

Home Inspection

For Informational Purposes Only.



**20494 W. Daniel Place
Buckeye, Arizona 85396**

Prepared for: Ricky Wilson

**Prepared by: Commercial and Residential Inspections LLC
16435 N. 47th. Place
Phoenix,, Arizona, 85032**

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Ricky Wilson
20494 W. Daniel Place

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 20494 W. Daniel Place
City Buckeye State Arizona Zip 85396

Client Information

Inspection Company

Inspector Name Dave McKay
Company Name Commercial and Residential Inspections LLC
Address 16435 N. 47th. Place
City Phoenix, State Arizona, Zip 85032
Phone 602-320-1777
Fax N/A
E-Mail amckay0823@aol.com
Amount Received \$500.00

Conditions

Others Present Home Owner Property Occupied Vacant
Estimated Age Unknown Entrance Faces South
Inspection Date 08/11/2023
Start Time 10:30 AM End Time N/A
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 100 %F
Weather Sunny Soil Conditions Dry

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General Information (Continued)

Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Email Inspection Agreement _____

Inspector Name Dave McKay
Company Name Commercial and Residential Inspections LLC

Property Address: 20494 W. Daniel Place
City State Zip Buckeye, Arizona 85396

Copy of Contract:
COMMERCIAL & RESIDENTIAL INSPECTIONS LLC
16435 N. 47th. Place, Phoenix, Arizona, 85032
Phone (602)-404-7951 Fax (602)404-7952
Arizona Board of Technical Registration # 38657

THIS CONTRACT LIMITS OUR LIABILITY PLEASE READ CAREFULLY

This Agreement is between the client named in this contract and the inspection company.

I (client) hereby request a limited visual inspection of the structure(s) at the address named in this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire report when I receive it and promptly call the inspector with any questions I may have. Payment due on date of inspection.

SCOPE OF INSPECTION

The scope of this inspection and report is a limited visual inspection of the general systems and components of the building to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted Arizona Standards of Professional Practice, ASHI, CREIA, Nevada, New Mexico, a copy of which is available upon request. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, floor coverings, ceilings, furnishings, or any other thing that is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risks for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following: ARE OUTSIDE THE SCOPE OF THIS INSPECTION.

Building code or zoning ordinance violations.
Geological stability or soils conditions.

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General Information (Continued)

Structural stability or engineering analysis.
Termites, pests or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality.
Electromagnetic radiation or any environmental hazards.
Building value appraisals or cost estimates.
Condition of detached buildings
Pools, spas bodies and underground piping.
Specific components noted as being excluded on the individual systems forms.
Individual system inspection forms
Private water or private sewage systems.
Saunas, steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts, dumb-waiters and thermostatic or time clock controls.
Water softener / purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security alarms or personal property.
Adequacy or efficiency of any system or component.
Prediction of life expectancy of any items.

(Some of the above items may be included in this inspection for additional fees - check with your inspectors.)

Your inspector is a building inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, clients must do so at client's expense. I have read and agree to the above scope of inspection.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the Home Inspection Industry. The Arbitrator shall conduct summary judgement motions and enforce full discovery right as a court would provide in civil proceeding by legal code.

CONFIDENTIAL REPORT : The inspection report is to be prepared for client, solely and exclusively for client's own information, and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this agreement or the inspection report. Client and inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold harmless from any third party claims arising out of clients unauthorized distribution of this inspection report.

ATTORNEY'S FEES : The prevailing party in any dispute arising out of this agreement, the inspection, or report (s) shall be awarded all attorneys fees, arbitrator and other costs.

SEVERABILITY : Client and inspector agree that should a court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES : Client understands and agrees that any claim for failure to accurately report the visually discernible

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General Information (Continued)

conditions at the subject property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client or client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

Inspector's Liability for mistakes or omissions in this inspection report is limited to a refund of the said fee paid for this inspection and report. The liability of the inspector's principals, agents, 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 mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses. Heirs, principals, assigns and anyone else who may otherwise claim through client. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may ever arise from this inspection.

Client understands that if Client wants an inspection without a limit on liability to a refund of the fee paid for the inspection, Client may pay an additional fee to receive a report without the limitation.

CLIENT : _____

ADDRESS : _____

EMAIL : _____

CLIENT, PLEASE INITIAL YOUR CHOICE BELOW :

I DO NOT AGREE to pay an additional fee to remove the

limit of liability to a refund of the fee paid.

_____-0-_____ I AGREE TO pay an additional fee of \$____-0-_____ to remove the limit of liability to a refund of the fee paid.

PERMITS

____X_____ I DO NOT AGREE _____-0-_____ I DO AGREE

to pay an additional fee of \$____-0-_____ for inspector to research and provide all building permits that appear on the municipal records for the property listed below.

