

Scottsdale Desert Inspections

28150 N Alma School Pkwy 103/247 Scottsdale AZ 85262
Tel: 4803459200 Fax: 4802406883 Mobile: 4803459200
www.scottsdaledesertinspections.com scottsdaledesertinspections@gmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sandford Furman

INSPECTION ADDRESS

35635 N Meander Way, Carefree, AZ 85377

INSPECTION DATE

10/25/2018 8:30 am to 1:00 pm

REPRESENTED BY:

Donna MacDougall
Exclusive Properties



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

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SUMMARY REPORT

Client: Sandford Furman
Realtor: Donna MacDougall, Exclusive Properties
Inspection Address: 35635 N Meander Way, Carefree, AZ 85377
Inspection Date: 10/25/2018 Start: 8:30 am End: 1:00 pm
Inspected by: Tray Raymond 40651

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

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Components and Conditions Needing Service

Exterior

Grading & Drainage

Interior-Exterior Elevations

1.1 - At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.



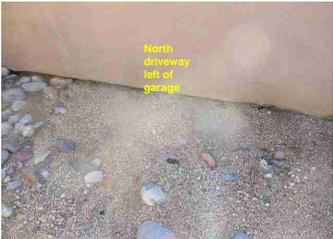
Drainage

1.2 - Erosion under bridge in several areas noted recommend professional service

Erosion under bridge in several areas noted recommend professional service - *Continued*



1.3 - Drainage under driveway is blocked on west side with limited flow recommend professional service



1.4 - Casita front patio does not drain adequately recommend professional service



1.5 - Planter boxes directly on walls and at roof height can lead to moisture damage



Faulty grade

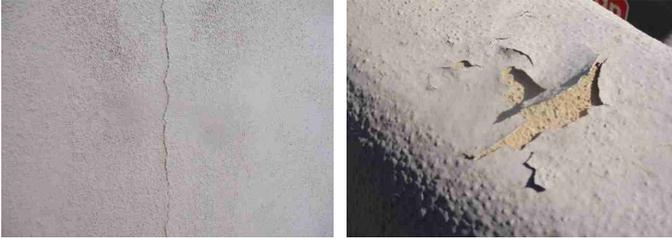
1.6 - Grade material is contacting stucco at various areas of walls recommend professional service



House Wall Finish

House Wall Finish Observations

- 1.7 - Stucco finish is cracking and peeling with blotchy paint which assists in protection needs professional service



Exterior Components

Walkways

- 1.8 - Bridge walkways have various rusting structural components recommend professional service as needed



Fences & Gates

- 1.9 - Gate needs an automatic latch to maintain pool safety compliancy recommend professional service
1.10 - Gate to pool area is a reach through type with latch on wrong side which is not pool safety compliant. The gate should be a solid material and the latch should be on the pool side of gate to prevent children from reaching through.

Exterior Wooden Doors

- 1.11 - Door window seals are leaking recommend professional service as needed



Windows

- 1.12 - Several various windows have been caulked on exterior frames indicating possible past leakage

