

The Styczykowski Report 4165 Hwy 82, Elgin AZ



We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions not contained in a home inspection document that may affect your conclusions or decisions.

Inspected by: Bob Kille

Date: 6/2/2016

Time: 8:43 AM



1517 N. Wilmot Road #224, Tucson AZ 85712 Ph. 520-237-8965 Email: bob@acuspect.com

INVOICE

DATE 6/2/2016

BILL TO: Mrs. Debra Styczykowski

DESCRIPTION OF SERVICES:	INSPECTION FEE: \$345.00
Home Inspection 2,000 to 2,500 Square Feet	
	AMOUNT PAID: \$345.00

SITE INFORMATION:
LOCATION: 4165 Hwy 82 Elgin AZ
INSPECTOR: Bob Kille Acuspect Home Inspections llc.

Thank you for your prompt payment

*pd in full
ch# 1027
6/2/2016*

PROPERTY INSPECTION SUMMARY REPORT

The Styczykowski Report
4165 Hwy 82, Elgin AZ

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, ***maintenance, recommended upgrades, monitor and consult the seller*** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain full evaluations of all systems and components and receive competitive estimates for these items ***before close of inspection period.***

SITE AND GROUNDS

Site Grading

1. **Monitor:** The building site at the right side area and the rear side area shows signs of poor drainage with the roof run off dumping into a contained area or planter box against the buildings foundation. This condition may cause moisture and/or wood destroying organism related damage to the structure. The interior surfaces should be monitored for any adverse conditions and repaired as necessary. We recommend that this area be monitored for drainage performance and repaired as necessary.



EXTERIOR STRUCTURE / CLADDING

Exterior Doors

2. **Repair:** The exterior rear laundry entrance door(s) had damaged or missing weather stripping at the door stop trim. We recommend that the weather stripping be repaired or replaced.



3. **Repair:** The exterior rear side sliding glass door(s) was found to be difficult to slide. We recommend repair of the rollers and associated hardware. Cleaning of the tracks may also be of some help.

Soffit & Gable Ventilation

4. **Repair:** Soffit panel vent screens designed for convective rafter space ventilation were observed to be effectively blocked with insulation at several side(s). This blockage by the insulation can reduce air circulation into the rafter space, increasing temperatures beyond acceptable levels. This can cause excessive thermal expansion and effect the building's roof material life cycles. We recommend that the insulation be moved away from these vent screens to facilitate air passage and to provide proper ventilation of the rafter spaces.

5. **Further Review:** Poor ventilation was noted for the attic or enclosed rafter space. Poor ventilation can raise temperatures beyond acceptable levels which can cause excessive thermal expansion and effect the building's roof material life cycles. Roof vents appear to have been removed when the new metal roof was installed. We recommend further review with correction as required.

ATTIC

Attic / Structure / Insulation / Ventilation

6. **Monitor:** Stains were evident in the attic, the age of the stains could not be determined nor could we ascertain if the leak was active. No moisture was evident at the time of our inspection and we recommend that the seller be consulted for more information as the nature of the stains and any repairs made. A new roof is present.

WATER HEATER

TPR Valve

7. **Safety Concern:** The water heater temperature pressure relief valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.

Venting System & Combustion Air

8. **Repair:** The water heater PVC vent flue stack was not painted as required. We recommend painting to protect the material from the UV rays of the sun.



9. **Safety Concern:** The laundry area water heater combustion air supply was blocked at both upper and lower areas. Air supply is necessary for the complete and safe combustion of fuel. We recommend that the blockage be removed as required for safe use of the area.



10. **Safety Concern:** The closet water heater combustion air supply vent was not present. Fuel burning appliances require oxygen carrying combustion air to operate safely. We recommend that a supply vent be installed in accordance with industry standards.

General Concerns

11. **Further Review:** The laundry water heating system electronic controls were not working at the time of inspection. We recommend further review of the water heating system for a better understanding of replacement/repair costs and present condition.