Property Address: _____

LIMITED LIABILITY INSPECTION FEE \$ -0-_____

INSPECTION FEE \$ _500.00_____

TERMITE FEE \$ -0-_____

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General Information (Continued)

MOLD AIR SAMPLE FEE \$ -0- _____

RADON FEE \$ -0- _____

PERMIT RESEARCH FEE \$ -0- _____

TOTAL INSPECTION FEE \$ 500.00 _____

SIGNED _____ DATED _____

SIGNED _____ DATED _____

INSPECTOR __Dave McKay_____ DATED: __08/09/2023____

I have read, understand and agree to all of the terms of this contract and agree to pay the fee listed above.
All fees due at starting time of inspection. 18% fee after 30 days.

Signature ON ORIGINAL

Inspection Date: 08/10/2023

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General Information (Continued)

Lots and Grounds

A NPNI M D

1. Driveway: Concrete



2. Walks: Concrete



3. Steps/Stoops: Concrete - To front Porch.

4. Porch: columns / cement floor. Wrought iron railings - Columns are stucco Roughly 18x18



5. Patio: Concrete



6. Grading: Minor slope

7. Swale: Adequate slope and depth for drainage

8. Vegetation: Shrub and tree.

9. Exterior Surface Drain: Surface drain



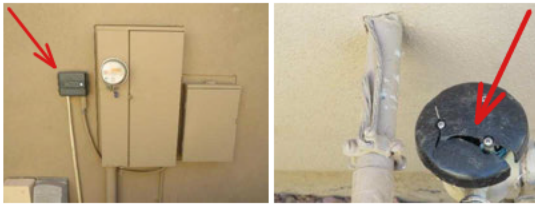
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Lots and Grounds (Continued)

10. Fences: Block - Separation by pool equipment..



11. Lawn Sprinklers: Front and back yard Drip System - Cap on sprinkler valve broken. Needs replacing.



Exterior

A N P N I M D

Building. Exterior Surface

1. Type: Stucco



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Exterior (Continued)

Type: (continued)



2. Trim: Wood

3. Fascia: Wood



4. Soffits: Wood



5. Sill Plate: Concrete - Cracks at west side of garage. and rear of home. Pictures around all of home. Patch and monitor.



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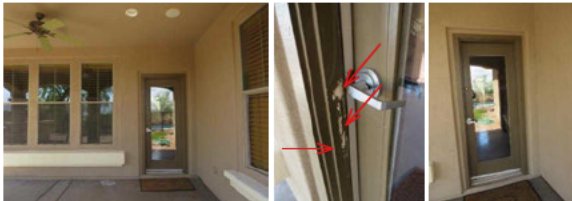
Exterior (Continued)

6. Door Bell: Hard wired

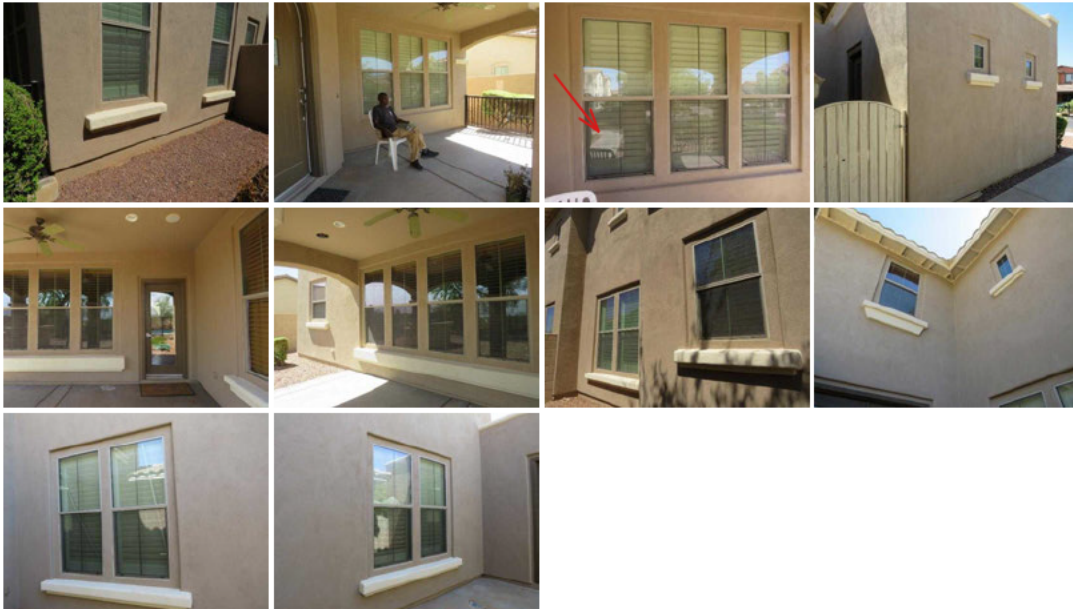
7. Entry Doors: Wood



8. Patio Door: Wood with glass. Wood trim needs painting.



9. Windows: Aluminum double hung - 1st window, argon leak. Replace. Living room window west (cement courtyard) Argon leak. Replace