Patio slab

- 1.13 - Rear upper patio is not sloped to drain away from structure as required

BBQ Station

- 1.14 - Igniters are not responding recommend professional service

Structural

Slab Foundation
Common Observations

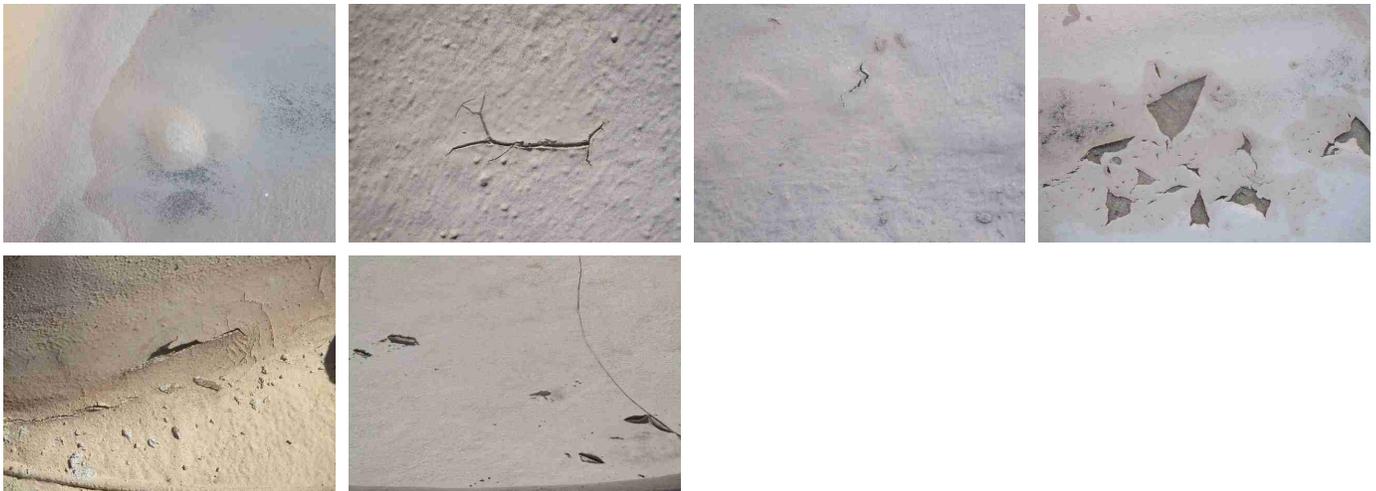
2.1 - Settlement noted at hall to garage which is no longer level recommend professional service



Roof/Attic

Flat Roof
Roofing Material

3.1 - Various degrees of past repairs and current cracking noted recommend licensed roofer to service as needed



Parapet Walls

3.2 - Parapet wall caps have cracks at various areas noted recommend professional service as needed. We recommend the cracks be professionally repaired and all parapet walls be reviewed for any further cracking that may occur.

3.3 - Walls have various past repaired and present cracking noted recommend professional service



Gutters & Drainage

3.4 - Previous master bedroom balcony has limited drainage which can lead to moisture intrusion



Other issues

3.5 - Leakage at casita bath ceiling and wall noted recommend licensed roofer to service



3.6 - Leakage noted at north guest bedroom ceiling recommend licensed roofer to service as needed



Eaves and Fascias

3.7 - Metallic fascias are detaching with open seams recommend professional service as needed



Chimney

Family Room Chimney

Weather Cap-Spark Arrestor

4.1 - The chimney has a spark arrestor but not a weather cap, which is recommended.

Plumbing

Potable Water Supply Pipes Pressure Relief Valves

5.1 - Front pressure relief valve leaks by garage recommend professional service



Other issues

5.2 - Pressure at interior plumbing fixtures is not consistent and fluctuates when running needs professional service

Waste & Drainage Systems Drain Waste & Vent Pipes

5.3 - Signs of leakage at exposed basement waste pipes recommend professional service



Heat and Air Conditioning

HVAC Split Systems Condensate Drainpipe

8.1 - Basement system has no drip pan & condensates to interior of basement closet needs professional service



Condensing Coil Disconnect

8.2 - Disconnect under walkway is missing covers as required

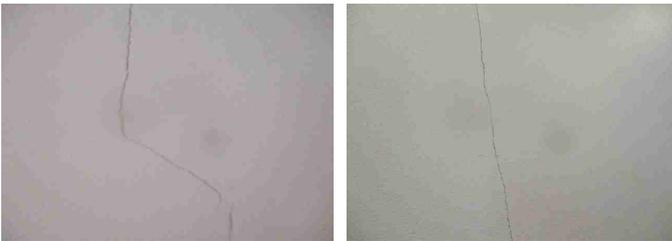
Disconnect under walkway is missing covers as required - *Continued*



Living Areas

Living Room Walls & Ceiling

9.1 - Interior settling cracks noted at casita walls in several areas recommend professional service as needed



