Property Inspection Report

PROPERTY ADDRESS:
422 Old Southern Rd.
Branson MO 65616

REPORT PREPARED FOR: 4 Arrows Ranch, LLC

Gingles Inspections
Alex Gingles
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Branson, MO 65616
816-210-2300

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Date: 8/23/2023	**Time:** 10:00 AM	**Report ID:** AG13923
Property: 422 Old Southern Rd. Branson MO 65616	**Customer:** 4 Arrows Ranch, LLC	**Real Estate Professional:**

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

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

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

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

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

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

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

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

Standards of Practice Followed:
INACHI - International Association of Certified Home Inspectors

Individuals Present:
Vacant (inspector only)

Type of building:
Single Family

Age of Structure:
MLS Data
Date : 1988

Structure status:
Vacant, some belongings present

Structure Primarily Faces:
West

Temperature:
70-80F

Weather:
Partly Cloudy

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test Performed:
No

1. Exterior

The inspector shall inspect: *The exterior wall-covering materials; Flashing and trim; All exterior doors; adjacent walkways and driveways; Stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; Railings, guards and handrails; the eaves, soffits and fascia; A representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.*

The inspector shall describe: *The type of exterior wall-covering materials.*

The inspector shall report as in need of correction: *Any improper spacing between intermediate balusters, spindles and rails.*

The inspector is not required to: *Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, break-walls or docks. Inspect erosion-control or earth-stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind or geo-thermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drain-fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.*

Styles & Materials

Exterior Siding and Materials Used:	**Was a Weather Resistant Barrier Observed?:**
Tongue & Groove	Could not determine

Items

1.0 Wall Cladding, Flashing, Trim (exterior coverings)

Comments: Inspected

(1) **Decay, damage, signs of deterioration, incomplete construction, and/or repairs were needed to exterior surfaces**. *-- Repairs to these areas may reveal concealed moisture or pest damage to framing, insulation, finished surfaces, or damage to other systems near the locations. -- Unable to determine the condition of underlying materials.* ***I recommend addressing moisture problems, if necessary and a qualified contractor repair the exterior surfaces as necessary.***

1.0 Instance of decay/ deterioration/damage

1.0 Instance of repairs needed

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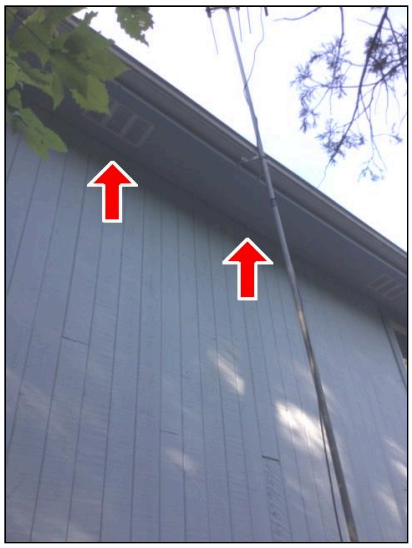
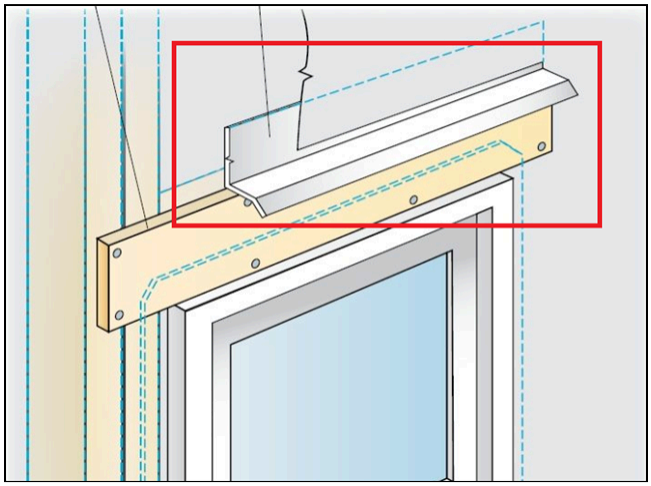


1.0 Instance of repairs needed

(2) **Caulk and paint maintenance at exterior surfaces was needed at this time.** Open seams and penetrations create the opportunity for weather and pests to enter the structure. *Maintenance will prolong the life of the materials. I recommend sealing penetrations and gaps that required sealant with a high grade exterior rated sealant.* ***I recommend making all repairs to the exterior as needed, prime, seal, and paint or stain as needed.***

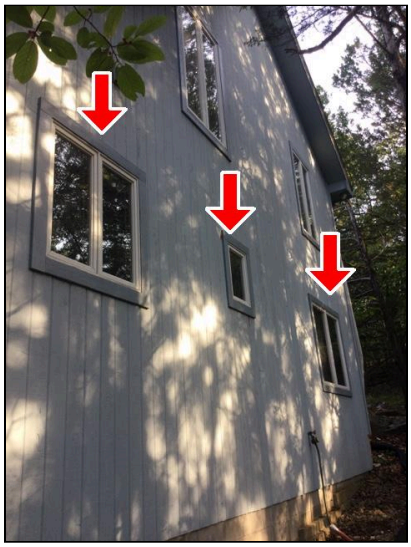
1.0 Instance of maintenance needed

(3) *Head flashing was not observed at some or all exterior transitions. The flashing is typically installed at horizontal trim boards above windows, doors, and siding transitions. In some installations, the flashing is behind the trim but at this time, I cannot confirm its presence. The lack of a flashing, or an improper installation may be a source of moisture intrusion or leakage into concealed framing - leading to moisture damage or mold growth. The current configuration requires routine caulk and paint maintenance. I recommend routine inspection and caulk & paint maintenance at all horizontal trim and transitions.*



1.0 Detail of typical installation

1.0 Instance of flashings not observed



1.0 Instance of flashings not observed

1.1 Doors (Exterior)

Comments: Inspected

(1) *At the sliding door,* **The screen slider was not installed**. I recommend repair or replacement as necessary.

(2) *At the front french doors,* **The threshold/sill and lower jam area had decay or deterioration**. *This is a common location for rot or decay when not protected from weather. Moisture intrusion or moisture damage promotes mold growth and wood destroying organism activity.* Unable to determine condition of underlying materials. I recommend repair and replacement as necessary.. *The installation of a storm door is the best action to protect this area from deterioration and moisture intrusion.*

1.1 Decay/deterioration/damage

(3) **The door bell did not respond to controls at the time of the inspection when tested**. *The door bell system is simple in nature -- Repairs may involve replacing the button, transformer, or interior bell. Further diagnosis is needed. I recommend repair as needed.*

1.3 Decks, Steps, Railings

Comments: Inspected

(1) At the front deck, **Flashings were not installed, not observed, and/or inadequate where exterior wood structures were in contact with the house.** A flashing protects the transition in materials from moisture damage. *I recommend repairs in accordance with present standards.*

Wood was in contact or in close contact with grade and landscaping, or had concrete poured around the posts. *Long term, moisture damage to materials may occur. This also promotes wood destroying organism activity.*

I recommend a qualified deck contractor evaluate and repair in accordance with present standards.

(2) At the rear deck, **Flashings were not installed, not observed, and/or inadequate where exterior wood structures were in contact with the house.** A flashing protects the transition in materials from moisture damage. *I recommend repairs in accordance with present standards.*

The structure uses posts or columns to transfer the load to the ground. *Inadequate*

footings, improper installation, or improper support create a substantial load reduction that significantly limits the structures ability to support itself and live loads. A gap or space was present at the supports where concrete surfaces, blocks or footings are located. This is an indication of settlement, movement, or inadequate footings. Without repair, settlement, fatigue, or withdraw of the structure may occur. **Inadequate connections were present.** *Joist hangers were not present, or not present in some areas as required. Joist hangers improve the strength of the connections and provide bearing. The installation of joist hangers are recommend.*

Inconsistent or non-conforming tread height or depth was present at the steps. Stair treads or steps that have inconsistent height or depth, or where the height of step is non-conforming is a *Potential Trip or Fall Hazard*. **The hand or guard railing installation was inadequate or in need of improvements.** *Guard railing is required at surfaces 30" above the grade or floor. Openings were present that are a significant fall hazard. A graspable hand rail was not installed. Damaged, loose, or improperly installed railing components may lead to falls or injury. Potential fall hazard.* **Trip hazards were present at the structure**. *Conditions including,* uneven tread height, unsecured boards, damaged treads/boards, withdrawn fasteners, or uneven planes *should be repaired for safe passage*.

At the structure, damage, decay, or deterioration was observed. Subsequent deterioration or damage may occur if not corrected. Unable to determine the condition of underlying materials. *The structural integrity may be compromised.* **Wood was in contact or in close contact with grade and landscaping, or had concrete poured around the posts.** *Long term, moisture damage to materials may occur. This also promotes wood destroying organism activity. Improvements or repairs should be performed to provide clearance from grade, landscaping, and/or vegetation from building materials.*

I recommend a qualified deck contractor evaluate and repair in accordance with present standards. *I recommend repairs as needed.*

1.3 Inconsistent tread height, guard railing not installed

1.3 Instance of decay/ deterioration/damage

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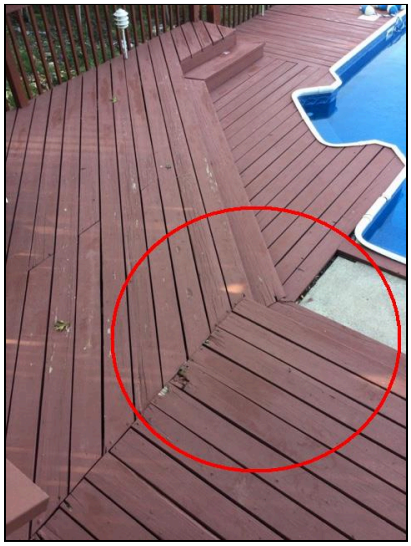

1.3 Instance of decay/ deterioration/damage

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1.3 Instance of concrete poured around posts, susceptible to moisture damage/decay

1.3 Loose railing components

1.3 Gap between post and footing

(3) **The concrete steps in the yard were in need repairs or improvements**. *Damage was present at the steps. Damage at steps is a potential safety hazard.* **Inconsistent or non-conforming tread height or depth was present at the steps.** Stair treads or steps that have inconsistent height or depth, or where the height of step is non-conforming is a *Potential Trip or Fall Hazard*. I recommend repair or replacement.