10. Window Screens: Vinyl mesh

11. Exterior Lighting: Surface mount

12. Exterior Electric Outlets: 110 VAC GFCI



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Exterior (Continued)

13. Hose Bibs: Rotary



14. Gas Meter: Side of garage



15. Main Gas Valve: Located at gas meter

Pool

A NPNI M D

Behind home Swimming Pool

1. Type: In Ground

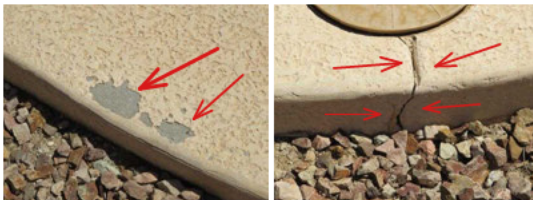


2. Current Status: In use

3. Liner: Pebble Tek



4. Deck: Concrete - Two spots where cool decking has peeled off. Recoat.



5. Coping: Tiles

Pool (Continued)

6. Drainage: Drain has a raised safety cover installed.



7. Skimmer: Built-in



8. Pump Motor: Grounded



9. Filter: Cartridge



10. Back Wash Valve: Multi valve



11. Gauges and Controls: Pressure gages.

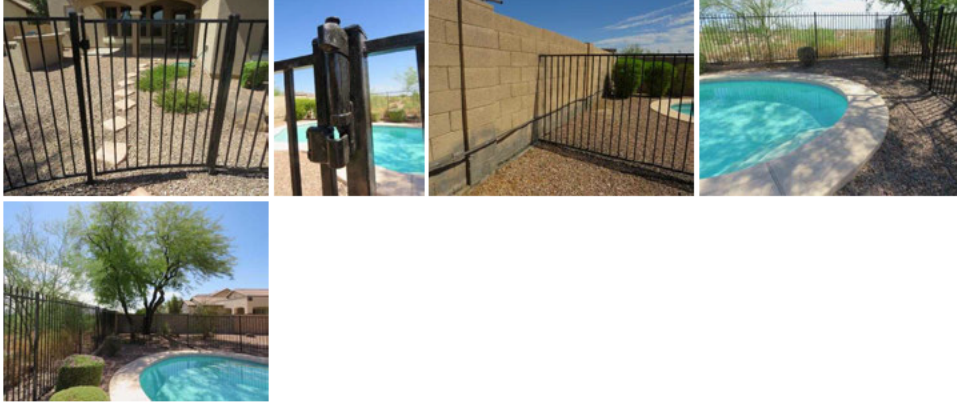


12. Ladder/Steps: Steps built into pool.

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Pool (Continued)

13. Pool Enclosure: Wrought iron fencing



Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: Ground level and Flat roof
2. Unable to Inspect: Partial 2nd story because of height.
3. Material: Cement tile



4. Type: Hip and gambrel

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Roof (Continued)

5. Approximate Age: Original

Over Office Roof Surface

6. Method of Inspection: Walked on roof.

7. Material: Rolled roof material/ hot tarred



8. Type: Flat with slight slope

9. Approximate Age: Unknown

10. Flashing: Galvanized

11. Valleys: Preformed metal

12. Plumbing Vents: ABS

13. Electrical Mast: Underground utilities

Garage/Carport

A N P N I M D

Attached Garage

1. Type of Structure: Frame Car Spaces: 2

2. Garage Doors: Insulated aluminum



3. Door Operation: Mechanized

4. Door Opener: Lift Master



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Garage/Carport (Continued)

5. Vacuum: Air Vac

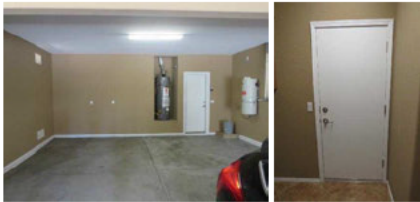


6. Exterior Surface: Stucco

7. Roof: Cement tile

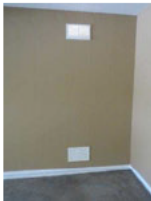
8. Roof Structure: 2x4 Truss

9. Service Doors: Fire rated



10. Ceiling: Painted Drywall.

11. Walls: Painted Drywall.



12. Floor/Foundation: Poured concrete



13. Electrical: 110 VAC GFCI

14. Windows: Aluminum casement

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Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum



3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring: Service only
6. Conductor Type: BX
7. Ground: Plumbing and rod in ground
8. Smoke Detectors: Hard wired

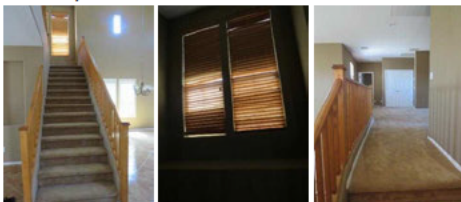
Side of house Electric Panel

9. Manufacturer: Square D
10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps
12. Breakers: AL/CU
13. AFCI: 110 volt
14. GFCI: garage, kitchen, bathrooms
15. Is the panel bonded? Yes No

Structure

A NPNI M D

1. Structure Type: Wood frame
2. Foundation: Poured slab on grade.
3. Differential Movement: No movement or displacement noted
4. Beams: None Visible
5. Bearing Walls: Frame
6. Joists/Trusses: 2x4
7. Piers/Posts: Slab piers and wood / Stucco
8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with wood handrails/carpeted.



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Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access

2. Unable to Inspect: 15%

3. Roof Framing: 2x4 Truss



4. Sheathing: Particle board



5. Ventilation: Roof and soffit vents

6. Insulation: Fiberglass



7. Insulation Depth: 12"

8. Vapor Barrier: Paper

9. Wiring/Lighting: 110 VAC lighting circuit

10. Moisture Penetration: None found

11. Bathroom Fan Venting: Electric fan to exterior.

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Air Conditioning

No longer using R-22. Update to R-410A

A NPNI M D

Split system on the ground. AC System

1. A/C System Operation: Functional at time of inspection.
2. Condensate Removal: Drains are at interior exchangers.
3. Exterior Unit: Pad mounted



4. Manufacturer: Carrier R-22
5. Model Number: 38BRC036340 Serial Number: 1804E19687
6. Area Served: Partial building. Approximate Age: Unit has outlived its manufactures life cycle.
7. Fuel Type: 220 VAC Temperature Differential: 17 %F
8. Type: Central A/C Capacity: 3 Ton
9. Visible Coil: Copper core with aluminum fins



10. Refrigerant Lines: Low pressure and high pressure - Torn and missing insulation.



11. Electrical Disconnect: Fused Disconnect.

Split system on the ground. AC System

12. A/C System Operation: Functional at time of inspection.
13. Condensate Removal: Drains are at interior exchangers.
14. Exterior Unit: Pad mounted
15. Manufacturer: Carrier R-22
16. Model Number: 38BRC048479 Serial Number: 2004E10332
17. Area Served: Partial building. Approximate Age: Unit has outlived its manufactures life cycle.
18. Fuel Type: 220 VAC Temperature Differential: 18 %F
19. Type: Central A/C Capacity: 4 Ton

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Air Conditioning (Continued)

20. Visible Coil: Copper core with aluminum fins



21. Refrigerant Lines: Low pressure and high pressure - Torn and missing insulation.



22. Electrical Disconnect: Fused Disconnect.

Split system on the ground. AC System

23. A/C System Operation: Functional at time of inspection.

24. Condensate Removal: Drains are at interior exchangers.

25. Exterior Unit: Pad mounted

26. Manufacturer: Carrier R-22



27. Model Number: 38BRC048370 Serial Number: 2004E

28. Area Served: Partial building. Approximate Age: Unit has outlived its manufactures life cycle.

29. Fuel Type: 220 VAC Temperature Differential: 17 %F

30. Type: Central A/C Capacity: 4 Ton

31. Visible Coil: Copper core with aluminum fins



32. Refrigerant Lines: Low pressure and high pressure - Torn insulation



33. Electrical Disconnect: Fused Disconnect.

34. Blower Fan/Filters: Direct drive with disposable filter

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Air Conditioning (Continued)

35. Thermostats: Programmable

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace _____

1. Fireplace Construction: Prefab / Stone
2. Type: Gas log



3. Smoke Chamber: Metal
4. Flue: Metal
5. Hearth: Raised

Heating System

A NP NI M D

Attic & Interior closets Heating System _____

1. Heating System Operation: Appears functional - Due to outside temperature over 65°F. We cannot turn units to heat as it may cause damage.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: Carrier
4. Area Served: Whole building Approximate Age: Original units.
5. Fuel Type: Natural gas



6. Unable to Inspect: 75%
7. Blower Fan/Filter: Belt drive with disposable filter
8. Distribution: Insulflex duct
9. Circulator: Fan

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Heating System (Continued)

10. Flue: Single wall.



11. Thermostats: Programmable

12. Suspected Asbestos: No

Plumbing

Water lines are exposed on the outside of the building, susceptible to weather.

