



AMERIGO

PROPERTY INSPECTIONS, LLC

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Inspected By: Troy Bashford #58611



Home Inspection Report

Prepared For:

Elizabeth & Travis Garcia

Property Address:

4444 E. Mendocino Dr.

Chandler, AZ 85286

Inspected on Wed, Feb 12 2020 at 7:28 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. The purpose of the inspection and report are to describe the major systems and components of the home, and to identify any such system or component that is in need of immediate major repair. The inspection and report should help you better understand the types of systems that are part of the home and their condition. The inspection and the report are intended to meet the Arizona Standards of Professional Practice, as interpreted by the inspector.

The report should be read in its entirety. In addition to the checklist items included in the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection and after visual observation of the component, there was no visible indication of a major defect that was in need of immediate repair. When and if the component was operated, it did operate and appeared to function normally. A satisfactory condition does not mean the component or system is in perfect, near perfect, or new condition.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing the end of its useful life. Operational maintenance and continued observation are recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

At the discretion of the inspector other terms may be used to help better describe the conditions. If there are questions regarding any condition please contact your inspector.

Any and all repairs, replacements, and or further evaluations that are recommended or required should be performed by licensed, qualified and competent individuals or contracting companies.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Interior

1) The balancing spring has detached from the single hung window, located in the dining room - north side. Recommend repairing the window.



Figure 2-1



Figure 2-2

Bedrooms: Master Bedroom

2) The master bedroom patio door is out of alignment making it difficult to open and close. Recommend repairing / adjusting the door so that it fits squarely in the frame and will easily open, close and latch.

(Report Summary continued)



Figure 3-1

Bedrooms: Bedroom 4

3) The hanging light fixture at bedroom 4 did not work. Recommend repairing.

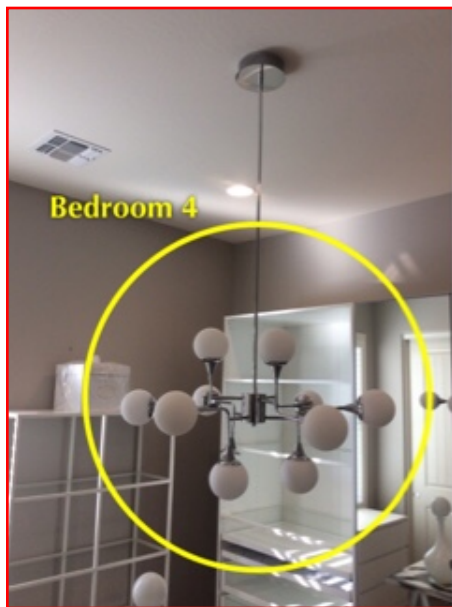


Figure 8-1

(Report Summary continued)

Bathrooms: Bathroom #4

4) The exhaust fan cover is coming loose from the ceiling at bathroom 4 (back bedroom on the south side). Recommend reattaching and securing the cover to the ceiling.



Figure 13-1

(Report Summary continued)

Kitchen

5) The RO Drinking Water Faucet is leaking. Recommend repairing.

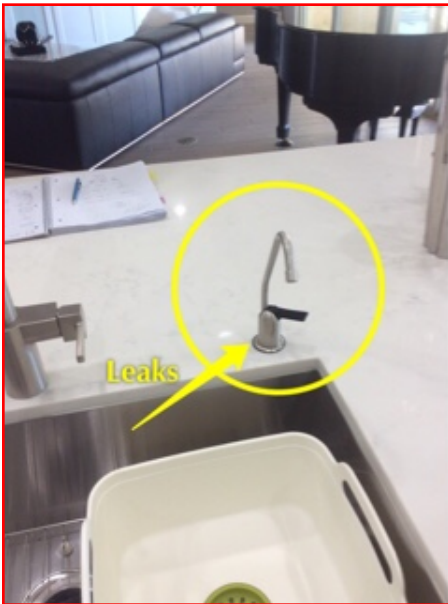


Figure 16-1

HVAC: HVAC System #1

6) The north side furnace would not run. Recommend further evaluation and repairs as necessary by a qualified mechanical contractor.



Figure 25-1

(Report Summary continued)

Electrical

7) The exterior GFCI outlet, located to the left below the electrical panel, is not working. Recommend repairing or replacing the outlet.



Figure 31-1



Figure 31-2

8) The interior electrical outlet, located on the south dining room wall, is loose. Recommend securing the outlet to the wall and junction box.



Figure 33-1

(Report Summary continued)

9) The electrical ceiling box at the office is open with exposed wires. Recommend installing a blank cover plate over the junction box.



Figure 34-1

General

Property Type:	Single Family
Stories:	One
Approximate Age:	3 Yrs
Bedrooms/Baths:	4/4.5
Door Faces:	West
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Client's Agent

Site

The condition of the vegetation, grading, drainage, driveways, patios, walkways, and retaining walls are inspected with respect to their effect on the condition of the building.

