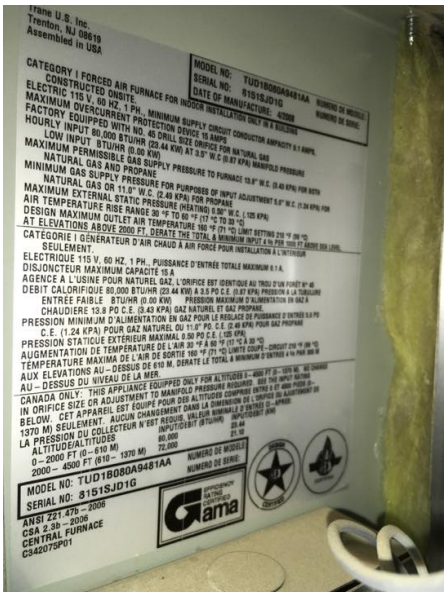

MFD: April 2008

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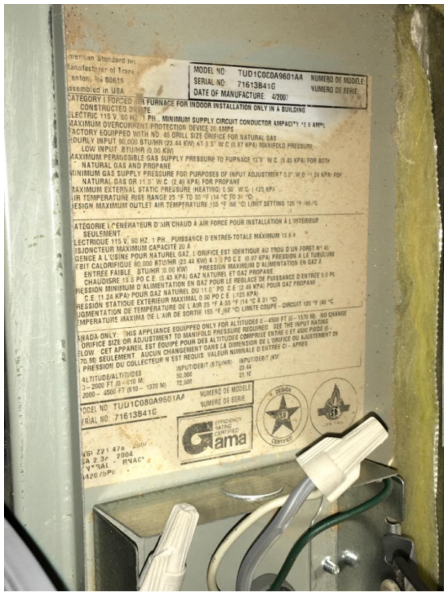


MFD: April 2007

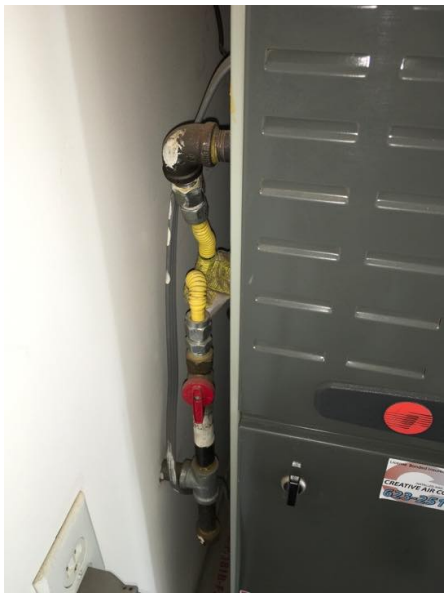
184: Manufacturer: Trane

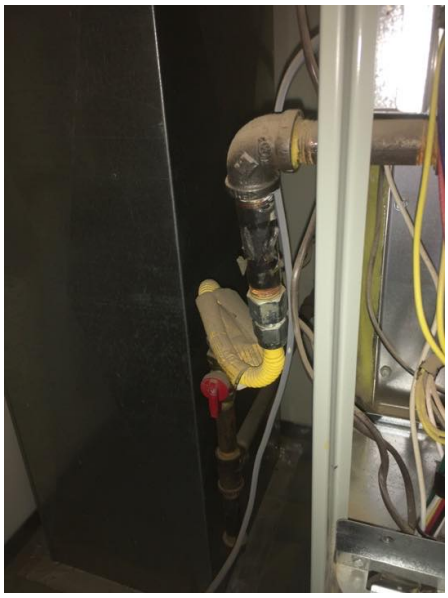
SYSTEM NOTES

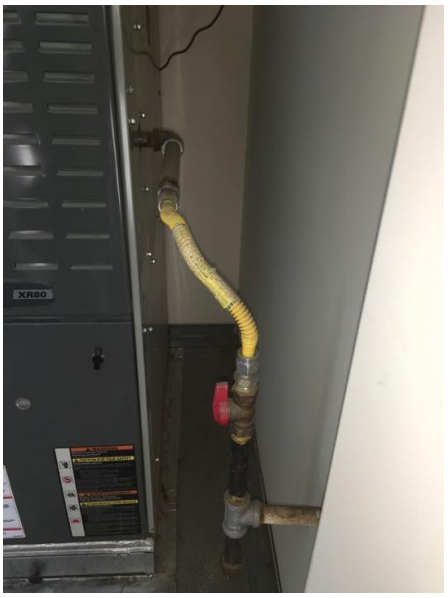
185: Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