A N P N I M D

1. Service Line: Copper

2. Main Water Shutoff: Side of garage.



3. Water Lines: Copper where visible

4. Drain Pipes: ABS where visible

5. Service Caps: Accessible



6. Vent Pipes: ABS

7. Gas Service Lines: Steel

Garage Water Heater

8. Water Heater Operation: Functional at time of inspection - I would recommend putting a overflow pan under water heater when installing.

9. Manufacturer: Rheem



10. Model Number: XG50T12HE40U0 Serial Number: M511717346

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Plumbing (Continued)

11. Type: Natural gas Capacity: 50 Gal.



12. Approximate Age: 20 DEC 2017 Area Served: Whole building

13. Flue Pipe: Single wall



14. TPRV and Drain Tube: Copper, drains to exterior.



Bathroom

A NPNI M D

Next to office Bathroom

1. Ceiling: Painted Drywall.



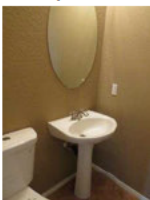
2. Walls: Painted Drywall.

3. Floor: Ceramic tile

4. Doors: Hollow core.

5. Electrical: 110 VAC GFCI

6. Sink/Basin: Pedestal



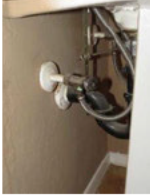
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Bathroom (Continued)

7. Faucets/Traps: ABS traps



8. Toilets: Porcelain toilet

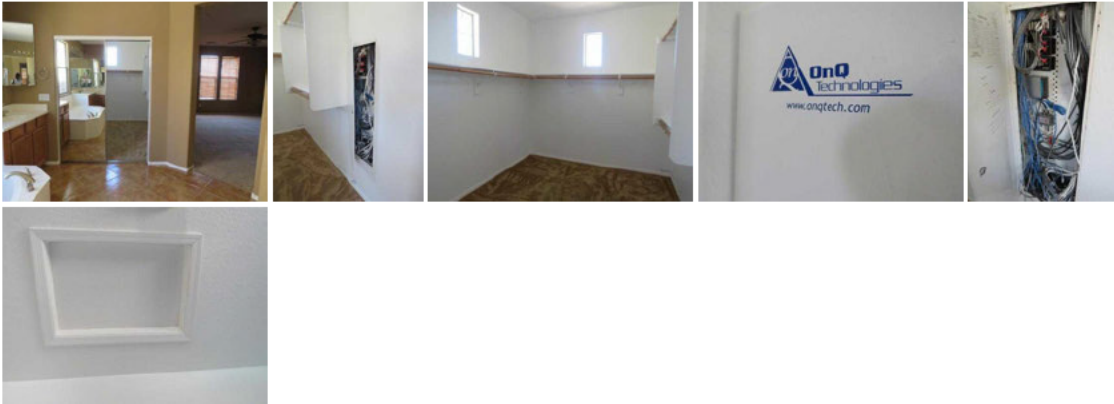


9. HVAC Source: Air exchange ventilation

10. Ventilation: Electric ventilation fan

Master 1st. Floor Bathroom

11. Closet: Walk In



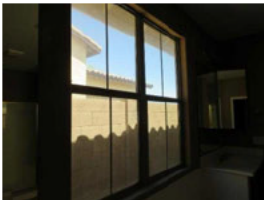
12. Ceiling: Painted Drywall.

13. Walls: Painted Drywall.

14. Floor: Ceramic tile

15. Doors: Hollow core.

16. Windows: Aluminum double hung



17. Electrical: 110 VAC GFCI

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Bathroom (Continued)

18. Counter/Cabinet: Composite and wood



19. Sink/Basin: Porcelain coated



20. Faucets/Traps: ABS traps



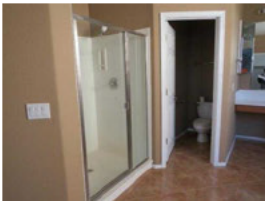
21. Tub/Surround: Fiberglass tub and fiberglass surround



22. Shower/Surround: Fiberglass pan and fiberglass surround



23. Toilets: Porcelain toilet



24. HVAC Source: Air exchange ventilation

25. Ventilation: Electric ventilation fan

2nd Floor Hall Bathroom

26. Ceiling: Painted Drywall.

27. Walls: Painted Drywall.

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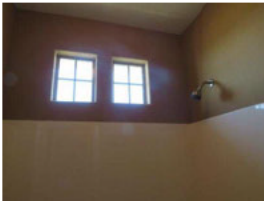
Bathroom (Continued)