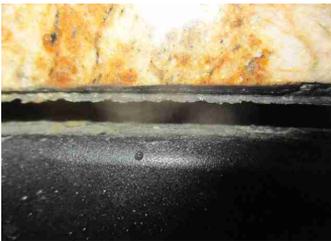
Bar Sink

9.2 - Bar sink faucet valves are frozen recommend service

Kitchen

Kitchen Sink & Countertop

10.1 - Undermount sink is detaching from counter recommend professional service



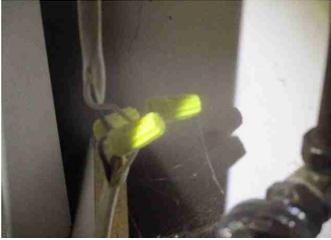
Guest Quarters Kitchen Sink & Countertop

10.2 - Weak pressure noted at casita kitchen sink faucet recommend professional service

Cabinets

10.3 - Open wiring noted under casita kitchen sink recommend professional service

Open wiring noted under casita kitchen sink recommend professional service - *Continued*



Bathrooms

Main Bathroom

Hydro-Spa

15.1 - There is no apparent access to service the hydro-spa motor, which is essential and should be provided. Also, the hydro-spa motor should be bonded and confirmed to have ground fault protection.

Guest bathrooms

Toilets

15.2 - Casita toilet is loose recommend professional service

Walls and ceilings

15.3 - Moisture evidence at lower wall of casita bathroom recommend professional service



Triple-Car Garage

Entry Door Into the House

17.1 - The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Garage Door & Hardware

17.2 - Original garage doors are delaminating at bottoms recommend professional service



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REPRESENTED BY:

Donna MacDougall
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GENERAL INFORMATION

Inspection Address: 35635 N Meander Way, Carefree, AZ 85377
Inspection Date: 10/25/2018 Time: 8:30 am to 1:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Tray Raymond 40651

Client Information: Sandford Furman
Buyer's Agent: Exclusive Properties
Donna MacDougall

Structure Type: Cast Concrete and Wood Framing
Furnished: Yes
Number of Stories: Three

Estimated Year Built: 1993
Unofficial Sq.Ft.: 6200

PLEASE NOTE:

This report is the exclusive property of [insert your company name] and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

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

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

Report File: 36535 N Meander Way

SCOPE OF WORK

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

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

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

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

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

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

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

Exterior

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

Site & Other Observations

Renovations & Additions

Informational Conditions

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Unique or Custom Property

Informational Conditions

This is a unique or custom property that sacrifices conventional standards for architectural reasons. For instance, steps that are required to have equal treads, risers, and handrails do not, and there are areas that are obviously not safe for small children or the elderly. Therefore, you should decide whether you want the property to retain its architectural appeal or conform to conventional safety standards. However, as building inspectors, we cannot endorse any aspect of a property that does not meet common safety standards.

Neglected Property Disclaimer

Informational Conditions

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

Notice to Absent Clients

Informational Conditions

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

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited

visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

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

Interior-Exterior Elevations

Components and Conditions Needing Service

At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.



Area Drains

Informational Conditions

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

Hillside

Informational Conditions

Home is on a hillside lot and drainage and grading should always be closely monitored and routinely serviced

Drainage

Informational Conditions

Natural washes surround structure which will need routine maintenance to assure they flow correctly. These washes can erode and should be checked after heavy rains to service as needed

Components and Conditions Needing Service

Erosion under bridge in several areas noted recommend professional service



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Drainage under driveway is blocked on west side with limited flow recommend professional service



Casita front patio does not drain adequately recommend professional service



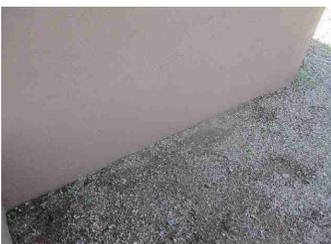
Planter boxes directly on walls and at roof height can lead to moisture damage



Faulty grade

Components and Conditions Needing Service

Grade material is contacting stucco at various areas of walls recommend professional service