1.3 Instance of damaged steps, inconsistent tread height/ depth

1.4 Grading, Drainage, Landscape

Comments: Inspected

(1) **Improvements to the grading, landscaping and/or site drainage was needed.**

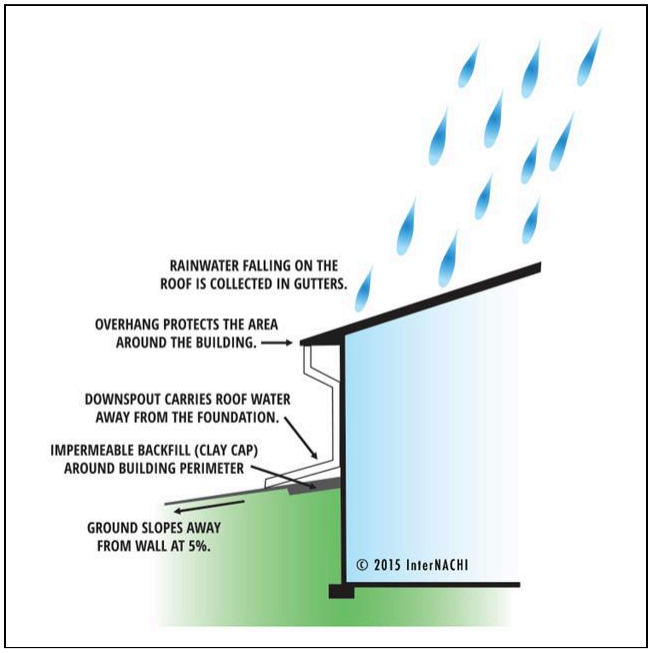
Inadequate drainage from the structure, surfaces, or walkways promotes foundation problems, moisture intrusion, moisture damage, erosion, ponding or aggravate existing foundation problems.

Landscaping and grade that is in contact or in close contact with siding promotes moisture damage, concealed moisture intrusion/damage and pest activity.

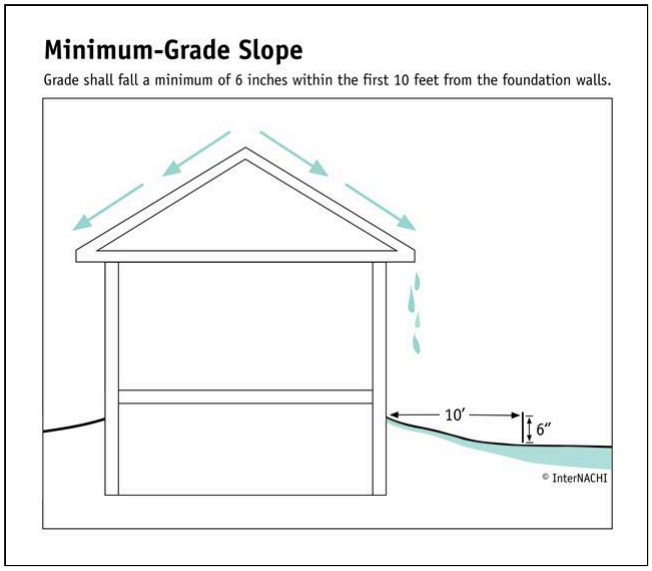
Sump pump discharge piping and/or roof gutter downspouts that do not carry storm water away from the structure due to improper installation, lack of extension, lack of splash blocks, damaged splash blocks/extensions, or poor placement promotes erosion, moisture intrusion, moisture damage, ponding or aggravate existing foundation problems.

-- Typical recommendations or standards for grading around a structure is a 6 inch drop at 10 feet away. Recommended siding to landscape/grade clearance is 6 inches --

I recommend improvements and maintenance to the grading, landscaping, and drainage as needed. Routine inspection and maintenance of exterior grading, landscaping, and drainage is recommended.



1.4 Typical recommendations



1.4 Typical recommendations

1.4 Instance of maintenance/ improvement needed

1.4 Instance of maintenance/ improvement needed

(2) **A dark greasy looking liquid was present on the ground in the back yard.** The source of the liquid could not be identified. The liquid could not be identified. *I recommend further investigation and repair or cleaning as needed.*

1.4 This area

1.4 Greasy dark liquid

(3) **Vegetation and landscaping at the property in need of maintenance to prevent over growth and encroachment onto the structure**. Vegetation in contact with the structure can lead to physical damage or moisture damage. *Vegetation may restrict access to the structure and limit the inspection. I recommend pruning and trimming as needed, removal, or the seeking the services of an arborist or landscaper*.

(4) *There were trees nearby that could negatively effect the structure. In the event that a tree falls over or a significantly sized limb or members falls off, significant damage to the structure or potential injury of occupants could occur. Trees that are located near or span over the structure*

should be evaluated by a qualified arborist.

The structure(s) were located on property that was larger than a typical city parcel. It is beyond the scope of the inspection for the inspector to walk, evaluate, or inspect extended areas of the property. Ponds, fields, pastures, wooded areas, etc should be walked and/or viewed by the client. I recommend inquiring with the seller/occupant for more information regarding these areas. I recommend consulting contractors regarding special knowledge, improvements, etc.

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

2. Roof & Guttering

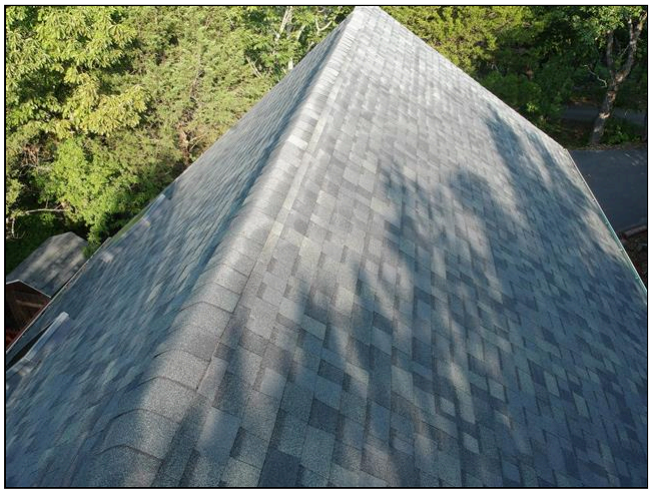
The inspector shall inspect from ground level or the eaves: *The roof-covering materials; The gutters; The downspouts; The vents, flashing, skylights, chimney, and other roof penetrations.*

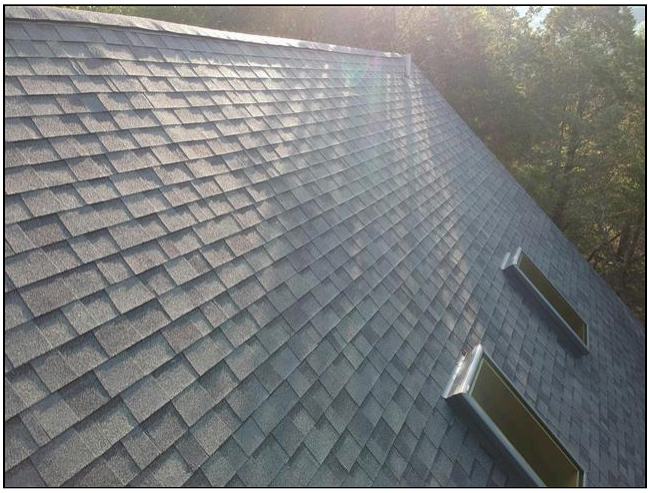
The inspector shall describe: *The type of roof-covering materials.*

The inspector shall report as in need of correction: *Observed indications of active roof leaks.*

The inspector is not required to: *Walk on any roof surface; Predict the service life expectancy; Inspect underground downspout diverter drainage pipes; Remove snow; ice; debris or other conditions that prohibit the observation of the roof surfaces; Inspect antenna; Satellite dishes; Lightning arresters; De-icing equipment or similar attachments; Walk on any roof areas that appear, in the inspector's opinion, to be unsafe; Walk on any roof areas if doing so might, in the inspector's opinion, cause damage; Perform a water test; Warrant or certify the roof; Confirm proper fastening or installation of any roof-covering material.*





Styles & Materials

Roof-Type:
Gable

Roof Covering Material:
Architectural

Service Life of Visible Covering:
Newer roof
Approximate Age : 0-5 years

Main Structure Observed Roofing Layers:
One

Pitch:
Combination of
Medium Pitch
Steep Pitch

Roof Inspection Limitations:
Some Areas Too Steep/Dangerous

How I Inspected The Roof:
Ladder At The Edge
Overhead - Drone

Sky Light:
Present

Items

2.0 General

Comments: Inspected

TIP: Roofs may leak at any time no matter their age or condition. A guarantee on current or future performance of the roof is not implied or expressed. There are many aspects and details of a roof installation which are concealed in nature and a visual inspection of their quality, integrity, adequacy, installation, and conformance to best installation practices is not possible or extremely limited. Extreme weather may reveal leakage or other deficiencies not visible or concealed at the time of the inspection. Routine inspection and maintenance of the roof surfaces is recommended to reduce the likelihood of leakage and prolong service life. Routine maintenance includes visually inspecting all plumbing flashing gaskets for deterioration/damage, flashings at chimneys and flues, and sealing nail heads or other exposed face nailed fasteners.

The roof pitch in some locations was in my opinion, too steep or dangerous to walk by foot. These areas were inspected from a nearby roof, nearby opening, nearby access, or by ladder at the eaves.

2.1 Roof Coverings

Comments: Inspected

Maintenance needed at roofing fasteners. Exposed fasteners at the ridge cap and flashings is an accepted practice however, *I recommend sealing with a high grade elastomeric roof sealant in the course of routine maintenance.*

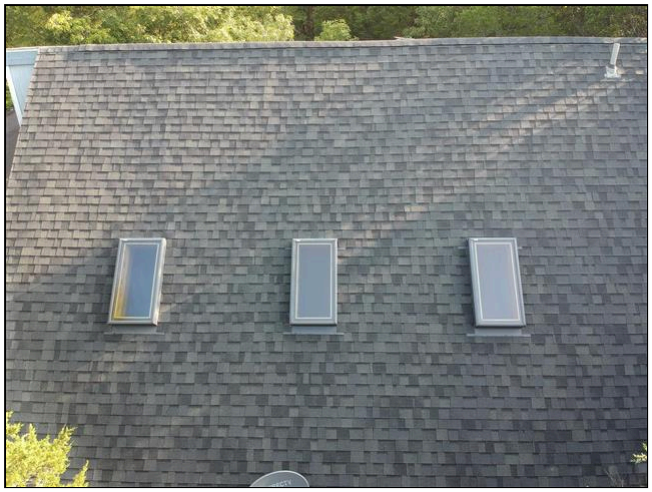
I recommend maintenance to fasteners at this time. *I recommend routine maintenance and inspection of the roof coverings. Routine inspection and maintenance to the roof system will prolong its ability to shed water effectively.*

2.1 Instance of sealant needed at fasteners

2.3 Roof Penetrations

Comments: Inspected

Roof penetrations, such as skylights should be monitored for leakage or damage. There are many aspects and details that go into the installation of a skylight and a visual inspection of the skylight will not reveal all potential defects. The concealed nature of the installation of flashing, underlayment, etc restrict access and limit the inspection. Routine visual inspection of the system is recommended.