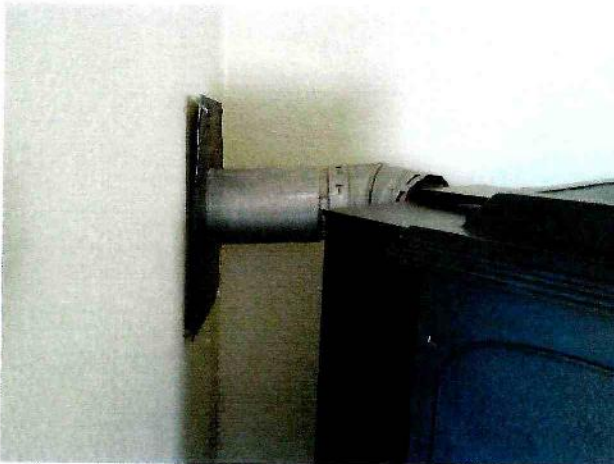


12. **Repair:** The closet unit is older and the life expectancy for the water heater is very limited. We recommend that a budget be made for the replacement of this unit in the very near future.

HVAC

Heating System

13. **Repair:** The exhaust vent of the pellet stove was not properly pitched to the flue stack or chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the flue stack/chimney. Failure to properly pitch the vent can lead to failure due to condensation, back drafting or other serious defects. We recommend that the vent be reconnected and fastened properly.



Air Filters & Registers

14. **Further Review:** The return air flow back to the heating/cooling unit at the bedrooms is hampered by the doors being too close to the flooring in several areas. We recommend that the doors be undercut or wall registers be installed so that the required unrestricted air flow back to the unit is achieved as designed.



ELECTRICAL SYSTEM

Wiring - General

15. **Recommended Upgrade:** The service voltage available to this building was single phase 120 volts. A new lateral or service drop and a new main electrical main service panel, designed to provide 120 and 240 voltage power to the property is recommended as an upgrade. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 100 amps.

INTERIOR

Windows

16. **Repair:** The sliding glass doors at family room and master bedroom presented symptoms of a breach seal or film failure between the two pieces of glass. This often takes the form of striations, molting, fogging, discoloration or condensation between the panes of an insulated glass unit. These failures are not always apparent at the time of inspection due to lighting conditions, dirt build up and/or attached sunscreens. We recommend evaluation of all the windows by an appropriate person with replacement as necessary.



17. **Safety Concern:** A BB type crack or hole was observed at the dining room and front middle bedroom. We recommend immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.

Smoke & Carbon Detectors

18. **Safety Concern:** One or more of the smoke detectors were missing their batteries. The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend the Installation of any needed detector and batteries to bring the building into present day industry standards.



BATHROOM(S)

Toilets

19. **Safety Concern:** The master bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.

Ventilation

20. **Repair:** The exhaust vents for the bathrooms were vented to the attic space. We recommend venting the bathrooms to the exterior as required. Master.



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PROPERTY INSPECTION REPORT

6/2/2016

Dear Mrs. Styczykowski

At your request we have performed an inspection of the property at 4165 Hwy 82, Elgin AZ on 6/2/2016.

Acuspect Home Inspections llc., is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The Standards of Professional Practice for AZ Home Inspectors (included with this report) are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for AZ Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,

Bob Kille

Acuspect Home Inspections llc.



Inspection Agreement

6/2/2016

Client: Mrs. Debra Styczkowski

Acuspect Home Inspections Ilc., herein after known as the "Inspector", agrees to conduct a **limited visual** inspection for the purpose of informing the client of **major deficiencies** in the condition of the property located at: **4165 Hwy 82, Elgin AZ**. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

1) Legal access to the entire property will be provided to the Inspector for the purpose of performing a complete or partial building inspection.

2) The purpose of this inspection is to identify and disclose **visually** observable **major deficiencies** of the inspected systems **as defined in the Standards of Professional Practice for AZ Home Inspectors, at the time of the inspection only**. Detached buildings, other than one carport or one garage, are *not* included. Environmental inspection services are *not* included. Radon, Formaldehyde, Asbestos, Water Quality, Mold or other wood infesting organisms, lead in paint, air, or water, are not a part of this building inspection even if mentioned from the standpoint of a visual clue.

3) The liability of the inspector of record and "Inspector" for visual undetected/undisclosed defects in this inspection and report is limited to a refund of the fee paid. The liability of the inspectors's principals, agents, sub-contractors, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of undetected/undisclosed defects in this inspection and report. This liability limitation is binding on the Client and Client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through the Client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to notify inspector in writing of any error or omission within 10 days and further agrees to allow the inspector to reinspect the claimed discrepancy before altering the conditions unless it is a clear and present immediate danger to life. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may arise from this inspection. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

4) The inspection service is conducted at the property to be inspected. The physical on-site inspection of the property is a valuable time of exchange of information between the Inspector and the Client. Any particular concerns of the Client should be brought to the attention of the Inspector before the inspection begins. The written report can not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with a written reporting system. It is understood that unless the customer attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered by the inspector and our inspection services. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement.