House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

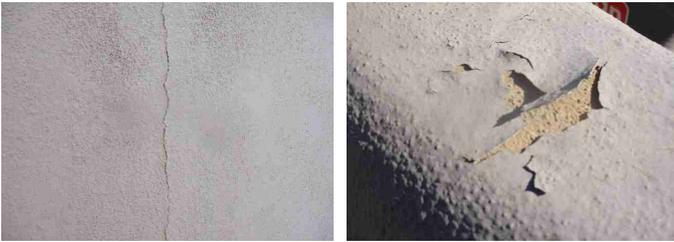
House Wall Finish Observations

Informational Conditions

The walls do not include weep screed ventilation at bottoms

Components and Conditions Needing Service

Stucco finish is cracking and peeling with blotchy paint which assists in protection needs professional service



Exterior Components

General Comments

Informational Conditions

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

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Components and Conditions Needing Service

Bridge walkways have various rusting structural components recommend professional service as needed



Yard Walls

Functional Components and Conditions

Retaining walls have weep hole drainage at required intervals and were in overall acceptable condition

Informational Conditions

The yard walls may have some cosmetic damage but are functional.

Fences & Gates

Components and Conditions Needing Service

Gate needs an automatic latch to maintain pool safety compliancy recommend professional service

Gate to pool area is a reach through type with latch on wrong side which is not pool safety compliant. The gate should be a solid material and the latch should be on the pool side of gate to prevent children from reaching through.

Exterior Wooden Doors

Components and Conditions Needing Service

Door window seals are leaking recommend professional service as needed



Steps & Handrails

Informational Conditions

As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property.

Balconies Guardrails etc

Functional Components and Conditions

No railing on balcony or patio stairs noted which are required

Informational Conditions

We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality.

Windows

Components and Conditions Needing Service

Several various windows have been caulked on exterior frames indicating possible past leakage

Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Outlets

Informational Conditions

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

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Ponds

Informational Conditions

There is a pond in the yard that could prove to be dangerous to small children. It has been drained, but we do not evaluate ponds or their equipment, which can become a breeding ground for insects.

Columns

Functional Components and Conditions

The wood framed and stucco columns are in overall acceptable condition

Patio slab

Components and Conditions Needing Service

Rear upper patio is not sloped to drain away from structure as required

Exterior fireplace

Functional Components and Conditions

The fireplace and its components are in overall acceptable condition

BBQ Station

Components and Conditions Needing Service

Igniters are not responding recommend professional service

Structural

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

Structural Elements

Identification of Wall Structure

Informational Conditions

Walls on main structure are poured or cast concrete with wood framing at rear structure

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

Construction of attic could not be confirmed as there is no attic access

Identification of Roof Structure

Functional Components and Conditions

Construction of roof framing could not be confirmed as there is no attic access

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person

may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

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

Common Observations

Components and Conditions Needing Service

Settlement noted at hall to garage which is no longer level recommend professional service