2.3

2.4 Roof Drainage Systems

Comments: Inspected

(1) *TIP: Improperly functioning gutters and downspouts are a leading cause of foundation and basement moisture related problems. Regular gutter cleaning in the spring and fall, at minimum is recommended.*

Downspout extensions and splash blocks are recommended to discharge water a minimum of 6 feet away from the structure to locations that promote drainage away from the structure if possible.

(2) **Debris was present in the guttering**. *My inspection of the guttering was limited. I*

recommend cleaning all debris from the gutters, downspouts and associated drain pipes. A better evaluation of the guttering system can be made at that time.

(3) **Inadequately secured guttering observed.** *Loose gutters promote poor drainage and may fall off the house in storms or with ice/snow accumulation. In some cases,* loose gutters may promote drainage behind the guttering potentially leading to fascia decay. *I recommend reliable repairs to the gutters and confirming leak free operation.*

2.4 Loose

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

3. Interiors

The inspector shall inspect: *A representative number of doors and windows by opening and closing them; Floors, walls and ceilings; stairs, steps, landings, stairways and ramps; Railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.*

The inspector shall describe: *A garage vehicle door as manually-operated or installed with a garage door opener.*

The inspector shall report as in need of correction: *Improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; Photo-electric safety sensors that did not operate properly; And any window that was obviously fogged or displayed other evidence of broken seals.*

The inspector is not required to: *Inspect paint, wallpaper, window treatments or finish treatments. Inspect floor coverings or carpeting. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage, except as otherwise noted. Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Discover firewall compromises. Inspect pools, spas or fountains. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects. Determine the structural integrity or leakage of pools or spas.*

Styles & Materials

Installed Appliances:

Range/Oven
Dishwasher
Disposer
Refrigerator
Clothes washing machine
Clothes dryer
Microwave

Garage Door Operation:

No Garage

Items

3.0 General

Comments: Inspected

The structure was occupied and/or was furnished. Personal items such as furniture, decorations, beds, decor, furnishings, rugs, wall mounted pictures, electronics, storage, etc restrict access limit visibility. In general, personal items are not moved during an inspection unless the inspector determines further investigation requires moving certain items.

3.1 Installed Appliances

Comments: Inspected

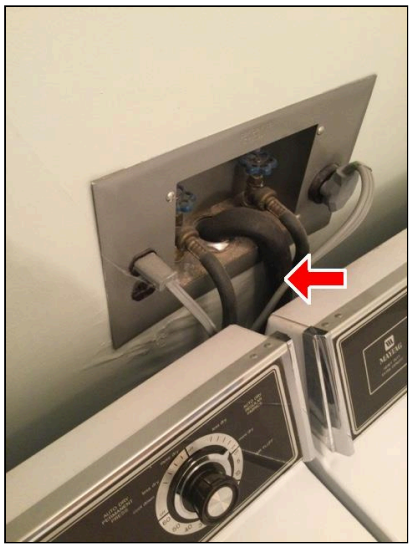
Permanently installed appliances such as: ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste disposers in the structure were tested by using normal operating controls to activate primary functions unless otherwise noted. Quality or extent of operation was not part of inspection. Testing of system timers, special functions, special features, pressures, etc. not part of testing or inspection. Comments regarding other appliances within the structure (not installed) are complimentary in nature.

3.2 Walls & Ceilings

Comments: Inspected

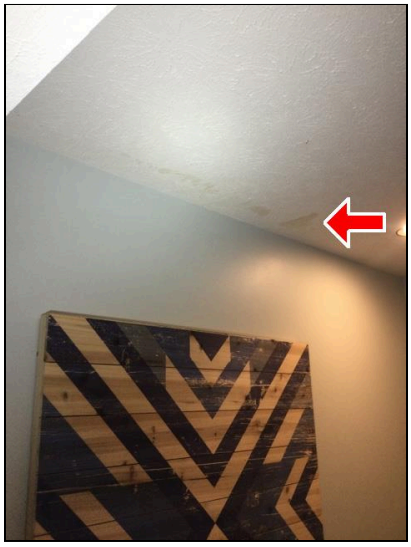
(1) *Moisture stains, moisture damage, indications of moisture, or repairs at suspected moisture stains were present at finished surfaces. The areas were checked with a moisture meter or a thermal imaging camera however at this time, did not detect elevated levels of moisture or thermal anomalies. At this time, I cannot confirm if prior moisture intrusion has been repaired or addressed. The conditions at the time of the inspection did not reveal moisture content. Changes in conditions such as temperature, weather, repeated use of plumbing, pest/vermin activity, or changes in occupant activity may reveal subsequent activity. I recommend inquiring with the seller/occupant for more information or repair details.*

3.2 Instance of stains - upper bathroom



3.2 Instance of stains - laundry

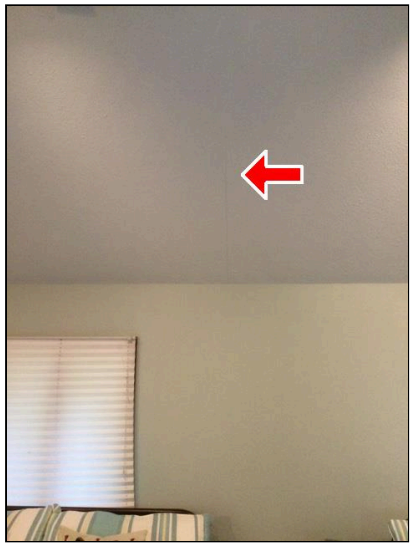
3.2 Instance of stains - skylight ceiling



3.2 Instance of stains - main level bedroom

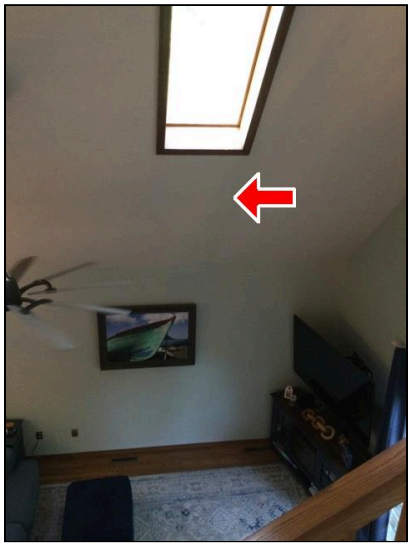
3.2 Instance of stains - skylight ceiling

(2) *During the inspection, cracks, separation at seams, and/or nail pops observed at finished surfaces. Blemishes of this nature may be the result of normal expansion & contraction, humidity, structural movement, structural settlement, or depending on the age of the structure are typical when walls contain plaster. I recommend refinishing as needed in an aesthetically pleasing manner.*

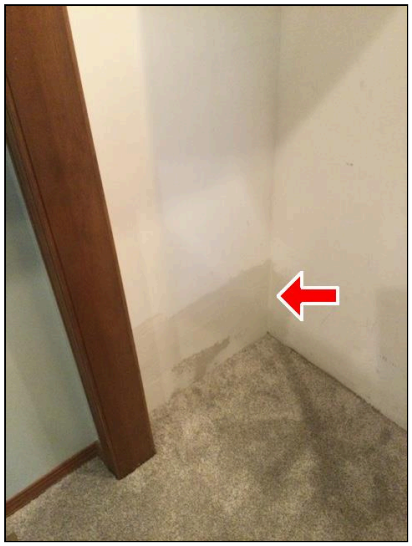


3.2 Instance of cracks/separations - upper loft

(3) **Repairs, or indications of repairs were observed at finished surfaces within the structure**. Repairs to finished surfaces may have been performed in response to prior poor finishing, prior leakage, improvements, damage, or structural movement. *Unable to determine the condition of underlying materials or systems at this time. No immediate concern at this time, I recommend inquiring with the seller/occupant for information regarding repairs.*



3.2 Instance of repair attempts - skylight ceiling



3.2 Instance of repair attempts - upper closet

3.2 Instance of repair attempts - main level bedroom

3.5 Bathroom Surfaces

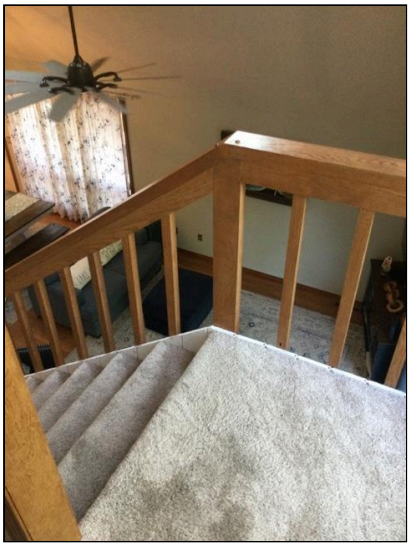
Comments: Inspected

TIP: Regular caulk and grout maintenance around tubs and shower stalls is important to prevent water leakage into concealed framing or damage to the surrounding finished surfaces.

3.6 Steps, Stairways, Balconies and/or Railings

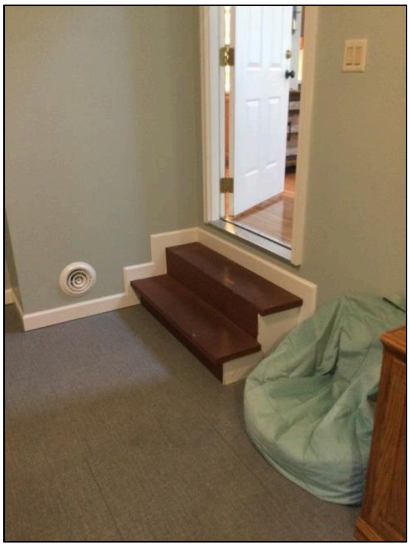
Comments: Inspected

(1) **At the interior stairs, guard railing was in need of improvement**. *Newer building standards require a tighter spacing between the spindles/ balusters to prevent falls or injury. Spacing or openings of more than 4 inches is a potential fall hazard for small children or pets. Excessive spacing or openings are a significant fall hazard. Potential fall hazard*. A graspable hand railing was not installed -- hand railing promotes safe passage. *Potential fall hazard*. ***I recommend repairs as needed.***



3.6 Spindle spacing in need of improvement, graspable handrailing not installed

(2) *Handrailing was not installed at the lower bedroom steps. Hand railing is not required at this location however may be installed to promote safe passage of the steps. I recommend installing, if desired.*

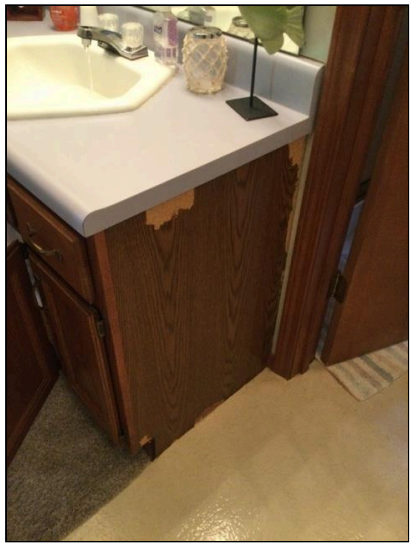


3.6 Not installed

3.7 Countertops and Cabinets

Comments: Inspected

A representative amount of cabinets were inspected and damaged cabinetry or hardware was observed at the upper level bathroom. I recommend a carpenter evaluate all cabinetry and perform reliable, aesthetically pleasing repairs as needed.