5) The inspector agrees to provide a written report which substantially agrees with the current Standards of Professional Practice for Arizona Home Inspectors. Receipt of same is acknowledged by the Client's signature below, for the **sum of \$345.00** dollars to be paid as follows: **On Site**. A \$50.00 billing charge may be added to any payment made more than four days past the delivery of the inspection report by fax, e-mail, or U.S. mail, plus the reasonable costs of collection, plus a 2% per month late charge of the unpaid balance.

The undersigned customer/agent has read, understands and accepts the terms and conditions of this agreement.

Bob Kille Lic #38351

Styczkowski, Debra

_____ **Date:** _____ **Date:** _____

Clients Representative Agent: _____ **Date:** _____

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INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a recommendation for action before the end of the inspection period. All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person defined in our Standards of Practice is a person that is a "licensed" qualified professional, engineer, tradesman, or service technician deemed appropriate for the type of repair or evaluation indicated.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed/evaluated and corrected by competent licensed repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommended Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to the end of the inspection period if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector, hidden factors may exist. We recommend a complete evaluation by *appropriate persons* before the end of the inspection period for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further evaluation with any necessary correction performed by *appropriate persons*.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of inspection terms can be found in the glossary of terms provide by the directing Standards of Professional Practice.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information including verbal statements relayed or construed outside the Standards of Practice for this report is to be considered incomplete, without certainty, and further review by an *appropriate person* is recommended.

General Notes & Exclusions

The inspection began at approximately 2:00 PM and ended at approximately 4:00 PM on June 2, 2016.

The ground was dry and the skies were clear and bright at the time of inspection with the temperature in the approximate range of 90-100 degrees F.

The inspection of the building detailed in this report was at the request Debra Styczykowski, our client.

Our client was present at the inspection. The inspector of record was Bob Kille, owner of Acuspect Home Inspections llc. The contract was signed before the inspection report was presented to the client/agent by, Mrs. Debra Styczykowski, our client.

This information was communicated to the inspector by the available listing documentation, client or representing Realtor at or before the time of inspection. The type and/or style of the building being inspected is a consisting of approximately square feet. It is our understanding that the building was constructed in .

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

The building was vacant at the time of inspection giving the inspector full view and access to the interior surfaces.

Consult Seller: Some or all of the buildings exterior has received a fresh coat of paint. Conditions that might have been detected by visual clues were no longer apparent thus making the visual inspection of the building limited in this respect. Consult with the seller for information as to past leaks, wood rot, etc. at the recently painted areas.

Further Review: The building has associated outbuildings which were not inspected at the request of the client. Municipal building permit research is suggested.

The sellers property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person. For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing facing the main entry front door of the property and looking into the building.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

Landscaping

The general lawn and/or landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition unless otherwise noted below:

Consult Seller: The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review with seller or landscape professional for a better understanding of present condition.

The lawn and/or open areas were observed to be in generally acceptable condition at the time of inspection unless otherwise noted below:

Site Grading

The overall grading of the site around the building was satisfactory in that it appears to the naked eye to be draining the water away from the structure without any adverse soil erosion that would effect the structure, unless otherwise noted below:

Monitor: The building site at the right side area and the rear side area shows signs of poor drainage with the roof run off dumping into a contained area or planter box against the buildings foundation. This condition may cause moisture and/or wood destroying organism related damage to the structure. The interior surfaces should be monitored for any adverse conditions and repaired as necessary. We recommend that this area be monitored for drainage performance and repaired as necessary.



Monitor: The slope of the general site grading away from the structure was minimal at the front side area of the building. We recommend monitoring site drainage performance with repair as necessary.

Fencing & Gates

The site fencing was constructed of wire. The visible site fencing and gates (if present), were observed to be in generally acceptable condition, unless otherwise noted below:

Further Review: The site fence is of considerable length and not completely inspected. Further review of the complete perimeter of the fence and gates is thereby recommended.