Roof/Attic

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

Flat Roof

General Comments

Informational Conditions

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Method of Evaluation

Informational Conditions

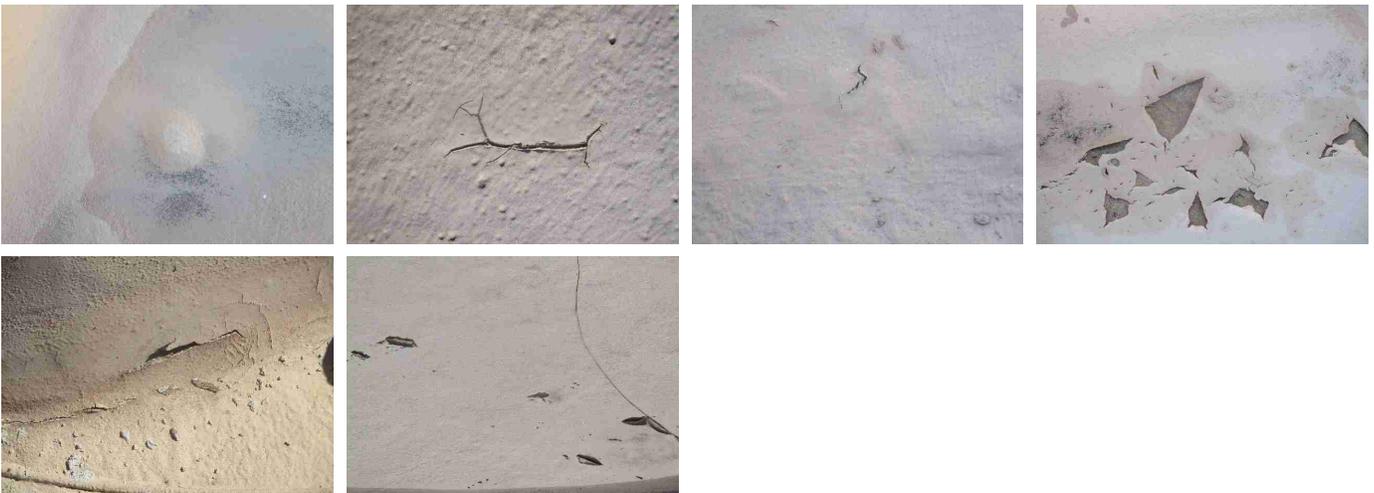
We evaluated the roof and its components by walking on its surface.



Roofing Material

Components and Conditions Needing Service

Various degrees of past repairs and current cracking noted recommend licensed roofer to service as needed



Parapet Walls

Components and Conditions Needing Service

Parapet wall caps have cracks at various areas noted recommend professional service as needed. We recommend the cracks be professionally repaired and all parapet walls be reviewed for any further cracking that may occur.

Walls have various past repaired and present cracking noted recommend professional service



Skylights

Informational Conditions

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Gutters & Drainage

Functional Components and Conditions

Drainage was in overall acceptable condition

Components and Conditions Needing Service

Previous master bedroom balcony has limited drainage which can lead to moisture intrusion



Ventilation

Functional Components and Conditions

Roof is not a vented design

Other issues

Components and Conditions Needing Service

Leakage at casita bath ceiling and wall noted recommend licensed roofer to service



Leakage noted at north guest bedroom ceiling recommend licensed roofer to service as needed

Leakage noted at north guest bedroom ceiling recommend licensed roofer to service as needed - *Continued*



Eaves and Fascias

Components and Conditions Needing Service

Metallic fascias are detaching with open seams recommend professional service as needed



Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Family Room Chimney

General Prefabricated

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Weather Cap-Spark Arrestor

Components and Conditions Needing Service

The chimney has a spark arrestor but not a weather cap, which is recommended.

Crown or Termination Cap

Informational Conditions

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flashings

Informational Conditions

The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.

Damper

Informational Conditions

The damper is functional.

Ornamental

Informational Conditions

The ornamental gas log fire is functional.

The control valve for the ornamental gas log fire is located inside the fireplace. It may have been built this way, but current standards require it to be installed outside of the fireplace, and you may wish to consider having it relocated.



General lined chimney and fireplace observations

General observations

Functional Components and Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Flue

Functional Components and Conditions

Flue was in overall acceptable condition

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory

preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

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

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

Pressure Regulators

Functional Components and Conditions

The pressure with within 40 to 80 PSI which is acceptable



Pressure Relief Valves

Components and Conditions Needing Service

Front pressure relief valve leaks by garage recommend professional service



Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

Pipe Insulation

Informational Conditions

The potable water pipes appear to be adequately insulated. The various materials of insulations can include oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.