3.7 Damage - upper bathroom

3.8 Interior Doors

Comments: Inspected

Some of the interior doors were not present or not installed. *I recommend inquiring with the seller/occupant if the doors are stored and available.* I recommend installing doors where needed in a professional manner.

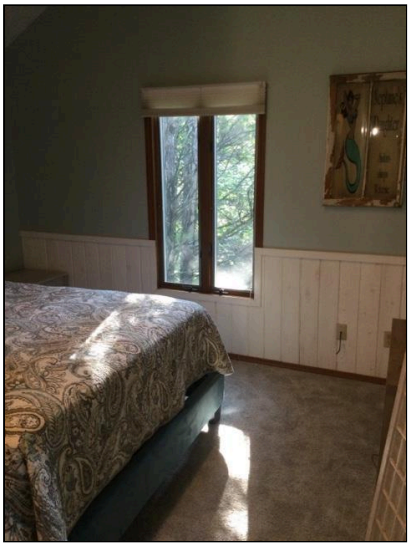
3.8 Instance of doors not installed

3.9 Windows

Comments: Inspected

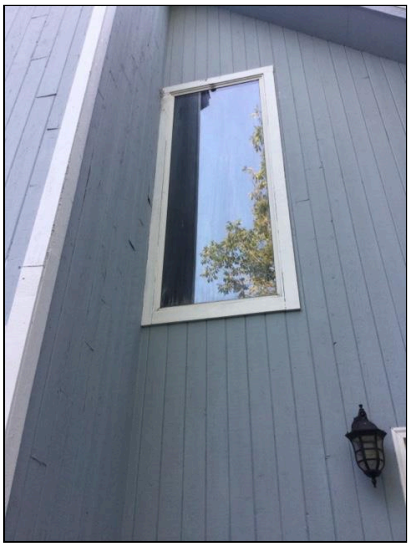
(1) *A representative number of windows throughout the structure were inspected and operated. Casement windows were present within the structure. -- The windows in the bedrooms did not meet current egress requirements. Individuals with accessibility concerns, mobility concerns, or other disabilities may struggle to escape in the event of an emergency. --*

Hardware at one or more windows was not present, damaged, or in need of adjustments. *In some cases, this increases the effort to operate the window or could make the window less secure. Routine maintenance will ensure proper function and ease of use.*



3.9 Instance of windows that do not meet egress requirements

(2) **Moisture was present between glass panes at some of the windows.** *This is an indication of seal failure.* ***I recommend a qualified siding and window contractor evaluate all windows and repair or replace as necessary.***



3.9 Moisture/cloudy appearance

3.11 Exhaust & Ventilation Systems

Comments: Inspected

(1) *TIP: I recommend regularly cleaning lint out of the dryer vent. The dryer may short cycle, or run in short cycles due to overheating if a large amount of lint has accumulated in the vent piping. In some cases, fires have resulted from lint accumulation.*

(2) **Improvements needed with the dryer ventilation system**. *The vent system had a flexible plastic vent tubing that is a potential fire hazard*. I recommend replacing with a smooth wall pipe and cleaning on a regular basis.

3.11 Plastic pipe

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

4. Structure & Foundation

The inspector shall inspect: *The foundation; The basement; The crawlspace; Structural components; And ventilation of unfinished spaces, including attics, crawlspaces and foundation areas.*

The inspector shall describe: *The type of foundation; The location of the access to the under-floor space; and the type of insulation observed.*

The inspector shall report as in need of correction: *The general absence of insulation or ventilation in unfinished spaces; Observed indications of wood in contact with or near soil; Observed indications of active water penetration; Observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and un-level floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.*

The inspector is not required to: *Enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.move, touch or disturb insulation; Move, touch or disturb vapor retarders; Break or otherwise damage the surface finish or weather seal on or around access panels or covers; Identify the composition or R-value of insulation material; Activate thermostatically operated fans; Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; Determine the adequacy of ventilation.*

Styles & Materials

Observed Structure Type:
Timber/Stick Frame Construction

Observed Foundation Type:
Masonry block

Observed Floor Structure Construction:
Wood Joists

Observed Floor System Insulation:
Batts

Observed Vapor Barrier:
Not Observed

Observed Subfloor Material:
Plywood/OSB Structural Panels

Observed Wall Structure:
Wood Stud Walls

Observed Beam Type:
Wood Girder

Items

4.0 Structural Inspection Limitations

Comments: Inspected

The structure was visually inspected where accessible. The inspection was non-invasive and not technical in nature. Many aspects of the foundation inspection are concealed due to construction of the structure. Exterior grading, vegetation, standing water, window well covers, additional structures, decks, porches/stoops, finished walls, finished ceilings, flooring, stored items, personal items, furniture, shelving, cabinetry, wiring, plumbing, and/or ductwork.

4.1 Crawlspace

Comments: Inspected

(1) *The crawlspace was accessed and inspected. The inspection of the area was limited by poor clearance, framing, plumbing, circuitry, insulation, other building materials, mechanical equipment, and unsafe conditions (pests/cobwebs).*

(2) **The crawlspace ventilation was poor or minimal**. *Ventilation at the crawlspace promotes a dry area. Inadequate ventilation can lead to moisture damage at framing, poor indoor air quality, smells, wood destroying organism activity, mold growth, and rust/deterioration at metallic components. I recommend improving the ventilation in accordance with industry standards and best practices.*

(3) *Debris, stored items, trash, obstructions, or building materials were present at the crawlspace floor. This restricts or limits access and/or inspection of the area. This may promote pest activity, odors, or may be dangerous when occupying the area for maintenance, repairs or inspection. I recommend cleaning the area, disposing or recycling in accordance with present standards and best practices.*

4.2 Foundation Observations

Comments: Inspected

The foundation was visually inspected where accessible. Tuck pointing was needed at one or more foundation walls.

I recommend improving the grading and lot drainage at the exterior as outlined in Section 1 to improve conditions of the foundation. Improvements to the downspouts and downspout extensions is recommended to move drainage away from the structure. *Routine inspection and maintenance of lot drainage, exterior grading, and gutter drainage is recommended to reduce moisture related problems and aggravating existing foundation problems.* ***I recommend a mason tuck point the foundation as necessary.***

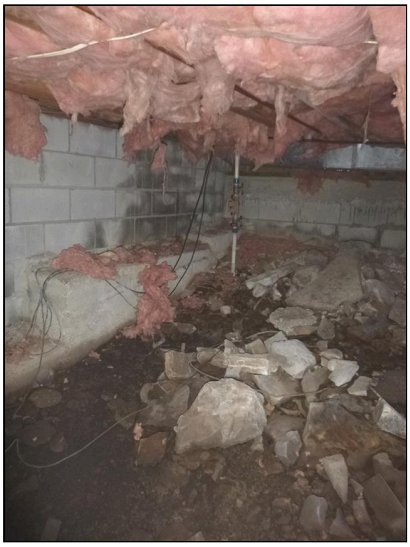
4.2 Instance of tuck pointing needed

4.3 Moisture

Comments: Inspected

Moisture was present in the crawlspace at the time of the inspection. *Moisture was observed at the crawlspace at this time. Conditions were present that indicate moisture intrusion into the structure is a re-occurring event*. Exterior grading or lot drainage of the lot was poor or in need of improvement.

I recommend improving the grading and lot drainage at the exterior as outlined in Section 1 to improve conditions of the foundation. Improvements to the downspouts and downspout extensions is recommended to move drainage away from the structure. *Routine inspection and maintenance of lot drainage, exterior grading, and gutter drainage is recommended to reduce moisture related problems and aggravating existing foundation problems.*

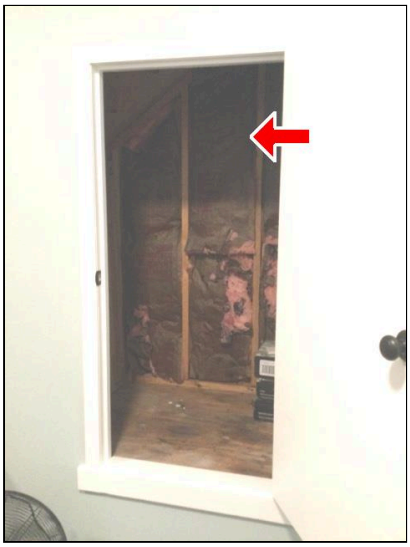


4.3 Moisture in crawlspace

4.5 Walls

Comments: Inspected

(1) **Insulation was installed between wall joists**. *The insulation had a "facing" or vapor retarder. This installation of insulation at this location is acceptable however, this type of product is required to be covered with drywall or other approved thermal barrier.* ***I recommend reliable repairs.***



4.5 Faced insulation - lower bedroom closet

(2) **The backside of drywall for the lower bedroom was visible from the crawlspace.** This drywall is susceptible to moisture damage, mold, etc. *I recommend improvements as needed.*

4.5 Backside of drywall

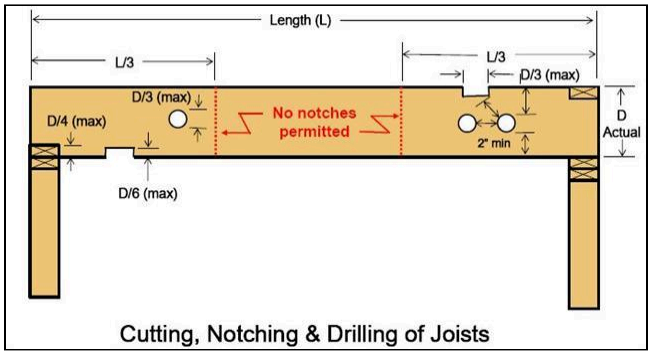
4.6 Floors (Structural)

Comments: Inspected

(1) *The floor structure consists of subflooring installed across floor joists. The floor joists are supported by the foundation walls and beams.*

Building materials restricted inspection of the floor structure. The floor structure was inspected where accessible.