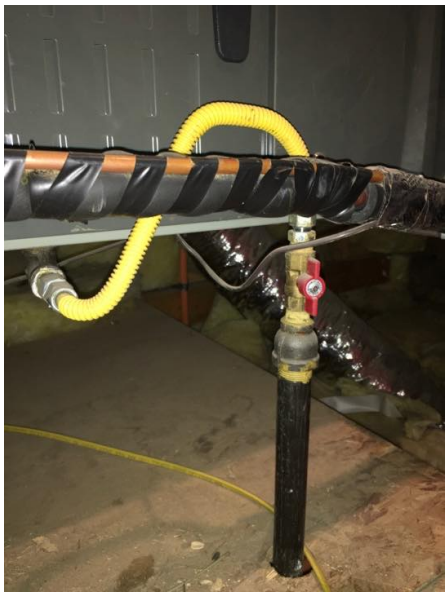
GAS SUPPLY

186: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.








187: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER
188: The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS
189: The air filter for the heating unit is a conventional, disposable filter.

190: The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filters be removed, cleaned and replaced if necessary.



VENT

191: The heating system vent is properly installed and appears in serviceable condition where seen.







COMBUSTION AIR

192: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

193: There is adequate combustion air for this heating unit.

DUCTS
194: The ducts appear to be generally properly installed and are in serviceable condition, with exceptions noted below.

THERMOSTAT
195: The thermostat appears to be properly installed and both the heating and cooling functions responded to the user controls.

HVAC DISCONNECT
196: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

197: The local disconnect appears properly installed and in good condition.

GENERAL COMMENT
198: Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

199: The ambient air test was performed by using a thermometer on the supply and return of HVAC system. The thermometer is used to determine if the difference in temperature of the supply and return air was between 30 and 60°. Temperature differences in this range indicate the unit(s) is/are performing at an efficient rate. Due to the high exterior temperature today the furnaces were operated but not brought up to their minimum heat rise level. The units fired properly when operating through the thermostats.

Casita:












200: Based on the items/defects notated in the report, we recommend the system be fully evaluated by a qualified professional as additional repairs may be needed that may not be visible to the inspector. We recommend this be performed durning your inspection period.

Plumbing

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. We always recommend a full camera review of the main line and waste piping system, as these require specialized equipment to inspect. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak test on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time on the property. This is not a warranty or guarantee of the plumbing system. If the property is over five years of age we recommend replacing all shut off valves, this will decrease the chance of the valve malfunctioning.

BASIC INFORMATION
201: Domestic water source: Public supply
202: Landscape water source: Public supply
203: Main water line: Copper
204: Supply piping: Copper where seen
205: Waste disposal: Indeterminate
206: Waste piping: Plastic where seen
207: Water pressure: Mid-range of normal water pressure

208: Other installed systems: Fire sprinkler, not inspected
209: Other installed systems: R.O. System are outside the scope of a home inspection and are not inspected.

WATER SHUTOFF LOCATION
210: The domestic water supply main shut-off valve is outside at the front of the building.

WATER SHUTOFF COMMENTS
211: The main shut-off valve was operating with no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY
212: There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY
213: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE
214: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

REGULATOR
215: There is a regulator installed near the main shut off to maintain water pressure at an acceptable level in an area where pressure is generally higher than normal. The pressure regulator was not tested.

FIXTURES: OVERALL
216: The plumbing fixtures, although operating, are deteriorated. Routine maintenance will keep them functional and maximize their useful life.

DRAIN LINES
217: The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

218: The sewer cleanout is located at the front and right side of the structure.

VENT LINES

219: The vent piping for the waste system appears to be properly installed and in good condition.