Drive / Walks

The driveway was surfaced with soil natural to the property and the above grade surfaces were in generally acceptable condition with any minor cracking of flatwork or asphalt a cosmetic issue only, unless otherwise noted below:

The finished walkways and/or stairs if present, were surfaced with soil natural to the property and

flagstone and the above grade surfaces of the main walkways were in generally acceptable condition with any minor cracking of flatwork or asphalt a cosmetic issue only, unless otherwise noted below:

Entrance Covers

The entrance cover exposed supports or structure other than the described enclosed building structure consisted of framed wood. The buildings visible entrance cover structure, roof decking, ceiling areas, visible solid posts/columns and beams appear to be in generally acceptable condition at this time, unless otherwise noted in the roofing section or below:

Patio

The patio area(s) for the building was surfaced with concrete. The patio surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only, unless otherwise noted below:

A shade or roof covering for the patio area(s) was not present at the time of inspection.

FOUNDATION / SUPPORTS

SCOPE OF THE STRUCTURAL INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The visible floor structure and wall structure. Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Expansive soils may be found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

Foundation

The type of foundation for this building was observed to be a concrete slab on grade pad with an exposed stem wall. The visible portions of the walls and/or stem walls were observed to be in good condition, properly placed and functioning as designed with any small cracks or slight displacement of materials, cosmetic in nature only, unless otherwise noted below.

Floor Structure / Insulation

The first floor structure consisted of a poured in place concrete slab on grade. In general, the visible surface flooring and any areas of visible framing and/or exposed slab exhibited characteristics that indicate a generally acceptable condition of the soil and/or structure beneath floor coverings unless otherwise noted below: Structural floor systems other than exposed slabs are concealed by finished flooring and could not be visually inspected.

EXTERIOR STRUCTURE / CLADDING

SCOPE OF THE EXTERIOR INSPECTION:

The structural components including wall structure exterior wall cladding, flashing, trim, eaves, soffits, and fascia. The operation of entry doors with their associated hardware including egress from bedrooms and lower levels.

Many parts of the structure including flashings, are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural and/or exterior inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Structure & Cladding

The exterior walls of the building's structure were observed to be constructed with frame construction.

The exterior wall cladding of this building consisted of manufactured wood composite siding.

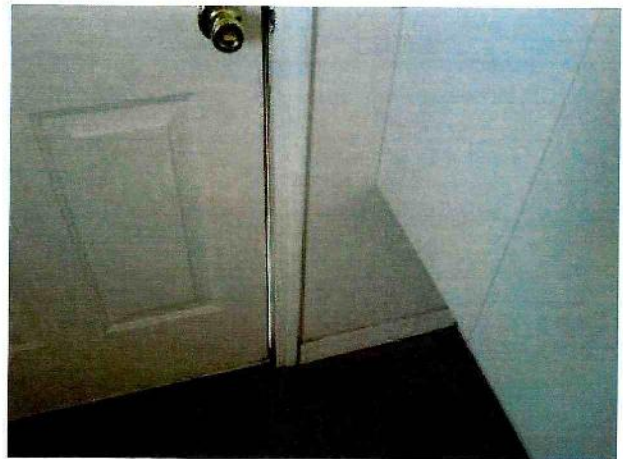
The main buildings visible cladding, flashings, wall structure, post/columns, beams and/or joists of the building were observed to be in generally satisfactory condition unless otherwise noted below:

The wall, window and door flashings for the exterior of the building were not fully visible and the inspection was limited to exposed areas for installation issues. We recommend that the flashing areas be monitored for early detection of moisture intrusion. No visible outward signs of failure at the wall covering surfaces were evident at the exterior of the building, unless otherwise noted below:

Exterior Doors

The exterior entrance/egress and storage/ HVAC closet doors were properly installed, operated with their associated hardware and found to be in generally acceptable condition unless otherwise noted below.

Repair: The exterior rear laundry entrance door(s) had damaged or missing weather stripping at the door stop trim. We recommend that the weather stripping be repaired or replaced.



Repair: The exterior rear side sliding glass door(s) was found to be difficult to slide. We recommend repair of the rollers and associated hardware. Cleaning of the tracks may also be of some help.