(2) *Inspection of the floor structure revealed non-conforming alterations and/or notches. Non-conforming alterations can lead to fatigue, settlement, damage, etc. Repairs or improvements may be made to prevent fatigue. I recommend repairing as needed.*



4.6 Detail of allowable alterations

4.6 Non-typical alteration

4.8 Floor Insulation

Comments: Inspected

Insulation between floor joists at the crawlspace was damaged and displaced. Repair or improvements will increase comfort in the area and reduce energy costs. *I recommend reliable repairs or improvements.*

4.8 Instance of damaged/displaced insulation

4.11 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

A vapor barrier or retarder was not present at crawlspace areas. *This is a common practice for structures of this age & construction however, a vapor barrier will greatly reduce mold and odor in addition to prolonging the life of the wood framing*. I recommend installing a vapor barrier in accordance with present standards.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Site conditions may change at any time, and unusual weather may reveal other deficiency's not evident at the time of the inspection.

5. Plumbing System

The inspector shall inspect: *The main water supply shut-off valve; The main fuel supply shut-off valve; The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; Interior water supply, including all fixtures and faucets, by running the water; All toilets for proper operation by flushing; All sinks, tubs and showers for functional drainage; The drain, waste and vent system; and drainage sump pumps with accessible floats.*

The inspector shall describe: *Whether the water supply is public or private based upon observed evidence; The location of the main water supply shut-off valve; The location of the main fuel supply shut-off valve; The location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled.*

The inspector shall report as in need of correction: *Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; Deficiencies in the installation of hot and cold water faucets; Mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.*

The inspector is not required to: *Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Evaluate fuel storage tanks or supply systems. Inspect wastewater treatment systems. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.*

*---> Inspection of the interior of plumbing supply piping, drain/waste/vent piping, or buried piping systems for breaks, cracks, deterioration, obstructions, or improper installation is beyond the scope of the home inspection. The inspection of buried plumbing system can be performed by a specialist for an additional fee***. I recommend a specialist camera-scope all underground plumbing systems before close of escrow.** *<---*

Some municipalities provide insurance coverage for repairs and/or maintenance of buried plumbing systems that can be added to your water & sewer bill. I recommend inquiring with the local municipality and/or water department for more information, exclusions, and details.

Styles & Materials

Water Source by Observed Evidence:	**Visible Main Supply Material:**	**Visible Water Supply Materials:**
Public	PVC	Copper PEX
Sewer System by Observed Evidence:	**Visible Drain/Waste/Vent Material:**	**Water Heater Manufacturer:**
Septic System	Plastic	RHEEM Manufacture Date : 2021
Water Heater Power Source:	**Water Heater Capacity:**	**Water Heater Location:**
Electric	40 Gallon	Crawlspace

Items

5.0 General

Comments: Inspected

*--- Inspection of the interior of plumbing supply piping, drain/waste/vent piping, or buried piping systems for breaks, cracks, deterioration, obstructions, or improper installation is beyond the scope of the home inspection. The inspection of buried plumbing system can be performed by a specialist for an additional fee***. I recommend a specialist camera-scope all underground plumbing systems before close of escrow.** ---

Some municipalities provide insurance coverage for repairs and/or maintenance of buried plumbing systems that can be added to your water & sewer bill. I recommend inquiring with the local municipality and/or water department for more information, exclusions, and details.

5.1 Main Water Shut-off Location

Comments: Inspected

The main water shut off was located in the crawlspace.

5.3 Drain Cleanout Locations

Comments: Inspected

The main drain/waste plumbing cleanout was located at the exterior.

5.4 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

(1) **A septic system for waste water disposal and processing was present.** These systems are specialized and should be inspected by a professional septic inspection contractor. To properly inspect the septic tank and system, *the tank contents must be pumped out*. Other evaluations or tests may be necessary upon investigation findings. *Full or partially full tanks cannot be thoroughly assessed or inspected*. A professional septic contractor can perform both the inspection and pump the tank, thus ensuring that you begin with an empty tank and a system that has been properly inspected. ***I recommend a septic system inspection by a qualified licensed septic inspector.***

(2) **Non-typical repair attempt was observed at the drain waste plumbing system**. *Leakage not observed at this time however, this is a potential leak concern. This is a potential source of leakage, concealed moisture damage, or a potential sanitary concern.* No immediate concern. I recommend monitoring for leakage and repairing as needed.

5.4 Tape over coupling

5.5 Main Water Supply & Distribution

Comments: Inspected

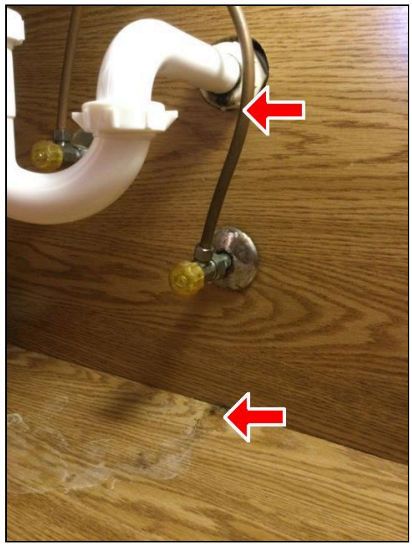
Leakage was present at the west hose bib. *This is a nuisance and is wasteful.* I recommend repair.

5.5 Could not turn completely off, dripped when approached

5.6 Bathroom & Kitchen Plumbing

Comments: Inspected

(1) **A leak was present at the right main level bathroom sink drain piping.** The opportunity for deterioration at the cabinetry and organic growth is possible if left in disrepair. ***I recommend a qualified plumber evaluate and repair as necessary.***



5.6 Leak

(2) **Repairs and/or maintenance needed at the main level bathroom shower head**. *The fixture leaked when in use. -- This may be a nuisance and wasteful*. -- The fixture was damaged and may need to be replaced. I recommend repair or replacement and confirming proper and leak free operation.

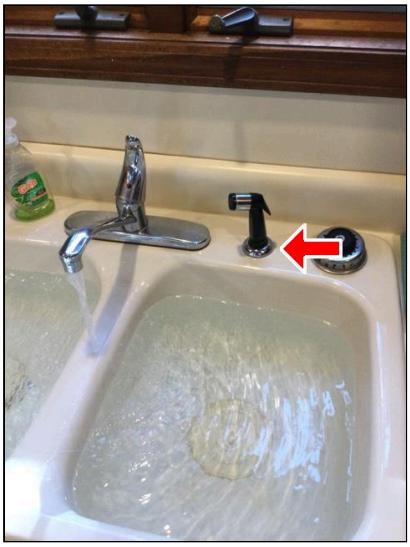
5.6 Drip/leak

5.6 Damaged

(3) **Repairs and/or maintenance needed at the upper level bathroom shower head**. *The fixture did not spray properly, and may need to be cleaned.* I recommend repair or replacement and confirming proper and leak free operation.

5.6 Did not spray evenly

(4) **Repairs and/or maintenance needed at the kitchen sink faucet sprayer nozzle**. *The escutcheon was loose or not secure.* I recommend tightening all associated hardware and confirming proper function and ease of use.



5.6 Loose

(5) *Stoppers were in need of repair or adjustments at the sink in the upper level bathroom*. A stopper that does not function or open completely can effect drainage. This may be an inconvenience and repair is optional.

(6) *TIP: Chrome plated metal traps and associated piping was present within the structure. The material has a reputation for early deterioration, resulting in a leak. I recommend upgrading the plumbing to plastic.*

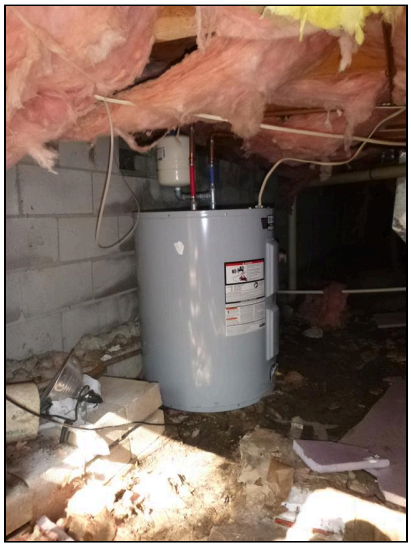
5.6 Instance of material

5.7 Water Heater System

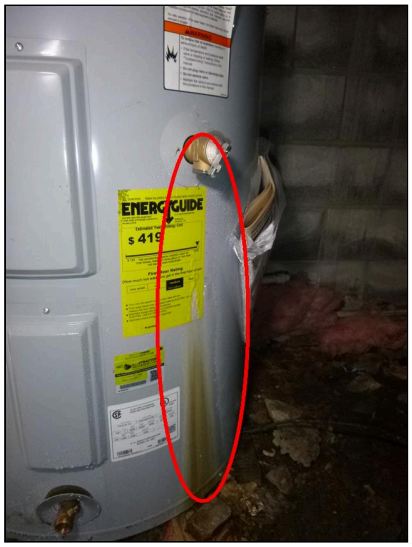
Comments: Inspected

The water heating equipment was newer. The system was in operation at the time of the inspection. **The water heater installation was in need of improvement**. *Most standards require a minimum 18" of copper material at the water heater inlet and outlet. The water heater was not level. The water heater should be leveled to prevent the unit from falling over. The water heater was installed directly on the ground. It is susceptible to rust and deterioration.* **The T&P relief valve extension pipe was not installed**. *In the event the valve releases pressure, scalding hot water may spray all over, potential burning an individual that may be nearby. I recommend a qualified plumber evaluate and repair or replace in accordance with present*

standards.