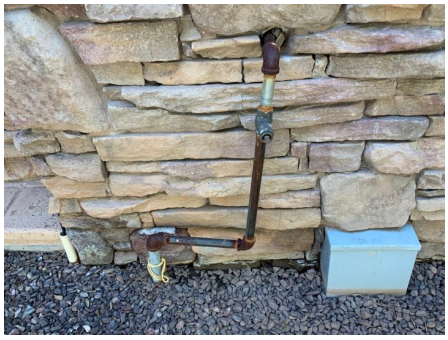
GAS METER COMMENT

220: There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING

221: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

222: Portions of the gas piping near the meter and the patio fireplace are corroded and rusted. We recommend they be prepared and painted with an approved weatherproofing material.



GAS METER LOCATION
223: The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GENERAL COMMENT
224: A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously.

225: A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

SURFACES: OVERALL
226: The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

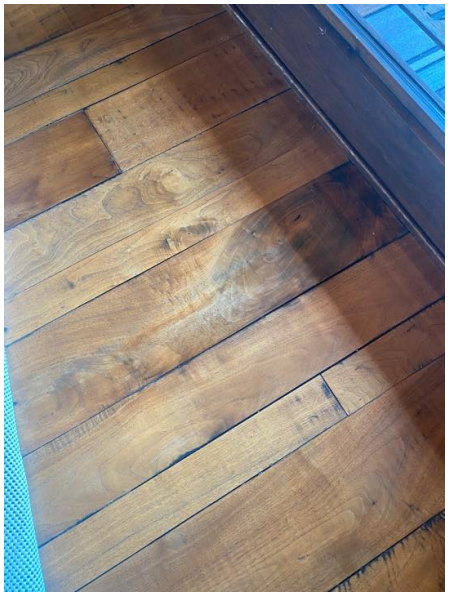
WALLS & CEILINGS
227: The wall and ceiling surfaces appear to be properly installed and in good condition.

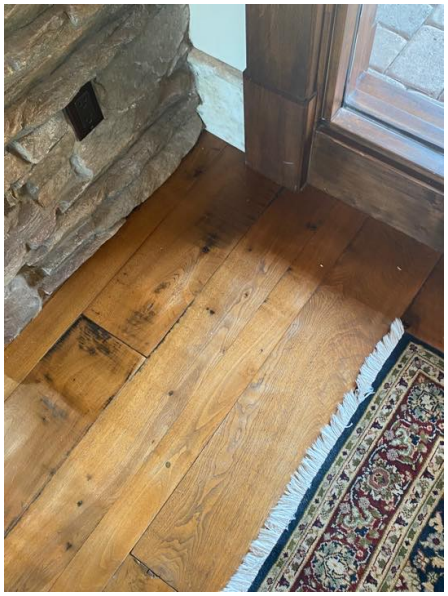
228: The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

FLOORS: OVERALL

229: The floors have a good appearance and are in serviceable condition.

230: Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.





CABINETRY: OVERALL

231: The cabinets throughout this home are in need of minor maintenance/repair. Including glides, hinges, pulls, and latches.

232: The cabinets were observed to be in good working conditions with minor wear.

DOORS: OVERALL

233: The interior doors appear to be properly installed and in good condition.

234: Several of the doors have loose or missing hardware. We recommend that hinges, latches, and strike plates be adjusted or replaced to restore full operation.

Office

Master

WINDOWS: OVERALL

235: We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

236: Master bedroom automatic window treatments catch on the way down, recommend adjustment.

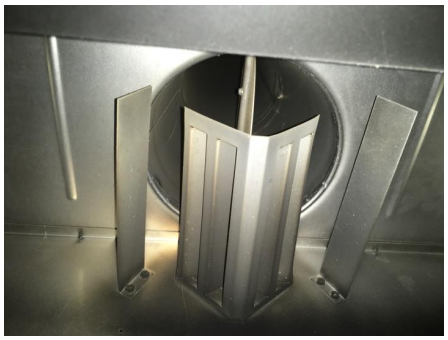
DOORS AND WINDOWS: OVERALL

237: The doors and windows need typical service, repair, and/or upgrading. Adjusting, lubricating, and/or weatherstripping maintenance can add to the energy efficiency of this home.