28. Floor: Ceramic tile

29. Doors: Hollow core.



30. Windows: Aluminum casement



31. Electrical: 110 VAC GFCI

32. Counter/Cabinet: Composite and wood

33. Sink/Basin: Molded dual bowl



34. Faucets/Traps: ABS traps



35. Tub/Surround: Fiberglass tub and fiberglass surround



36. Toilets: Porcelain toilet

37. HVAC Source: Air exchange ventilation

38. Ventilation: Electric ventilation fan

Bathroom in west bedroom. 2nd Floor Bathroom

39. Ceiling: Painted Drywall.

40. Walls: Painted Drywall.

41. Floor: Ceramic tile

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Bathroom (Continued)

42. Doors: Hollow core.



43. Electrical: 110 VAC GFCI

44. Counter/Cabinet: Composite and wood



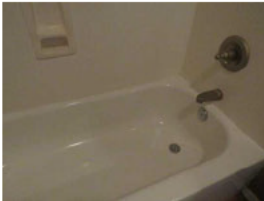
45. Sink/Basin: Molded single bowl



46. Faucets/Traps: ABS traps



47. Tub/Surround: Fiberglass tub and fiberglass surround



48. Toilets: Porcelain toilet



49. HVAC Source: Air exchange ventilation

50. Ventilation: Electric ventilation fan

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Kitchen

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: General Electric



2. Ventilator: Vents to exterior

3. Disposal: Moen



4. Dishwasher: General Electric

5. Air Gap Present? Yes No

6. Refrigerator: General Electric

7. Microwave: General Electric



8. Sink: Porcelain



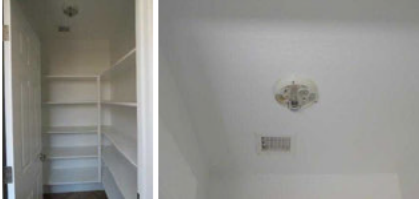
9. Electrical: 110 VAC GFCI



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Kitchen (Continued)

- 10. Plumbing/Fixtures: ABS
- 11. Counter Tops: Marble
- 12. Cabinets: Wood
- 13. Pantry: Walk In - Missing light cover.



- 14. Ceiling: Painted Drywall.
- 15. Walls: Painted Drywall.



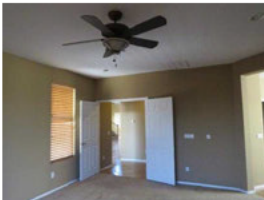
- 16. Floor: Ceramic tile
- 17. Doors: Hollow core.
- 18. Windows: Aluminum double hung
- 19. HVAC Source: Air exchange ventilation

Bedroom

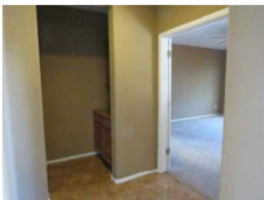
A N P N I M D

1st Floor Master Bedroom

- 1. Closet: Walk In bathroom
- 2. Ceiling: Painted Drywall.
- 3. Walls: Painted Drywall.



- 4. Floor: Carpet
- 5. Doors: French



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Bedroom (Continued)

6. Windows: Aluminum double hung



7. Electrical: 110 VAC outlets and lighting circuits

8. HVAC Source: Air exchange ventilation



9. Smoke Detector: Hard wired

2nd Floor, head of stairs. Bedroom

10. Closet: Adequate

11. Ceiling: Painted Drywall.



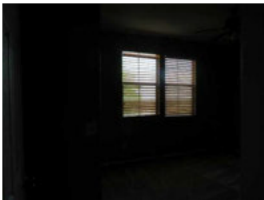
12. Walls: Painted Drywall.

13. Floor: Carpet



14. Doors: Hollow core.

15. Windows: Aluminum double hung



16. Electrical: 110 VAC outlets and lighting circuits

17. HVAC Source: Air exchange ventilation

18. Smoke Detector: Hard wired

2nd Floor (west) Has bathroom Bedroom

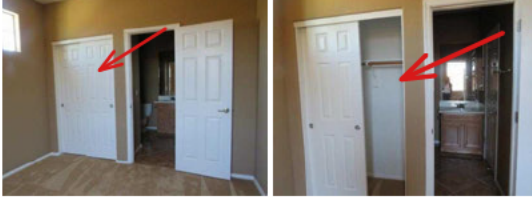
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Bedroom (Continued)

19. Closet: Adequate



20. Ceiling: Painted Drywall.

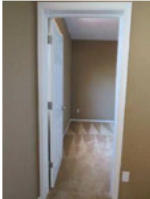


21. Walls: Painted Drywall.

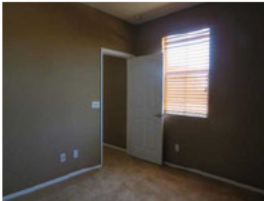
22. Floor: Carpet - Hole in carpet.