5.7 Not level, installed on dirt floor



5.7 Pipe not installed

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

6. Heating / Central Air Conditioning

The inspector shall inspect: *The heating & cooling system, using normal operating controls.*

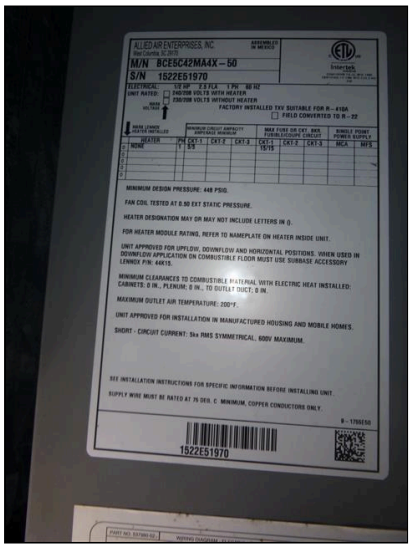
The inspector shall describe: *The location of the thermostat for the heating & cooling system; The energy source; the cooling method, and the heating method.*

The inspector shall report as in need of correction: *Any heating system that did not operate; and if the heating system was deemed inaccessible. Any cooling system that did not operate; and if the cooling system was deemed inaccessible.*

The inspector is not required to: *Inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geo-thermal systems, or solar heating systems. Inspect fuel tanks or underground or concealed fuel supply systems. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating or cooling system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. Measure or calculate the air for combustion, ventilation, and dilution of flue gases for appliances. Inspect portable window units, through-wall units, or electronic air filters. Operate cooling equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. Examine electrical current, coolant fluids or gases, or coolant leakage.*

--- Due to normal design constraints, the heat exchanger in a hot air furnace cannot be fully assessed within the scope of a standard inspection. Complete heat exchanger evaluation requires use of special equipment. Independent evaluation by a specialist is advised, particularly if unit is older and/or exhibits wear. ---

Heat pump data



Air handler data

Styles & Materials

Cooling Equipment Manufacturer(s):
CONCORD
Manufacture Date : 2022

Cooling Equipment Type(s):
Heat Pump (also provides warm air)

Cooling Equipment Energy Source(s):
Electric

Central Unit (or Air Handler) Manufacturer(s):
CONCORD
Manufacture Date : 2022

Central Unit (or Air Handler) Type(s):
Forced Air

Central Unit (or Air Handler) Energy Source(s):
Electric

Items

6.0 Thermostat Location(s)

Comments: Inspected

The thermostat for the heating and cooling was located in the hallway.

6.1 Central HVAC Equipment

Comments: Inspected

The central heating and cooling equipment was newer. The central unit responded to normal operating controls at this time.

A well maintained HVAC system will prolong it's service life. *Latent or irregular maintenance may result in failure, inconsistent operation, unsafe conditions, or decrease efficiency.* A service log was not present which may be an indication of inconsistent maintenance. The system filter was dirty.

Annual and routine maintenance is recommended to ensure safe operation. Failure of components may occur at any time and this visual inspection of the equipment is not a guarantee of future performance. Annual maintenance and servicing should be performed by a qualified HVAC contractor.

6.1 Dirty filter

6.3 Cooling Equipment

Comments: Inspected

The structure was equipped with a heat pump system. The heat pump is a system that provides air conditioning and with the same equipment, can transfer heat into the living space. The heat pump was tested and responded to normal operating controls. *I recommend routine and annual maintenance by a qualified HVAC technician.*

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

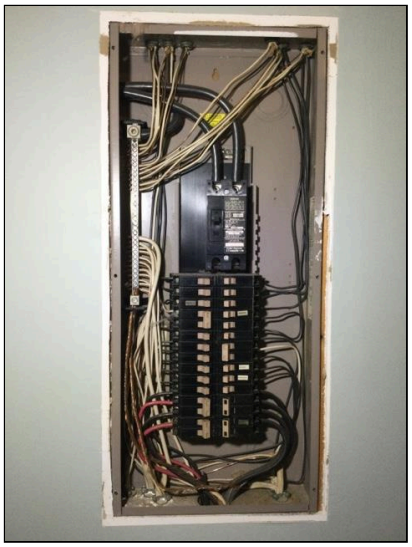
7. Electrical System

The inspector shall inspect: *The service drop; The overhead service conductors and attachment point; The service head, gooseneck and drip loops; The service mast, service conduit and raceway; The electric meter and base; Service-entrance conductors; The main service disconnect; Panelboards and over-current protection devices (circuit breakers and fuses); Service grounding and bonding; A representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCI's using a GFCI tester, where possible; and smoke and carbon-monoxide detectors.*

The inspector shall describe: *The main service disconnect's amperage rating, if labeled; and the type of wiring observed.*

The inspector shall report as in need of correction: *Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; Any unused circuit-breaker panel opening that was not filled; The presence of solid conductor aluminum branch-circuit wiring, if readily visible; Any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and the absence of smoke detectors.*

The inspector is not required to: *Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead fronts. Operate or re-set over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Inspect or test de-icing equipment. Conduct voltage-drop calculations. Determine the accuracy of labeling. Inspect exterior lighting.*



Panelboard

Pool panelboard

Exterior panelboard (under deck)

Styles & Materials

Electrical Service Entry:
Underground service

Service Entry Conductors:
Copper entry wires

Electric Panel Manufacturer:
CUTLER HAMMER

Panel Capacity:
120/240 Volt
200 Amp

Panel Type:
Circuit breakers

Circuits Labeled:
Labeled

Predominate Visible Branch Wiring:
Copper

Predominate Visible Wiring Methods:
Romex
Non-Metallic Sheathed Cable

AFCI Breakers:
Not Present

Smoke Alarms:

Carbon Monoxide Detectors:

Not Observed Not Observed

Items

7.0 General Comment

Comments: Inspected

Electrical systems are extremely technical in nature and other deficiencies may be present within the system. This visual home inspection is not intended to reveal or identify all defects in the electrical system. Because of this, it is recommended that a qualified licensed electrician evaluate the system and make all necessary repairs in addition to what is reported.

7.1 Location of Main and Distribution Panels

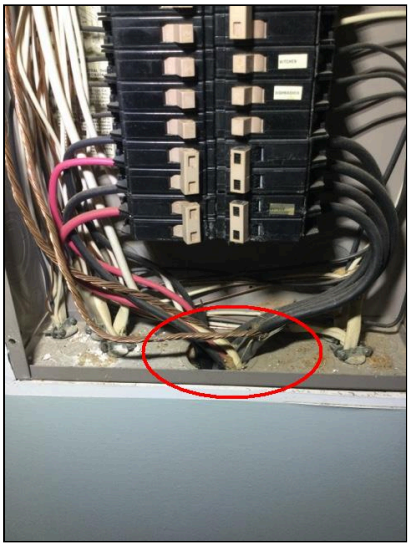
Comments: Inspected

The panelboards were located at the lower *bedroom and exterior.*

7.3 Distribution Equipment & Grounding

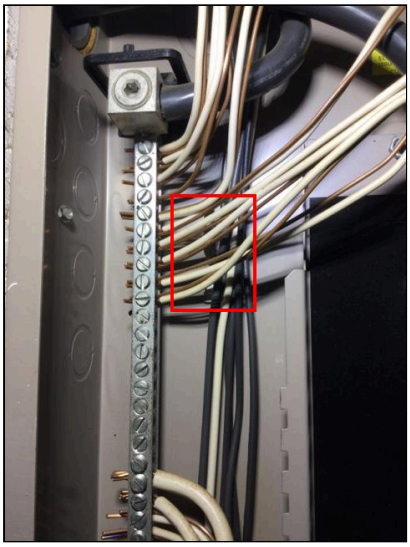
Comments: Inspected

(1) *Approved connectors or strain relief bushings were not present at some circuitry entering the equipment.* Without repair, the circuitry is susceptible to damage, fatigue, or strain. Mechanical damage may occur which could lead to electrical shock. ***I recommend a qualified electrician evaluate and make repairs conforming to current standards.***



7.3 Bushing/connector not installed

(2) *Equipment grounding for the enclosure (the metal box) was not confirmed. The metal box could be energized in extreme situations - potential shock hazard.* ***I recommend a qualified electrician evaluate and make repairs conforming to current standards.***



7.3 Equipment ground strap not installed

(3) *An inspection of the electrical system revealed improvements or repairs needed at the exterior panelboards. A separate ground and neutral was not present at the feeders supplying power to the panelboard. Panelboards installed downstream of a main disconnect or main panelboard are required to have 4 wires in the bundle (feeders).* ***The grounds and neutrals were bonded together****. This allows multiple paths for current to return to the main disconnect. This is not an allowed configuration. Potential shock hazard.* ***I recommend a qualified electrician evaluate and make repairs conforming to current standards.***

7.3 3 wires in feeder bundle (at panel under deck)

7.3 3 wires in feeder bundle (at pool pump)

(4) *An inspection of the electrical system revealed improvements or repairs needed at the panelboard at the pool pump. Some screws or fasteners were not installed or were not present -- an inadequately secured cover is susceptible to pest or debris entry. I recommend securing the cover as needed.*

7.3 Screw not installed

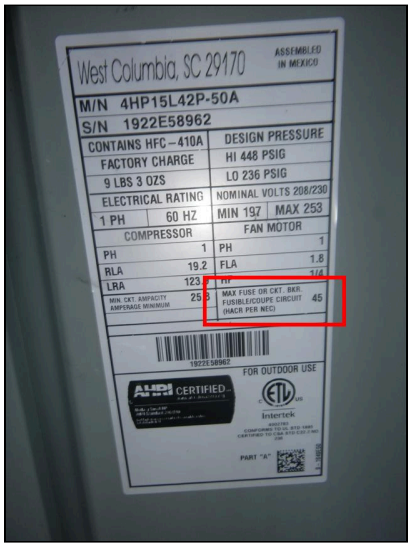
(5) *The inspection of the electrical system revealed that circuits were labeled. Confirming that the labeling is accurate is beyond the scope of the inspection. It's important to understand which circuit breakers control which areas of your home. This information is useful when doing electrical work and when you need to isolate an area of your home to shut off the power, but also in an emergency when the power goes out.*

7.4 Overcurrent Devices (Breakers/Fuses)

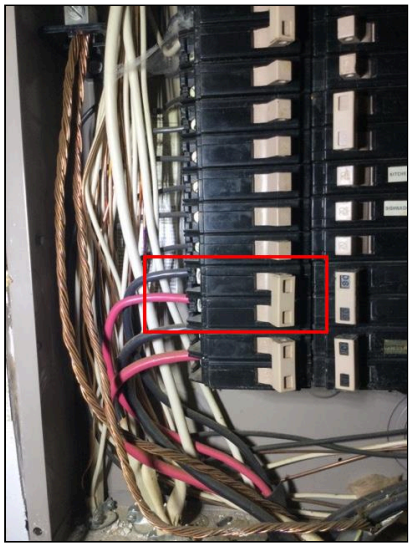
Comments: Inspected

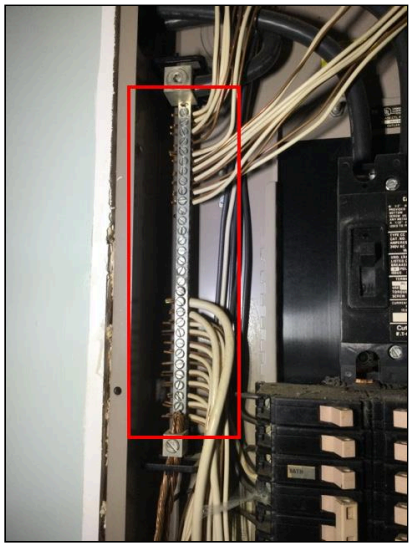
(1) *An inspection of the electrical system revealed improvements or repairs needed at the main panelboard.* **The breaker for the heat pump (or A/C) was a higher rating than what the unit specified for installation**. Breakers that are rated for more amps than the equipment is rated for is *a potential fire hazard.*. ***I recommend the correct breaker be installed.***