Water bond

Functional Components and Conditions

Water bond is at the water heater supply pipe

Water Softener or treatment systems

Functional Components and Conditions

In accordance with the Arizona Standards of Practice we do not evaluate softeners or reverse osmosis systems

Functional flow

Functional Components and Conditions

Function flow was adequate with drainage and pressure equal

Cross connection

Functional Components and Conditions

The residence had no cross connection condition present

Other issues

Components and Conditions Needing Service

Pressure at interior plumbing fixtures is not consistent and fluctuates when running needs professional service

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

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

Gas Main Observations

Functional Components and Conditions

Gas meter was in overall acceptable condition

Gas Supply Pipes

Informational Conditions

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

Gas bond

Functional Components and Conditions

Gas bond is at the water heater supply pipe

Tankless Water Heaters

General Comments

Informational Conditions

Residential tankless water heaters under balcony stairs They provide virtually endless but not unlimited hot water, and require little maintenance beyond periodic monitoring for leaks, which is to be anticipated with any type of water heater.

Age & Location

Functional Components and Conditions

Tankless heater is on the north side wall of kitchen

Tankless heater is on the north side wall of kitchen - *Continued*



Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Temperature pressure relief pipe

Functional Components and Conditions

Temperature pressure relief pipes are in place

Other issues

Functional Components and Conditions

Loose electrical conduit at bottom of heater noted recommend professional service



Irrigation or Sprinklers

Automatic Sprinklers

Informational Conditions

In accordance with the Arizona Standards of Practice we do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Waste & Drainage Systems

General Comments

Informational Conditions

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

Type of Material

Informational Conditions

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

Drain Waste & Vent Pipes

Informational Conditions

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

Components and Conditions Needing Service

Signs of leakage at exposed basement waste pipes recommend professional service



Private Waste Disposal System

Informational Conditions

If home is on a septic system that we do not inspect and should be evaluated by a specialist before close of escrow

Sewage ejector system

Functional Components and Conditions

Waste system is equipped with a sewage ejector pump station that should be checked annually. The ejector pump station delivers the waste products to the common street sewer pipes

Electrical

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

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

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

Panel Size & Location

Functional Components and Conditions

600 amp main service panel is on the garage north wall

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is double-grounded to a driven rod and to a water pipe.

GFCI confirmation

Functional Components and Conditions

GFCI protection is present at the baths kitchen garage and exterior

Overcurrent

Functional Components and Conditions

The systems consists of a modern trip and reset type of panel consisting of breakers

Reverse polarity

Functional Components and Conditions

There were not outlets that were tested that had reverse polarity

Solar comments

Informational Conditions

The residence has a solar system which we do not have the expertise to inspect and therefore categorically deny any responsibility for

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Functional Components and Conditions

Sub panels are in the basement closet and casita bedroom closet

Sub Panel Observations

Informational Conditions

The sub-panel is unconventionally located inside a closet, which would not be permitted by current standards. Therefore, you may wish to verify its installation permit or have an electrician evaluate.



Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Heat and Air Conditioning

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

HVAC Split Systems

Age & Location

Functional Components and Conditions

Package and split systems are on the roof and side yard and basement



Package and split systems are on the roof and side yard and basement - *Continued*



Common Observations

Functional Components and Conditions

The system is an electric heat pump that both heats and cools

Informational Conditions

The systems vary in age and will need routine maintenance to prolong their designed lives

There was no remote to test the ac system at the upstairs master bedroom addition

Return-Air Compartment

Informational Conditions

The return-air compartment is in acceptable condition.

Condensate Drainpipe

Components and Conditions Needing Service

Basement system has no drip pan & condensates to interior of basement closet needs professional service



Condensing Coil Disconnect

Components and Conditions Needing Service

Disconnect under walkway is missing covers as required



Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

The temperature differentials were between 18 and 22 degrees indicating it is running to industry standards

Thermostats

Informational Conditions

The thermostat is functional.

Flexible Ducting

Informational Conditions

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Metal Ducting

Functional Components and Conditions

The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Heating and cooling source

Functional Components and Conditions

A heating and cooling source was confirmed to be in livable spaces of interior

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

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

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

Radon fans and monitors were noted which we do not have the expertise to evaluate or report on. We recommend you have these systems checked for operation and accuracy by a licensed expert in this field, as they may have been installed after adverse effects on past occupants or owners.