FIREPLACE

238: The fireplaces appear to be properly installed and in serviceable condition with no signs of excessive or unusual wear.


Casita


Casita


Casita


Casita

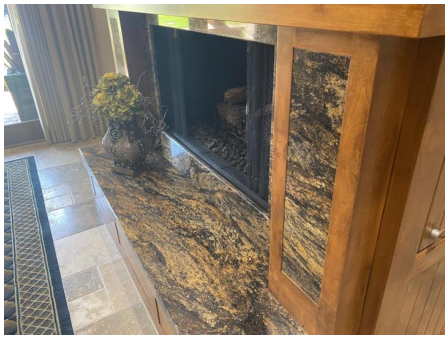
239: Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

240: This is a visual examination of the fireplace. Many components of the flue were not visible. We always recommend a level 2 inspection and cleaning before operation.

241: One or more fireplaces were not igniting when tested. Recommend further review and repair as necessary.


Family Room

242: Automatic igniter in the living room and office is not functioning properly, further evaluation and repair is recommended.




243: Master bedroom fireplace did not operate by the wall switch, recommend further evaluation and repair.


DETECTORS: OVERALL

244: The smoke detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with real or simulated smoke.

245: The smoke detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with real or simulated smoke.

FIRE SPRINKLER SYSTEM
246: There is an automatic fire sprinkler system installed in this building. Due to the specific and complex nature of such systems, we do not include them in our inspections. However, there have been several recalled/defective components of these systems identified over the years. We suggest further review by a fire sprinkler professional. In addition, more information may be obtained on the Consumer Product Safety website.

HEAT SOURCE
247: We observed a permanent heat source in each room throughout the building.

248: We observed a permanent heat source in each room throughout the building.

249: We observed a permanent heat source in each room throughout the building.

MISCELLANEOUS
250: Several light fixtures are not working. The bulbs may have burned out. We recommend that the bulbs be tested and replaced, if necessary, and the proper operation of the fixtures be verified.

251: Sauna light does not turn off, recommend repair.

252: The wine cellar cooling system appears to be functioning properly. However, rust was observed in the condensate pan in the attic. We recommend further evaluation of the unit by a qualified HVAC professional.



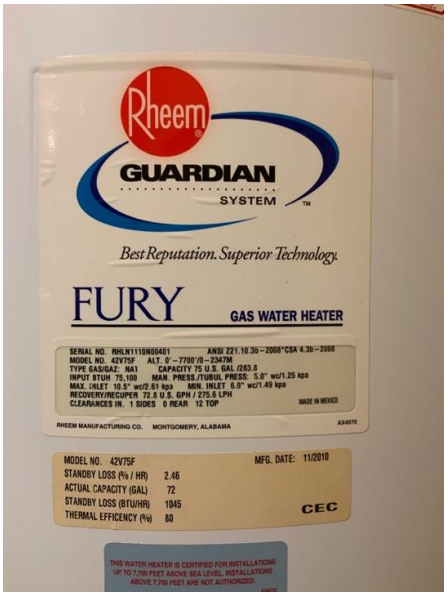
Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
253: Location: In the garage

254: Location: In an outdoor closet

255: Energy source: Natural gas
256: Capacity: 72, gallons
257: Age: Estimated to be 11 years old. Please refer to the seller's disclosure in reference to the water heater, age, condition, prior problems etc. Only the property owner would have intimate, accurate knowledge of the system.



258: Unit type: Free standing tank

259: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding


Right rear water heater


Front right water heater

T/P RELEASE VALVE

260: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

261: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

262: The gas connector is an approved flexible type in good condition.

VENTING

263: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

264: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

265: The combustion air supply is adequate.

WATER CONNECTORS

266: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

267: The water heater is equipped with a cold water inlet shut-off valve. It appears operational, but was not tested



RECIRCULATING

268: The hot water system is equipped with a pump to circulate the hot water through a loop so that hot water is never far from any fixture. The system appears to be properly installed and in serviceable condition. However, it is not included in the scope of our inspection and was not tested.