Improper terminations were present. Two or more wires were terminated at a screw - *Positive connection at the termination is not assured for multiple wires*. The potential for arcing between the wires at the termination increase, which could lead to a fire. *Notes: Double tapped neutrals.*. ***I recommend a qualified electrician evaluate and reconfigure the wiring.***



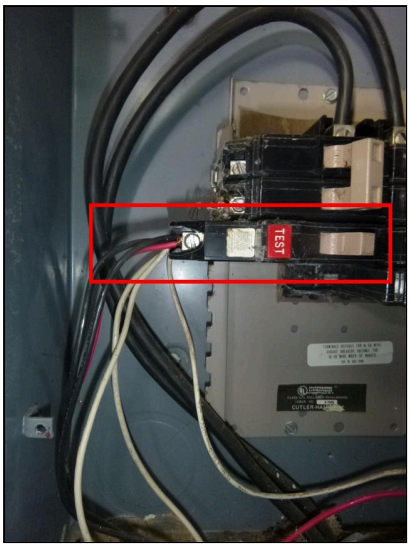
7.4 45A max breaker specified


7.4 60A breaker installed


7.4 Double tapped neutrals

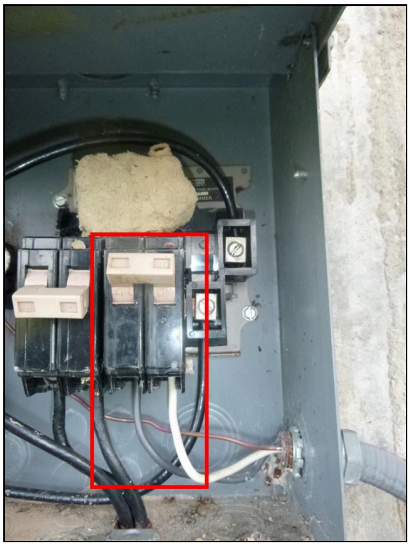
(2) *An inspection of the electrical system revealed improvements or repairs needed at the main panelboard.* **One or more breakers were too large of a rating for the circuit**. Breakers that are rated for more amps than equipment and appliances are rated for is *a potential fire hazard. A 60A breaker was installed for the stove/oven - Stove/ovens of this size typically require a 30A breaker. The electric air handler had a 90A breaker installed - units of this size typically require a 60A breaker.*. ***I recommend a qualified licensed electrician evaluate the panel circuitry and repair as necessary.***

(3) *An inspection of the electrical system revealed improvements or repairs needed at the panelboard under the deck.* **Improper terminations were present**. Two or more wires were terminated at a screw - *Positive connection at the termination is not assured for multiple wires.* The potential for arcing between the wires at the termination increase, which could lead to a fire. *Notes: Multiple taps on breakers.*. ***I recommend a qualified electrician evaluate and reconfigure the wiring.***



7.4 Multiple wires on termination

(4) *An inspection of the electrical system revealed improvements or repairs needed at the panelboard near the pool pump.* **One or more breakers were too large of a rating for the circuit**. Breakers that are rated for more amps than the wires are rated for is *a potential fire hazard. Notes: 40A breaker serving 10awg branch circuitry.* ***I recommend a qualified licensed electrician evaluate the panel circuitry and repair as necessary.***


7.4 Over amp breaker

7.5 Branch Circuitry (Wiring)

Comments: Inspected

Sub-standard or non-typical circuitry was present at the structure. -- *Circuitry installations that lack safety details or that do not conform to best practices is potentially dangerous*. -- *Improper terminations, unsecured circuitry, lack of bushings or connectors,*

exposed conductors, damage, or other deficiencies should be repaired.

I recommend a qualified licensed electrician evaluate all areas of sub-standard or non-typical circuitry and repair in accordance with present standards.

7.5 Instance of sub-standard install - kitchen disposal (romex used as appliance cord)

7.5 Instance of sub-standard install - crawlspace (inadequately secured)

7.5 Instance of sub-standard install - panel under deck (damaged conduit connections)

7.5 Instance of sub-standard install - pool pump area (damaged conduit)

7.5 Instance of sub-standard install - under deck (damaged conduit)

7.5 Instance of sub-standard install - under deck shelter/ pool room

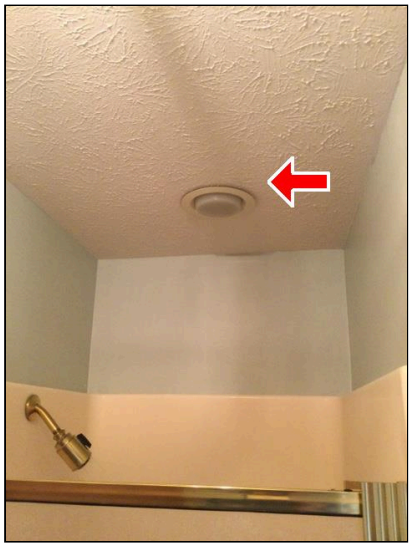
7.6 Connected Devices and Fixtures

Comments: Inspected

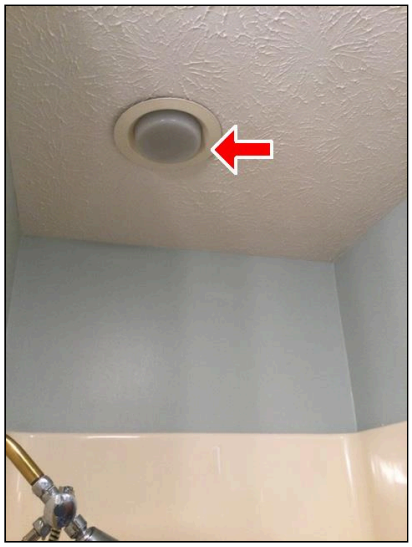
(1) **At the time of the inspection, there was lighting that did not respond to nearby controls.** The inspector makes attempts to activate lighting equipped with motion sensors or daylight sensors however, lighting that does not respond may be due to defective bulbs or fixtures. *Testing for defective light bulbs or installing light bulbs in open sockets is beyond the scope of the inspection*. If replacing or installing new light bulbs does not correct the lighting, *I*

recommend a qualified electrician evaluate and repair as necessary.

7.6 Instance of lighting that did not respond - upper level



7.6 Instance of lighting that did not respond - bathroom



7.6 Instance of lighting that did not respond - bathroom

(2) There were switches and/or controls that did not easily or visually reveal a purpose. *Equipment or nearby lighting did not respond when switches were flipped on or off. Extensive investigation was not performed in the interest of time.* Switches may have no purpose, may operate special functions within the structure, operate lighting or systems on opposite sides of the structure, or operate fixtures that are inoperable or have defective bulbs. *I recommend inquiring with the seller/occupant to determine the function or repairing, if needed.*

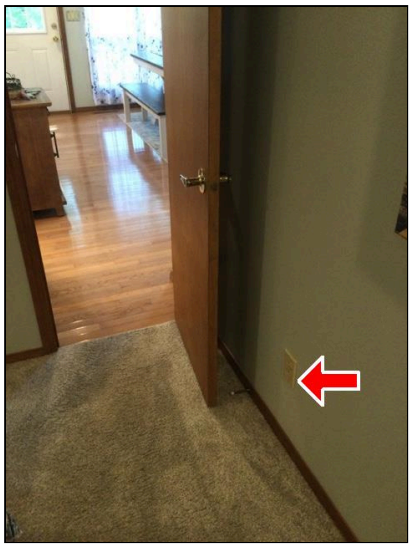
7.6 Instance of function not identified - lower bedroom

7.7 Receptacle Polarity & Grounding

Comments: Inspected

(1) **One or more outlets were in need of repairs**. Outlets should be tight to the surface and a face plate should cover the circuitry completely to prevent electrical shock. *I recommend repairing loose outlets as needed and installing covers where needed.*

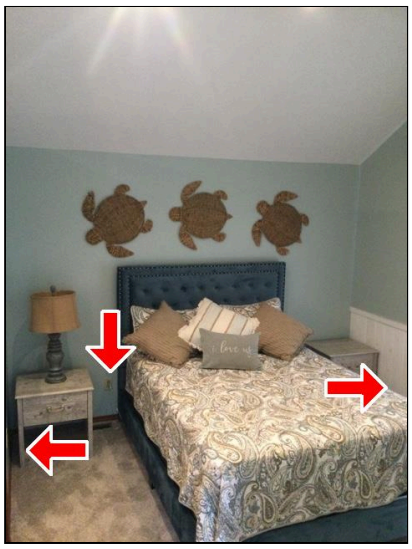
7.7 Instance of damaged cover - deck



7.7 Instance of loose outlet - main level bedroom

(2) **One or more outlets at the structure tested open ground or may have a weak ground present.** Outlets that are inadequately grounded do not provide the adequate shock protection, provide a false sense of safety/protection, could potentially damage sensitive electronics, and should be corrected. ***This may be a simple repair however, I recommend a qualified electrician test all receptacles and repair as needed.***

7.7 Instance of ungrounded 3-prong outlets - upper level



7.7 Instance of ungrounded 3-prong outlets - upper level

7.7 Instance of ungrounded 3-prong outlets - lower bedroom

7.7 Instance of ungrounded 3-prong outlets - lower bathroom

(3) **An inadequate amount of outlets were present in lower bedroom.** The minimal outlets in the area promotes the use of extension cords which are considered potentially dangerous. *I recommend an electrician evaluate and install more outlets as needed.*

7.7 Inadequate outlets

7.8 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

Some outlets were lacking GFCI protection. GFCI protection prevents deadly shock around sources of water. *GFCI protection is recommended at all kitchen countertop surfaces, all bathrooms, all exterior locations, crawlspace, and near sources of water (within 6 feet).* ***I recommend upgrading to current standards.***

7.8 Instance of outlet lacking GFCI protection - upper bathroom

7.8 Instance of outlet lacking GFCI protection - main level bathroom

7.8 Instance of outlet lacking GFCI protection - kitchen

7.8 Instance of outlet lacking GFCI protection - kitchen

7.9 Smoke Detectors

Comments: Inspected

In one of more areas within the structure, smoke detectors were potentially unreliable or not located in all recommended locations. Current standards require smoke detectors inside each sleeping room, outside each sleeping area in a common area (hallway) and on every level of the home (preferably near a stairway), including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Typical life expectancy on smoke detectors is 10 years -- *Over time, the smoke sensor deteriorates which reduces the units ability to detect smoke.*

Activating the test button on the units simply activates the alarm function of the device, and does not test the units ability to detect smoke. *I recommend checking the expiration date and replacing all defective or expired units. I recommend regular testing in accordance with manufacturer instructions.* ***I recommend the installation of dual sensor smoke detectors in all locations recommended by the manufacturer and NFPA.***