Radon fans and monitors were noted which we do not have the expertise to evaluate or report on - *Continued*



Main Entry

Furnished Residence Comment

Informational Conditions

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

No Recommended Service

Informational Conditions

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

Walls & Ceiling

Functional Components and Conditions

Walls and ceiling of interior were in overall acceptable condition

Informational Conditions

In accessible areas were noted at garage hall & casita closet and garage closet

Components and Conditions Needing Service

Interior settling cracks noted at casita walls in several areas recommend professional service as needed



Bar Sink

Components and Conditions Needing Service

Bar sink faucet valves are frozen recommend service

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.

Kitchen

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

Kitchen

No Recommended Service

Informational Conditions

We have evaluated the kitchen, and found it to be in acceptable condition.

Sink & Countertop

Components and Conditions Needing Service

Undermount sink is detaching from counter recommend professional service



Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust vents to the exterior

Refrigerators wine chillers ice makers

Functional Components and Conditions

According to the state requirements we do not evaluate refrigerators ice makers or wine coolers
We tested the appliances which were in overall acceptable condition

Guest Quarters Kitchen

Sink & Countertop

Components and Conditions Needing Service

Weak pressure noted at casita kitchen sink faucet recommend professional service

Cabinets

Components and Conditions Needing Service

Open wiring noted under casita kitchen sink recommend professional service



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

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.

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

Main Stairs

No Recommended Service

Informational Conditions

We have evaluated the stairs and landing, and found them to be in acceptable condition.

Substandard Clearances

Informational Conditions

The basement head height clearance at the stairs is substandard. Every stairwell should afford a minimum of six-feet eight inches.

Bedrooms

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

Main Bedroom

Location

Functional Components and Conditions

Master bedroom is on the north side

A Probable Addition

Informational Conditions

The bedroom south sitting room appears to be either an addition, or a part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and all of its components, and found it to be in acceptable condition.

Other bedrooms

Overall condition

Functional Components and Conditions

The bedrooms and there components are in overall acceptable condition

Bathrooms

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

Main Bathroom

Size and Location

Informational Conditions

The main bathroom is a full, and is located adjacent to the master bedroom.

Hydro-Spa

Components and Conditions Needing Service

There is no apparent access to service the hydro-spa motor, which is essential and should be provided. Also, the hydro-spa motor should be bonded and confirmed to have ground fault protection.

Guest bathrooms

Overall condition of bathrooms

Functional Components and Conditions

The bathrooms and there components are in overall acceptable condition

Toilets

Components and Conditions Needing Service

Casita toilet is loose recommend professional service

Walls and ceilings

Components and Conditions Needing Service

Moisture evidence at lower wall of casita bathroom recommend professional service



In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater

volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Exhaust Fan

Informational Conditions

Laundry room has an openable window therefore an exhaust fan is not required

Washer Dryer

Informational Conditions

We do not evaluate washer and dryer as part of our required services

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

Triple-Car Garage

Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence is functional.

Entry Door Into the House

Components and Conditions Needing Service

The house entry door is not self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced.

Garage Door & Hardware

Components and Conditions Needing Service

Original garage doors are delaminating at bottoms recommend professional service



Inspection Address: 35635 N Meander Way, Carefree, AZ 85377
Inspection Date/Time: 10/25/2018 8:30 am to 1:00 pm

Pool and Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Pool & Spa

General Comments

Functional Components and Conditions

The property has a pool that we did not inspect at owners request

AFFILIATIONS AND CERTIFICATIONS

ICBO Certified Building Inspector # _____
ICBO Certified Mechanical Inspector # _____
ICBO Certified Combination Dwelling Inspector # _____
IAPMO Certified Mechanical Inspector # _____
California Real Estate Inspection Association "C.P.I." # _____
Structural Pest Inspector License # _____
AHERA Certified Building Inspector # _____

Inspector

REPORT CONCLUSION

35635 N Meander Way, Carefree, AZ 85377

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

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

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

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