GENERAL COMMENT

269: The water heaters supplied hot water to numerous faucets that were tested. Components appear to be properly installed and serviceable. These are older system showing normal wear and tear, but we noted no conditions considered to be out of the ordinary. Because of their age, the units should be monitored and replaced as necessary.

270: Water heater for the master side of the property was not producing hot water, further evaluation and repair is recommended.



Bathroom

We are not plumbers. Feel free to hire a plumber prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Bathtub, shower, and sink overflows are not tested for leaks because of water damage that could result from such testing. Most plumbing for the overflow is concealed within the walls and cannot be inspected properly.
Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

BASIC INFORMATION
271: Toilet: Ceramic unit with a porcelain finish
272: Wash basins: Ceramic units with a porcelain finish and copper.

273: Bathtub: Pressed steel with a porcelain finish
274: Shower walls: Mastic set ceramic tile

FIXTURES

275: The master faucets are leaking. We recommend they be repaired or replaced.


276: Master tub fixture aerator is deteriorated, recommend repair.

277: Master bath fixture needs adjustment, recommend repair.


278: Pipe hammer was observed when all the fixtures were on in the master bathroom, recommend further evaluation and repair.

DRAIN TRAP

279: The drain trap and associated piping are PVC plastic.

TOILET

WARN **280:** The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

Office

WARN **281:** The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.

Casita

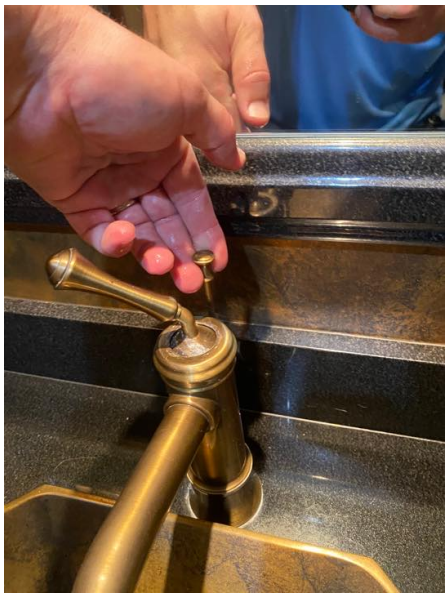
282: The toilet tank is loose. We recommend it be tightened.

Office

WATER BASIN

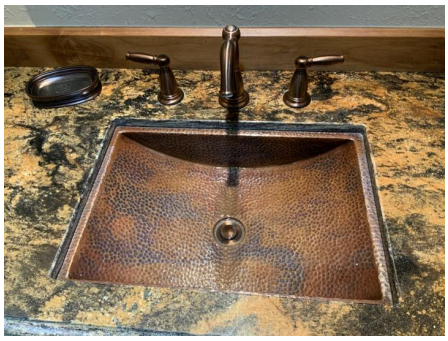
283: The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

284: The drain stop is defective. We recommend it be repaired or replaced.



Office

285: The drain stop is defective. We recommend it be repaired or replaced.



Front half bath

286: The drain stop is defective. We recommend it be repaired or replaced.

Casita

287: Corroded collar, recommend repair.

BATHTUB

288: The bathtub appears to be properly installed and in serviceable condition.

SHOWER

289: The shower was operated for the inspection and appeared to be in serviceable condition.

290: A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

HYDROTHERAPY TUB

291: The hydrotherapy tub was filled and activated by the controls and was functional.

292: We could not locate the under vessel access for the spa tub. Therefore, we were unable to verify the mortar/foam support bed, condition of the piping, pump motor bonding, and/or GFCI protection. Confirmation of the access and further review is suggested.

RECEPTACLES

293: The receptacles appear to be properly installed and were operational.

294: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

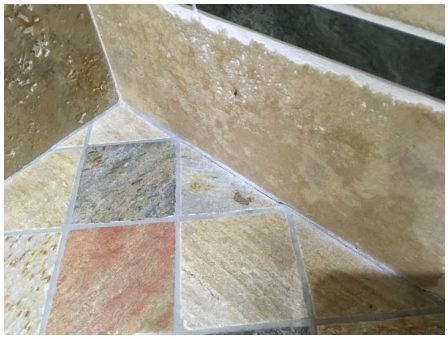
LIGHTS

295: Sauna like would not turn off, recommend repair.