7.10 Carbon Monoxide Detectors

Comments: Not Present

Carbon monoxide detectors were not observed, not readily accessible, determined to be defective, or there were detectors that their function could not be determined. *Carbon monoxide detectors are essential safety devices that alarm individuals when high levels of poisonous CO gas are present. Detectors are recommended in structures containing fuel fire appliances, fireplaces, and/or attached garages. Newer construction standards require CO detectors in homes.* ***I recommend installing carbon monoxide detectors in all locations recommended by the manufacturer and NFPA.***

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

8. Attic, Insulation & Ventilation

The inspector shall inspect: *insulation in attics; ventilation of attics; mechanical exhaust systems from kitchens, bathrooms, and laundry; and the general structure of the roof from the readily accessible panels, doors or stairs.*

The inspector shall describe: *the type of insulation observed; the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.*

The inspector shall report as in need of correction: *the general absence of insulation or ventilation in unfinished spaces.*

The inspector is not required to: *enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard; move, touch, move or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the adequacy of ventilation.*

Styles & Materials

Attic Access Location:
Scuttle hole
Located at : Upper level

Method used to observe the attic:
The attic was viewed from the access point
Some areas inaccessible
Vaulted Ceilings

Observed Roof Structure:
Wood Rafter and Ceiling Joist Construction

Observed Roof Sheathing:
Plywood or OSB Panels

Observed Ceiling Structure:
Wood construction

Roof & Attic Ventilation:
Ridge ventilation
Soffit ventilation

Observed Attic Insulation:
Batts

Observed Vapor Barrier in the Attic:
Kraft Paper

Items

8.0 General, Limitations, and Access

Comments: Inspected

The inspector did not walk the attic - The areas were finished and considered living space. Access to construction, insulation, ventilation, etc not accessible. The attic was viewed from the access only. Inspection of the attic and roof system was limited to what was visible from the access point.

8.1 Roof Structure

Comments: Inspected

Wood rafter construction was present when inspecting the attic. The roof structure appears to be constructed in a manner typical of houses of this type and age.

8.2 Insulation in the Attic

Comments: Inspected

Insulation was installed between rafters. *The insulation had a "facing" or vapor retarder. This installation of insulation at this location is acceptable however, this type of product is required to be covered with drywall or other approved thermal barrier.* ***I recommend reliable repairs.***

8.2 Faced insulation

8.3 Roof & Attic Ventilation

Comments: Inspected

TIP: Proper and balanced roof & attic ventilation promotes long service life of the roof sheathing & surfaces. Proper ventilation also reduces moisture and heat build up in the attic space.

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

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

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

14. Swimming Pools/Spa

Inspector shall inspect from ground level: *the plumbing; the filters; the lights; any adjoining structure as it relates to the pool or spa; the valves; the solar heating system; the pumps and motors; the electrical system; the filtration system; the pool heater; and the safety barriers.*

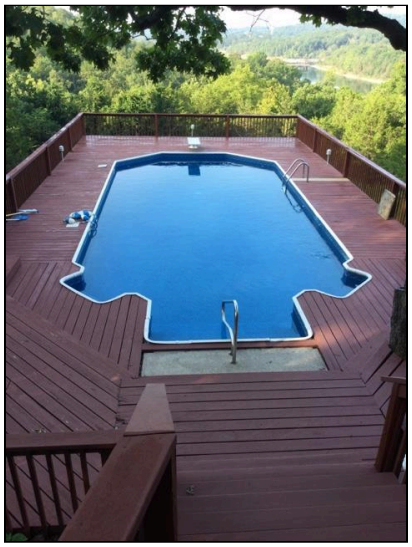
Inspector shall describe: *the type of swimming pool or spa; details impacting the inspector's ability to inspect the unit; including water clarity; the condition of visible components or systems present in the unit; the type of drain installed; any readily accessible component with functional or material defects; the type of filtration system; and the types of safety barriers.*

The inspector shall report as in need of correction: *observed indications of active pool or spa shell leaks; damaged water line tiles; damaged or faulty drain covers; pumps; heaters or filter housings; inadequate drainage; improper settlement of pool deck; and any visibly unsafe or improper pool equipment, electrical connections, or bonding connections.*

The inspector is not required to determine: *the condition of any component or system that is not readily accessible; the service life expectancy of any component or system; the size, capacity, performance or efficiency of any component or system; the cause or reason of any condition; the cause for the need of correction, repair or replacement of any system or component; future conditions; compliance with codes or regulations; the presence of evidence of rodents, birds, bats, animals, insects, or other pests; the presence of mold, mildew or fungus; the existence of environmental hazards; the existence of electromagnetic fields; any hazardous waste conditions; any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes; correction, replacement or repair cost estimates; estimates of the cost to operate any given system.*

The inspector is not required to operate: *any system that is shut down; any system that does not function properly; any system that does not turn on with the use of normal operating controls; any shut-off valves or manual stop valves; any electrical disconnect or over-current protection devices; any alarm systems.*

The inspector is not required to: *perform any action that contradictions any laws or regulations; activate any component of the pool or spa; move any personal items or other obstructions, such as, but not limited to: furniture, equipment or debris; dismantle, open or uncover any system or component; enter or access any area that may, in the inspector's opinion, be unsafe; do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to negotiating with pets; inspect decorative items; offer guarantees or warranties; offer or perform any engineering services; offer or perform any trade or professional service other than a pool and spa inspection; research the history of the property, or report on its potential for alteration, modification, expandability or suitability for a specific or proposed use for occupancy; determine the age of construction or installation of any system, structure or component of a unit, or differentiate between original construction and subsequent additions, improvements, renovations or replacements; determine the insurability of the property.*



Styles & Materials

Drain Type:	**Filter System or Type:**	**Safety Barriers:**
Floor Drain	Sand	Property Fence

Items

14.1 Operational Condition

Comments: Not Inspected

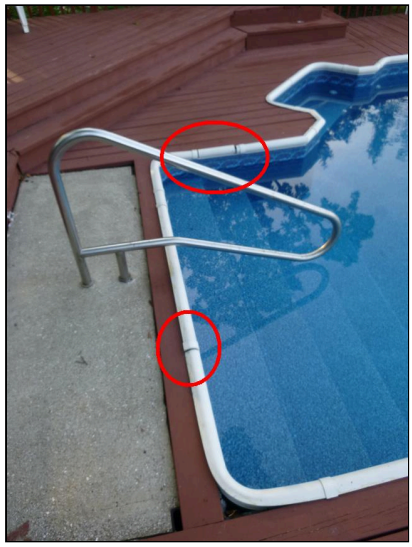
A visual inspection of the pool was not performed at this time. A visual inspection of the pool can

be performed for an additional fee from the inspector. For an in depth evaluation of the pool system or a technically exhausting inspection of the pool, consultation, inspection, and review by a qualified pool specialist is recommended. Comments or recommendations provided in this inspection report regarding the pool system or its components are complimentary by the inspector. -- I recommend consulting your insurance provider regarding insurability of the pool system and minimum safety requirements. --

14.2 Pool Liner Condition

Comments: Inspected

The coping around the pool liner was damaged, incomplete, or in need of repair. I recommend repairing as needed.



14.2 Gaps, inadequately secured

14.5 Pumps for Circulation of Water

Comments: Inspected

(1) **Bonding of metallic components of the pool system was in need of repair.** The bonding wire did not connect to a ground rod. *I recommend bonding the metallic components as needed.*

(2) **Shut off valve handles at pool plumbing was damaged.** The valves did not leak under these conditions but their operation may be hard. *I recommend repair or replacement as needed.*

14.5 Handles damaged

14.8 Pool Electrical

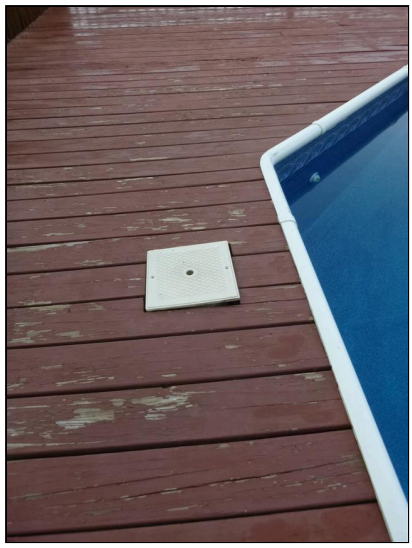
Comments: Inspected

The pool light did not respond. A switch was present near the stairway that was assumed to be for the pool lighting. I recommend inquiring with the seller regarding the light switch. *I recommend repairing as needed.*

14.9 Overflow Skimmers and Drains

Comments: Inspected

A skimmer basket at the east side of the pool extended over the deck surface. This is a potential trip hazard. *I recommend repairing as needed.*



14.9 Trip hazard

14.11 Does Pool have any rescue equipment?

Comments: No

14.13 Is the Pool depth marked on outside area of Pool?

Comments: No

14.15 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Comments: Yes

14.16 Is the pool fenced?

Comments: Yes

The barrier or guards around the pool were inadequate. Gates at entry points to the pool area should open away from the pool, be equipped with a self closure and lock mechanism, and have strict requirements for height and placement of such latching mechanisms. Fencing or barriers around a pool have stricter requirements than typical guard railing. Proper height, spindle spacing, and general construction of the guard system is required to keep un-authorized persons, children, or others at risk from inadvertently accessing the pool. *The pool barrier system was non-conforming or in need of repairs. Potential safety hazard. -- I recommend consulting your insurance provider regarding insurability of the pool system and minimum requirements for fencing. --*

14.17 Does the fence have a self closing latch and a lock on door?

Comments: No

14.18 Can someone climb the fence by the use of personal items or structures against fence?

Comments: Yes

14.24 General Comment

Comments: Inspected

The surface around the pool had trip hazards. The front of the pool had an un-level surface from concrete to decking. TRip hazards around a pool should be eliminated. *I recommend repairing as needed.*

14.24 Potential trip hazards

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

GENERAL LIMITATIONS AND SCOPE

General Limitations

A. Inspectors are not required to perform any action or make any determination not specifically required in these Standards. B. Inspections performed in accordance with these Standards are not: 1. numerically complete, and 2. required to identify or to report concealed conditions, latent defects, and consequential damages, and cosmetic issues.

Definitions and Scope

1.1. A residential pool and spa inspection is a non-invasive, visual examination of the accessible areas of a pool or spa (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The residential pool and spa inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The residential pool and spa inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A residential pool and spa inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Residential pool and spa inspection reports may also provide causes for these defects and possible future options that may include remediation or further evaluation. Residential pool and spa inspection reports may include additional comments and recommendations.

A further evaluation of the pool of the pool should be performed by a qualified pool specialist before close of escrow.