Trim / Fascia / Eaves

The trim type or material for this building was manufactured or made out of wood and metal. The building's door, window and decorative trim, if present, were observed to be in generally acceptable

condition and functioning as designed at the time of inspection, unless otherwise noted below:

Fascia & Soffits

The building's fascia, eave and/or soffits if present, were observed to be in generally acceptable condition and functioning as designed at the time of inspection, unless otherwise noted below:

Soffit & Gable Ventilation

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens. The building's ventilation components were observed to be in generally acceptable condition unless otherwise noted below.

Repair: Soffit panel vent screens designed for convective rafter space ventilation were observed to be effectively blocked with insulation at several side(s). This blockage by the insulation can reduce air circulation into the rafter space, increasing temperatures beyond acceptable levels. This can cause excessive thermal expansion and effect the building's roof material life cycles. We recommend that the insulation be moved away from these vent screens to facilitate air passage and to provide proper ventilation of the rafter spaces.

Further Review: Poor ventilation was noted for the attic or enclosed rafter space. Poor ventilation can raise temperatures beyond acceptable levels which can cause excessive thermal expansion and effect the building's roof material life cycles. Roof vents appear to have been removed when the new metal roof was installed. We recommend further review with correction as required.

Organisms/Pests

The building's exterior areas and outer structure was free from pest issues at the time of inspection, unless otherwise noted below or in the exterior cladding section:

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type Materials & Conditions

The building's roof structure type(s) was observed to be a hip roof structure. The inspection of the roof was conducted from the edge of the roof surface. Actually walking on the roof was judged to be potentially hazardous for the inspector and/or the roofing. The following comments were based upon a limited inspection.

The roof coverings for this structure was observed to be corrugated/standing seam metal. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface at the time of inspection, unless otherwise noted below:

Flashings

The roof top flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry unless otherwise noted

below.

Roof Ventilation

The enclosed rafter space was a non-ventilated type space with the insulation installed between the trusses to the bottom of the roof sheathing.

Roof Drainage Components

The building's roof drainage system type and material consisted of drip edges. The roof drainage components and/or drip edges appear to be installed properly and were observed to be in generally acceptable condition, unless otherwise noted below:

Chimney(s)

The chimney or chimneys for the building were constructed with sheet metal.

The chimney(s) top flue stack was covered by a metal combination rain and spark arrester cap. Access to all of the chimney's components was limited by the attached cap.

The chimney and its exterior components were inspected from the eaves due to limiting factors such as damage or personal injury risks. All of the chimney's components were not visible and the inspection is limited. The exterior chimney(s) and their visible associated components appear to be in generally acceptable condition, unless otherwise noted below:

Roof General Conditions

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is visible active leakage.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

Parking Structure

No parking structure was present for this building at the time of inspection.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarder in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

Attic / Structure / Insulation / Ventilation

Attic access panels were located at ceiling of a bedroom closet . Because of limited clearances and/or the potential for damage, our inspection of the attic was performed from the access opening only. As such, our observations were based on a limited view of the attic spaces. Insulation/ventilation type and levels are not inspected in inaccessible areas.

The supporting ceiling and roof structure for the building consisted of truss cord and wooden joist structural members. The roof sheathing used over the structure in this building was oriented strand board (OSB).

The thermal insulation visible in the attic space was blown-in cellulose. There was no visible vapor barrier present at the inspection area. Vapor barriers are not deemed necessary in dryer climates and/or with certain types of insulation. The thickness of the insulation in the main attic space(s) should yield an approximate thermal "R" value of 36-38.

Monitor: Stains were evident in the attic, the age of the stains could not be determined nor could we ascertain if the leak was active. No moisture was evident at the time of our inspection and we recommend that the seller be consulted for more information as the nature of the stains and any repairs made. A new roof is present.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets. Testing and/or the presence of laundry appliances or adequate flow of the drain line is not within the scope of a home inspection. Water valves are not operated or tested for the presence or flow of water as there is no containment for water spray during a test.

Laundry Provisions

Laundry provisions were located at an interior ground level laundry area. The gas line to the laundry area was capped. No attempt to determine gas presence was made.

Monitor: Ventilation of the laundry room to an outside area is not present. We recommend that the laundry room be monitored for signs of moisture buildup with the installation of a ventilation fan if necessary.

WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, fresh air

vents/combustion air and piping condition.

Water Heater(s)

The energy source used by the water heater(s) to heat the water for the building was LP gas. The location of the water heater(s) was at the laundry room and hall closet. The capacity of the water heater unit(s) was 40 gallons and 50 gallons.