SHOWER WALLS

296: The shower walls appear to be properly installed and generally in serviceable condition, with exceptions noted below.

297: The joint caulking in and around the shower is in poor condition. The enclosure should be recaulked to prevent moisture penetration into the surrounding materials and subsequent damage.

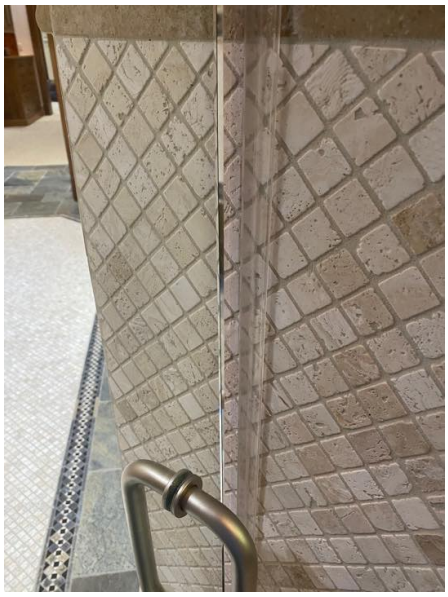


Casita

GLASS ENCLOSURE

298: The glass shower enclosure is safety labeled and appears to be in good condition.

299: Master shower door does not fully close, recommend repair as this is a steam shower.



WINDOWS

300: There is a broken and/or missing latch on one of the windows. We recommend the hardware be repaired or replaced.

Master

301: Master shower window it's difficult to operate, recommend repair.

VENTILATION

302: Ventilation in the bathrooms is provided by exhaust fans. The fans were operated and were found to be working satisfactorily.

Garage

We do not evaluate or measure the fire-rating of the drywall/plaster in the garage or rating of the door between the garage and the house. Different cities require different ratings. Ideally, there should be a 5/8 inch type X drywall or equivalent on the walls and ceiling that separate the garage from the habitable rooms. And 20-minute fire rated door separating the house and garage. We check for breaches of the firewall.

RECEPTACLES

303: The receptacles appear to be properly installed and were operational.

304: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER

305: The garage door opener operated properly to raise and lower the door. We did not test the auto-reversing function of the opener because of the possibility of damage to the door.

306: The tension springs are loose or damaged and are not performing as designed. This could shorten the life of the opener motor and is a safety concern. Recommend further review by a garage door specialist.

Single bay garage door

FLOOR

307: The floor is a concrete slab.

GARAGE DOORS

308: The garage is equipped with four roll up doors.

309: Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

310: The garage doors were operated and appear to be properly installed and in generally serviceable condition.

FIRE SEPARATION

311: The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR

WARN UPG **312:** The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing. We recommend the door be upgraded by installing a spring hinge or an automatic closer to maintain the designed fire rating.

MISCELLANEOUS

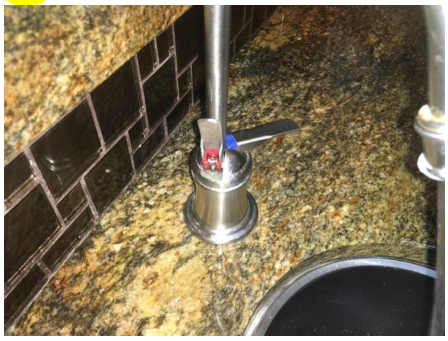
313: Inspection of the built-in vacuum system is beyond the scope of this inspection and is not included in this report.

Kitchen

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.
If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

FIXTURES

WARN **314:** The faucet is leaking. We recommend that it be repaired or replaced.



Insta-Hot faucet

SINK

315: The sink is metal.

316: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES

317: The receptacles appear to be properly installed and were operational.

318: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

CABINETS

319: A knob on one cabinet door is broken or missing. We recommend it be replaced.