23. Doors: Hollow core.



24. Windows: Aluminum double hung



25. Electrical: 110 VAC outlets and lighting circuits

26. HVAC Source: Air exchange ventilation

27. Smoke Detector: Hard wired

2nd Floor bedroom center Bedroom

28. Closet: Adequate



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Bedroom (Continued)

29. Ceiling: Painted Drywall.



30. Walls: Painted Drywall.

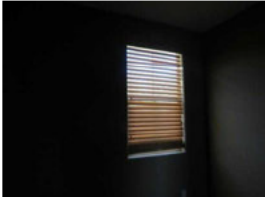


31. Floor: Carpet



32. Doors: Hollow core.

33. Windows: Aluminum double hung



34. Electrical: 110 VAC outlets and lighting circuits

35. HVAC Source: Air exchange ventilation

36. Smoke Detector: Hard wired

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Living Space

A NPNI M D

Living Room & Entry Living Space

1. Ceiling: Painted Drywall.
2. Walls: Painted Drywall.



3. Floor: Ceramic tile
4. Doors: Solid Wood Entry



5. Windows: Aluminum double hung & Casement
6. Electrical: 110 VAC outlets and lighting circuits
7. HVAC Source: Air exchange ventilation
8. Smoke Detector: Hard wired

Family Room Living Space

9. Ceiling: Painted Drywall.
10. Walls: Painted Drywall. / Brick



11. Floor: Ceramic tile
12. Doors: French / and open
13. Windows: Aluminum double hung
14. Electrical: 110 VAC outlets and lighting circuits
15. HVAC Source: Air exchange ventilation
16. Smoke Detector: Hard wired

2nd. Floor Sitting area (Family) Living Space

17. Closet: Adequate



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Living Space (Continued)

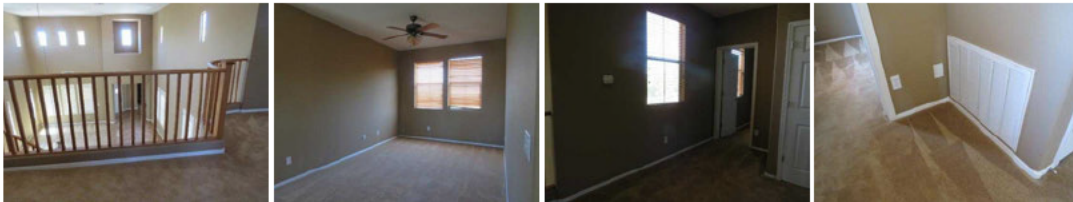
Closet: (continued)



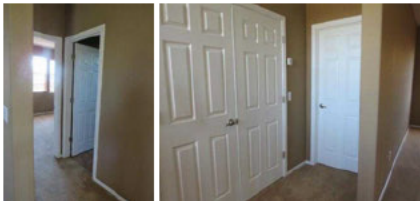
18. Ceiling: Painted Drywall.



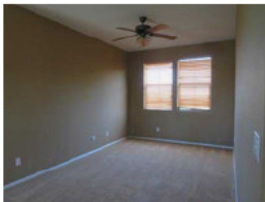
19. Walls: Painted Drywall.



20. Doors: Hollow core.

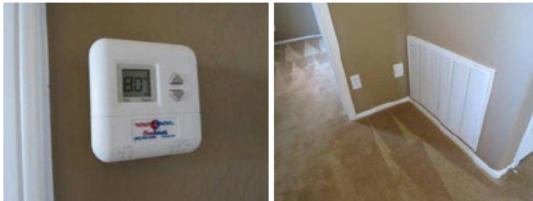


21. Windows: Aluminum double hung



22. Electrical: 110 VAC outlets and lighting circuits

23. HVAC Source: Air exchange ventilation



24. Smoke Detector: Hard wired

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Living Space (Continued)

Front of home Office Space

25. Ceiling: Painted Drywall.
26. Walls: Painted Drywall.



27. Floor: Carpet
28. Doors: French



29. Windows: Aluminum casement



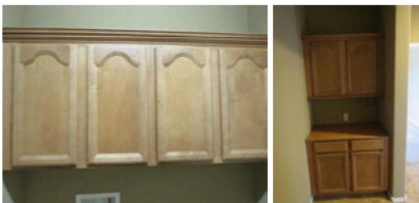
30. Electrical: 110 VAC outlets and lighting circuits
31. HVAC Source: Air exchange ventilation
32. Emergency lighting present? Yes No Not Applicable

Laundry Room/Area

A NPNI M D

Next to garage entry Laundry Room/Area

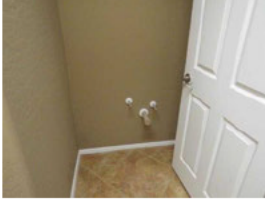
1. Ceiling: Painted Drywall.
2. Walls: Painted Drywall.