The name of the manufacturers or the brand name of these units was Rheem and Reliance. The water heater appears to be the original unit installed at the time of construction. The age of the water heater(s) can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 2008.

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

Water heaters typically need maintenance of their associated anode rods every 3 - 5 years varying on water composition. No determination of anode condition can be offered within the context of a visual home inspection. The water heater(s) and associated controls were operational and the water connections, recirculation pumps (if present), temperature and pressure relief valve, discharge pipe, combustion air, gas and/or electrical connections and necessary venting were also observed to be in generally acceptable condition, unless otherwise noted below:

TPR Valve

Safety Concern: The water heater temperature pressure relief valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.

Venting System & Combustion Air

Repair: The water heater PVC vent flue stack was not painted as required. We recommend painting to protect the material from the UV rays of the sun.



Safety Concern: The laundry area water heater combustion air supply was blocked at both upper and lower areas. Air supply is necessary for the complete and safe combustion of fuel. We recommend that the blockage be removed as required for safe use of the area.



Safety Concern: The closet water heater combustion air supply vent was not present. Fuel burning appliances require oxygen carrying combustion air to operate safely. We recommend that a supply vent be installed in accordance with industry standards.

General Concerns

Further Review: The laundry water heating system electronic controls were not working at the time of inspection. We recommend further review of the water heating system for a better understanding of replacement/repair costs and present condition.



Repair: The closet unit is older and the life expectancy for the water heater is very limited. We recommend that a budget be made for the replacement of this unit in the very near future.

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

HVAC

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, combustion air, solid fuel heating devices, flues and chimneys. Heat exchangers at best are extremely limited to view and are not inspected unless otherwise noted. The heat/cooling distribution systems

includes visible fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

Heating System

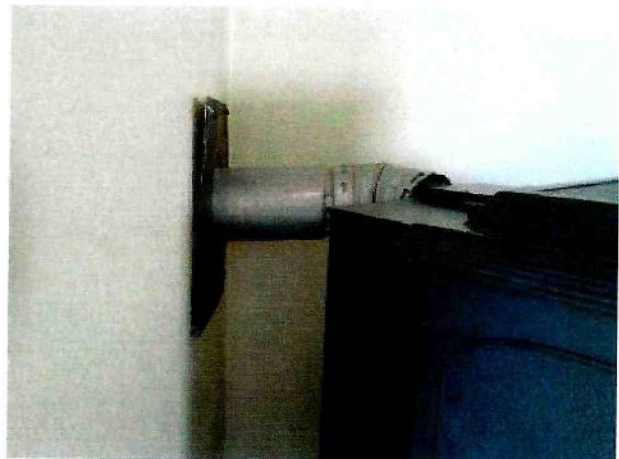
The heating system for this building was observed to be a liquid petroleum, "LP" gas and oil forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern if visible was checked for appearance.

The location of the heating unit(s) for this building was at the hallway closet area(s) of the building. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was original to the date of construction.

The size of the central heating unit for this building as measured in (British Thermal Units) BTU's was 100,000.

The complete evaluation of gas combustion chamber/heat exchangers or heating elements is technically exhaustive and is beyond the scope of a home inspection. The installation requirements and components of the system listed in the scope of the inspection if present, were generally acceptable condition for the unit(s) unless otherwise noted below:

Repair: The exhaust vent of the pellet stove was not properly pitched to the flue stack or chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the flue stack/chimney. Failure to properly pitch the vent can lead to failure due to condensation, back drafting or other serious defects. We recommend that the vent be reconnected and fastened properly.



Distribution System

The observable distribution ductwork was Flex duct. An inner metal coil surrounded by a plastic sheathing which is then covered by fiberglass insulation with a final covering of metal foil. Also, the ductwork where visible, was observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:

Air Filters & Registers

The air filter(s) for the heating and ventilation systems were located below the furnace air handler(s). The type of air filters servicing the HVAC equipment was observed to be disposable type air filter(s). The register duct diffusers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the filters and ductwork where visible, were observed to be properly supported and in generally acceptable condition with no obvious separations or damage, unless otherwise noted below:

Further Review: The return air flow back to the heating/cooling unit at the bedrooms is hampered by the doors being too close to the flooring in several areas. We recommend that the doors be undercut or wall registers be installed so that the required unrestricted air flow back to the unit is achieved as designed.