Butler pantry

COUNTERTOPS

320: The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

321: Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

322: Kitchen ventilation is provided by a microwave over the burners, venting to the interior.

APPLIANCES: OVERALL

323: The secondary kitchen appliances (toasters, blenders, etc.) were not inspected and are not included in this report. A qualified individual would have to be retained to provide detailed information concerning their condition.

STOVE

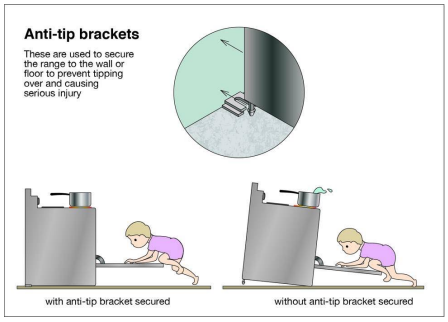
324: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



325: Generally, the electric range was found to be in serviceable condition. However, several elements are not working, or are not working to their full capacity. These elements will have to be replaced to allow full use of the range as designed.


Casita

DNGR **326:** The casita stove does not have an anti-tip device which is required by the manufacture.This is an important safety device and should be installed immediately.



OVEN

327: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

Casita

Casita

Casita

DISPOSAL

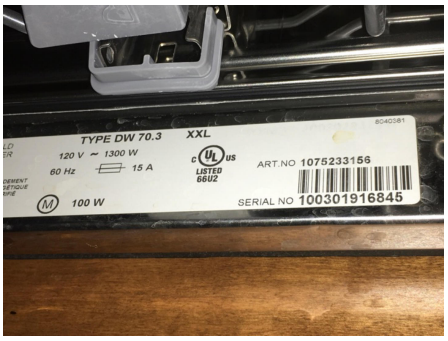
328: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

Casita

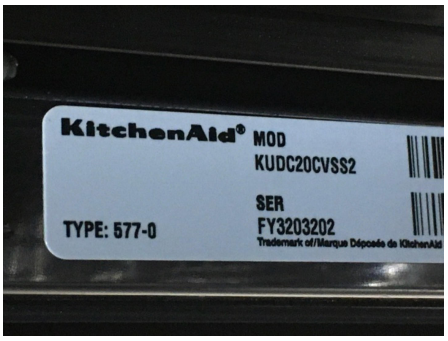
Wet bar

DISHWASHER

329: The dishwasher responded to normal user controls and was found in good condition.







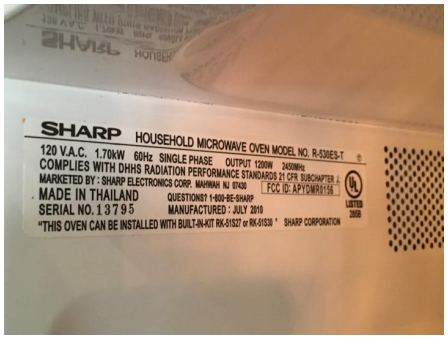
Casita



Wet bar

MICROWAVE

330: The microwave was turned on with the normal operating controls and found to be in satisfactory working condition.

Butler pantry


Casita

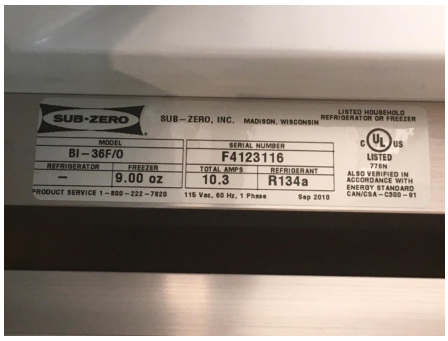
ICE MAKER

331: The ice maker was full of ice and appears to be functioning as intended.

332: The icemaker was off or not functioning. Recommend further review and repair as necessary.

REFRIGERATOR

333: The refrigerator was operational at the time of inspection.