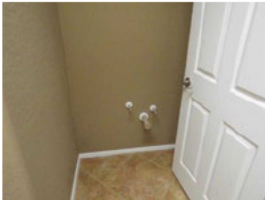
3. Floor: Ceramic tile
4. Doors: Hollow core.

Laundry Room/Area (Continued)

Doors: (continued)



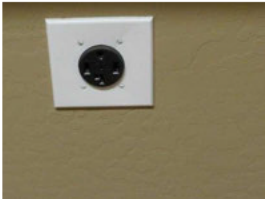
- 5. Electrical: 110 VAC outlets and lighting circuits
- 6. HVAC Source: Air exchange ventilation
- 7. Laundry Tub Drain: Plumbed for tub or sink.



- 8. Washer Hose Bib: Rotary



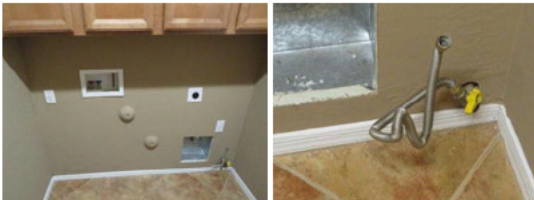
- 9. Washer and Dryer Electrical: 220 VAC



- 10. Dryer Vent: Rigid metal



- 11. Dryer Gas Line: Insulflex



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Laundry Room/Area (Continued)

12. Washer Drain: Wall mounted drain



Marginal Summary

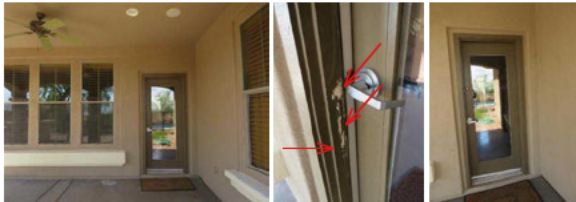
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Sill Plate: Concrete - Cracks at west side of garage. and rear of home. Pictures around all of home. Patch and monitor.

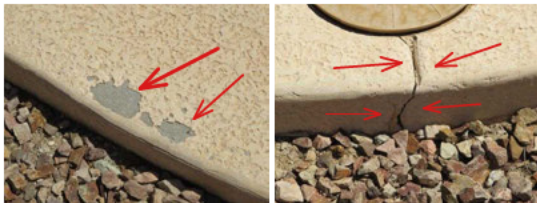


2. Patio Door: Wood with glass. Wood trim needs painting.



Pool

3. Behind home Swimming Pool Deck: Concrete - Two spots where cool decking has peeled off. Recoat.



Air Conditioning

4. Split system on the ground. AC System Refrigerant Lines: Low pressure and high pressure - Torn and missing insulation.



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Marginal Summary (Continued)

5. Split system on the ground. AC System Refrigerant Lines: Low pressure and high pressure - Torn and missing insulation.

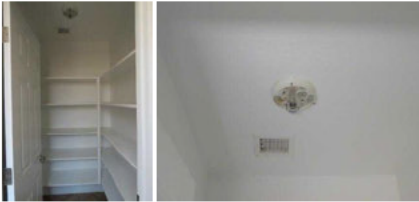


6. Split system on the ground. AC System Refrigerant Lines: Low pressure and high pressure - Torn insulation



Kitchen

7. 1st Floor Kitchen Pantry: Walk In - Missing light cover.



Bedroom

8. 2nd Floor (west) Has bathroom Bedroom Floor: Carpet - Hole in carpet.



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Defective Summary

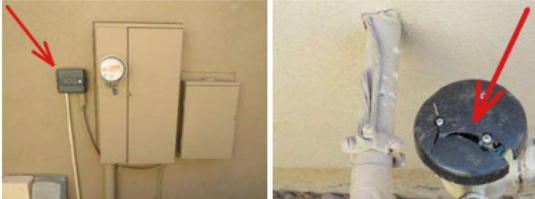
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fences: Block - Separation by pool equipment..



2. Lawn Sprinklers: Front and back yard Drip System - Cap on sprinkler valve broken. Needs replacing.



Exterior

3. Windows: Aluminum double hung - 1st window, argon leak. Replace. Living room window west (cement courtyard) Argon leak. Replace