Controls/Thermostats

The type of thermostat(s) for the heating system consisted of one or more wall mounted programmable control. The controls and/or thermostats were returned to the position in which they were found at the time of the inspection. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly placed and in generally acceptable condition, unless otherwise noted below:

Fireplace

The fireplace type was a free standing gas or wood stove type. National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist during real estate transfer. A Level II inspection may identify problems we can't see. The wood stove, gas logs if present, and its components appear to be in generally acceptable condition, unless otherwise noted below:

Safety Concern: The flue vent pipe was observed to be improperly installed in accordance with industry trade practices. We recommend further review for a better understanding of replacement/repair costs and present condition.

Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets.

Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

Main Piping

Water for domestic consumption was provided by a private well or private community well system. We recommend further review of the well system and water quality before close of escrow for a better understanding of present conditions and costs to cure if necessary.

A domestic water supply main shut-off valve was outside at the left side of the building. The building's main water shut off valve was operated using normal hand pressure and the pressure for the system was tested and found to be within the required 40psi - 85psi range at the time of inspection, unless otherwise noted below:

Distribution Piping & Softener

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was copper pipe. Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal. The plumbing inspection consists of looking for visible signs of installation problems such as insulation, supports, mixed metals and checking fixtures for functional flow. In other words: "Is it visibly working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time. The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure, unless otherwise noted below:

Hose Bibs

The stubbed out piping material for the exterior hose bibs was unknown, not visible. The exterior hose bibs were properly installed and in generally acceptable condition, unless otherwise noted below:

Recommended Upgrade: One or more of the exterior hose faucets are missing anti-siphon devices. These inexpensive devices are designed to protect the house water supply from contamination. Although these devices may not have been required when this building was built, we recommend there installation to improve the margin of health safety.

Drain Waste Vent

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground or hidden DWV pipes. Washing machine drain lines are not within the scope of a home inspection, the drain line at this location is not tested for functional drainage due to water discharge issues covered in the standards of practice for home inspectors.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection or temporary running of water into the system. Blockages may be well downstream and may take hundreds of gallons to backup or detect. Only the condition of the visible and accessible lines are noted in this report. We recommend further

review of the DWV system by optical scope specialist if a definite conclusion of the present condition of hidden lines is of concern due to past personal experience, this building's history or age of the system.

The waste discharge was not visible or apparent but is most likely to be to a municipal or community service system. Further review is recommended before close of escrow for a definite conclusion if deemed necessary.

The visible drain, waste, and vent piping material within the building was plastic. Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted below or in another section of the report. We do not inspect sewer pipes hidden to normal view, buried under or outside the building or buildings. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior. The visible DWV piping and functional drainage were observed to be in generally acceptable condition unless otherwise noted below.

Gas System Piping

The gas meter was located at the right side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. A bonding wire was not visible at the building side of the gas meter pipe, however, this bond may exist at the interior of the wall. Testing for a bonded gas line is not within the scope of a home inspection. The visible gas supply piping system should be wrapped or coated at the ground penetration. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks. The visible gas line and supports appeared to be in generally acceptable condition, unless otherwise noted below:

Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and sub panels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

Service Type & Locations

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

The electric meter and main panel were located at the building's exterior right side. A solar installation was also noted. Solar installations are not included in a standard home inspection unless otherwise agreed to in writing.

The main electrical service conductor was made of copper. The main disconnect of the electrical system was a single throw main breaker in the main service panel. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The visible type of wiring for the building was a mix of "Romex" and individual wires run through conduit.

Wiring - General

Recommended Upgrade: The service voltage available to this building was single phase 120 volts. A new lateral or service drop and a new main electrical main service panel, designed to provide 120 and 240 voltage power to the property is recommended as an upgrade. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 100 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

Service & Panel Conditions

The electrical service system as described in the electrical inspection scope, including wire sizing, breakers, feed, meter, grounding and panel placement were observed to be correct for the panel being used and appeared to be in generally acceptable condition, unless otherwise noted below:

Switches Fixtures & Outlets

The buildings lights, fan fixtures, exposed wiring and a representative number of switches and outlets were observed to be in generally acceptable condition at the time of inspection, unless otherwise noted below:

GFCI / ARC Faults

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

Arc Fault Circuit Interrupters:

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. Generally required in bedroom circuits since 2004 for this area. All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in bedrooms shall

be protected by an arc-fault circuit interrupter(s). This requirement has different dates of implementation depending on adoption of local building officials. GFCI protection and/or ARC fault protection was checked for all of the receptacles where this type of protection was required when constructed in this geographical area by local building officials or is now required by present day industry trade standards for safety. The circuits were tested and found to be in operating as designed with the manufacturer's test button or outlet tripping device, unless otherwise noted below:

INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

The walls, ceilings, and floors. The steps, stairways, balconies and railings. The operation of interior doors with their associated hardware. The countertops and a representative number of installed cabinets. Water penetration and/stains. The operation of a representative number of windows and associated hardware including egress from bedrooms and basements. Visual signs of window failure, signs of water penetration and condensation at the windows. Safety glass and window film and/or energy efficiencies of windows are not included in a home inspection per the Arizona Standards of Practice.

Interior Doors

The interior doors were properly installed, operated with associated hardware and found to be in generally acceptable condition unless otherwise noted below.

Ceilings / Walls / Floors

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition, unless otherwise noted below:

All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection, unless otherwise noted below:

Windows

Storm windows, screens, window coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals and defective energy films on double pane window units are sometimes difficult to see and may not be reported. Energy efficiency is not a part of this inspection; many older windows leak air. Egress from windows is evaluated at bedrooms and lower levels if present. Window bars if present on bedrooms egress windows that are equipped with a spring loaded quarter turn handle are not tested as it takes two persons to reload the spring. These levers and catches should be tested for adequate function to ensure the safe use of the area.

Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware and checked for egress at the bedrooms and lower levels if present. The windows that were operated and/or observed were found to be in generally acceptable condition, unless otherwise noted below:

The material used in the construction of the window frames of this building was aluminum. The operational types of windows for this building were horizontal sliding windows. The window glazing

(number of panes) at the majority of the buildings windows was observed to be two, or double paned windows.

Repair: The sliding glass doors at family room and master bedroom presented symptoms of a breach seal or film failure between the two pieces of glass. This often takes the form of striations, molting, fogging, discoloration or condensation between the panes of an insulated glass unit. These failures are not always apparent at the time of inspection due to lighting conditions, dirt build up and/or attached sunscreens. We recommend evaluation of all the windows by an appropriate person with replacement as necessary.



Safety Concern: A BB type crack or hole was observed at the dining room and front middle bedroom. We recommend immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.



Smoke & Carbon Detectors

Safety Concern: One or more of the smoke detectors were missing their batteries. The latest standards require that smoke detectors be installed in all bedrooms and hallways leading to bedrooms. We recommend the Installation of any needed detector and batteries to bring the building into present day industry standards.



Remarks On The Interior

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Sinks / Cabinets / Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The kitchen cabinets, countertops, sink(s) and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition unless otherwise noted below:

Appliances

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes. The cooktop, range or oven(s) were turned on with normal controls and found to be operational at the time of inspection, unless otherwise noted below:

Kitchen ventilation was provided by an exterior ducted exhaust fan above the cooking surface. The kitchen exhaust fan was found to be operational at the time of inspection, unless otherwise noted below:

The garbage disposal was found to be operational and in generally acceptable condition, unless otherwise noted below:

General Condition

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

Sinks / Cabinets

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. All of the bathroom cabinets, countertops, wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition, unless otherwise noted below:

Bathtub / Shower

The bathtub/shower surrounds, doors if present, and visible plumbing components were operational and appear to be in generally acceptable condition, unless otherwise noted below:

Toilets

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal, unless otherwise noted below:

Safety Concern: The master bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.

Ventilation

The ventilation of the bathrooms was provided by exhaust fans and/or windows which were operational at the time of our inspection, unless otherwise noted below:

Repair: The exhaust vents for the bathrooms were vented to the attic space. We recommend venting the bathrooms to the exterior as required. Master.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Acuspect Home Inspections llc. offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$150 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for re-inspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

Common Environmental Concerns

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Acuspect Home Inspections llc..

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and Acuspect Home Inspections llc. does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Acuspect Home Inspections llc. does not test for radon unless otherwise contracted for. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such

as doctors and industrial hygienists. This is why Acuspect Home Inspections llc. does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>.