Casita

Casita

Casita

Casita

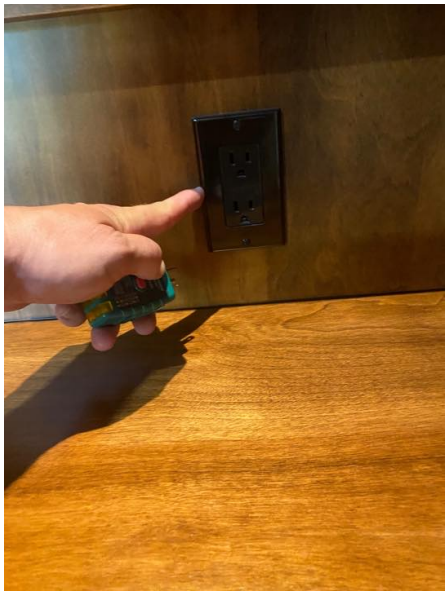
Wet bar

Wet bar

Library/Office

RECEPTACLES

334: A receptacle located at office is loose. For maximum safety we recommend that it be tightened.

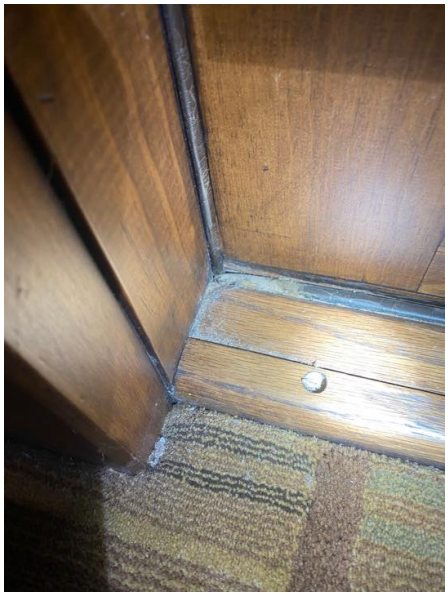


SWITCHES

335: The light flickers, probably a result of a loose wire or a defective switch. We recommend the switch be tightened or replaced.

Office

DOORS
336: Minor water stains were observed on the base of the office doors, recommend monitoring.



Laundry Area

Testing of the washer and dryer are outside the scope of this inspection. We can operate them, but only as courtesy. We can not determine their efficiency or how long they will last. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

DRAIN TRAP
337: The drain trap and associated piping are PVC plastic.

LAUNDRY TUB
338: The laundry sink is properly installed and in serviceable condition.

RECEPTACLES
339: The receptacles appear to be properly installed and were operational.

340: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

DRYER VENT
341: Portions of the dryer vent were inaccessible, as is common, and were not inspected.

WASHER/DRYER

342: The hookups for the washer and dryer were inaccessible and not inspected. However, the units were operated through partial cycles and we observed no issues during the test.

Casita

Casita

Casita

Casita

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN
ELECTRICAL SYSTEM
1: The meter and main electrical service panel are outside on the right side of the building.



MAIN DISCONNECT
ELECTRICAL SYSTEM
2: The main electrical service disconnect is outside on the right side of the building.

WATER SHUTOFF LOCATION

PLUMBING

3: The domestic water supply main shut-off valve is outside at the front of the building.

SEWER CLEANOUT

PLUMBING

4: The sewer cleanout is located at the front and right side of the structure.

GAS METER LOCATION

PLUMBING

5: The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

We are proud of our service, and trust that you will be happy with the quality of the report. We have made every effort to provide you with an accurate assessment of the condition of the property and it components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems can fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our client. It is not transferable to other people.

The report is only supplemental to a sellers disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

Final walk through

The walk through prior to closing is the time for the client to inspect the property. Conditions can change between the time of the home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk through. Clients should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ALLIANCE of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the final walk-through.

1. Operate the HVAC system to make sure its working
2. Operate all appliances
3. Run water at all fixtures, flush the toilets and look for plumbing leaks.
4. Operate all exterior doors, windows and locks.
5. Test smoke detectors.
6. Ask for all remotes for the garage door, fans, and fire places.
7. Inspect areas that may have been obstructed at the time of the inspection.
8. Ask the sellers questions about any items not covered in the home inspection.
9. Ask the seller about any transferable warranties.
10. Read the sellers disclosure.

COMMENTS

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.