Site Grading / Drainage:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Pavers Condition: Satisfactory
Walkways:	Pavers Condition: Satisfactory
Steps/Stoops/Porches:	Pavers Condition: Satisfactory
Patios/Decks:	Pavers Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Wall Cladding Material:	Stone, Brick Condition: Satisfactory
Trim Material / Flashings:	Wood, Metal Condition: Satisfactory
Eaves, Soffits, Fascia:	Wood Condition: Satisfactory
Entry Door:	Steel Condition: Satisfactory
Exterior Doors:	Sliding Glass, Wood, Wood / Glass Condition: Satisfactory Unless Noted Otherwise
Railings:	Metal Condition: Satisfactory
GFCI Devices:	Outlets Condition: Satisfactory Unless Noted Otherwise
Receptacle Polarity / Grounding:	Satisfactory

Garage

Garage Type:	Attached
Garage Size:	2 Car + 1 Car
Door Opener:	Chain Drive Condition: Satisfactory
Opener Safety Photo Eyes:	Tested Condition: Satisfactory
Door Operator Safety Reverse:	Reversed When Met With Resistance
Seperation Walls / Ceiling / Door:	Observed Where Present Condition: Satisfactory Where Visible
GFCI Devices:	Outlets Condition: Satisfactory
Receptacle Polarity / Grounding:	Satisfactory

Roofing

The visible condition of the readily accessible and visible roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Roofing underlayment for concrete tiles roofs is not inspected. Contact a Licensed Roofing Contractor if you desire to have the underlayment Inspected and evaluated. There is no guarantee written, expressed or implied for roofs being free from leaks.

Inspection Method:	From Ground
Roof Covering Materials:	Concrete Tile
	Condition: Satisfactory Where Visible
Approximate Roof Age:	3 Yrs
Flashings / Penetrations:	Metal
	Condition: Satisfactory Where Visible
Sky Lights:	Not Present
Chimney :	Not Present
Drainage Systems / Gutters & Downspouts:	Not Present
Signs Of Leaks:	None Observed
Abnormal Condensation On Building Components:	None Observed

Structure

The visible condition of the structural components are inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Post Tensioned Slab
	Condition: Satisfactory Where Visible
Foundation Material:	Poured Concrete
Floor Structure:	Concrete Slab On Grade
	Condition: Satisfactory Where Visible
Wall Structure:	Wood Framed
	Condition: Satisfactory Where Visible
Columns:	Not Present
Ceiling Structure:	Trusses
	Condition: Satisfactory Where Visible

(Structure continued)

Signs of Water Penetration: None Observed

Attic

Attic Entry Method:	Garage Ceiling Hatch, Bedroom Closet Ceiling Hatch
Attic Inspection Method:	Walked On Service Platform
Access Restrictions:	Limited Access, Limited Visibility, Concealed Areas, Inaccessible Areas
Roof Structure:	Wood Trusses Condition: Satisfactory Where Visible
Roof Deck Material:	Oriented Strand Board Condition: Satisfactory Where Visible
Vent Risers:	ABS Condition: Satisfactory Where Visible
Primary Ceiling / Roof Insulation:	Loose Fill Cellulose Condition: Satisfactory Where Visible
Vapor Retarders In Unfinished Spaces:	Asphalt Paper Condition: Satisfactory Where Visible
Ventilation:	Roof Vents Condition: Satisfactory Where Visible

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows, doors, switches, lights and outlets are operated.

Floors:	Tile Condition: Satisfactory
Walls:	Painted Drywall, Bead Board Condition: Satisfactory
Ceilings:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung, Fixed Condition: Satisfactory Unless Noted Otherwise

(Interior continued)

Window Materials:	Vinyl
Interior Door Materials:	Wood
	Condition: Satisfactory
Fireplace:	Not Present
Steps / Stairways :	Not Present
Railings/ Handrails / Guardrails:	Not Present
Signs Of Leaks Or Moisture	None Observed
Intrusion:	
Signs Of Abnormal Or Harmful Condensation:	None Observed



Comment 1:
Interior.

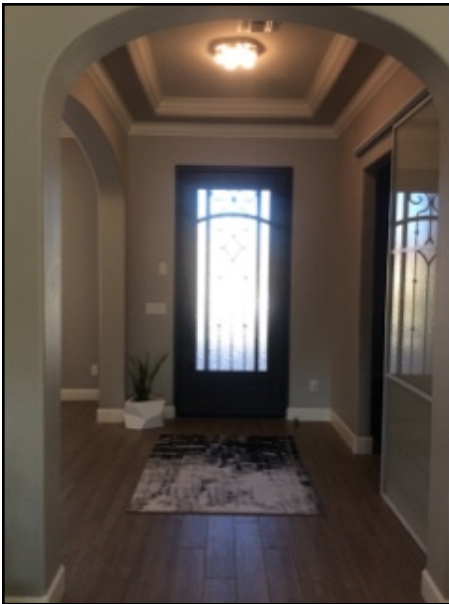


Figure 1-1



Figure 1-2

(Interior continued)

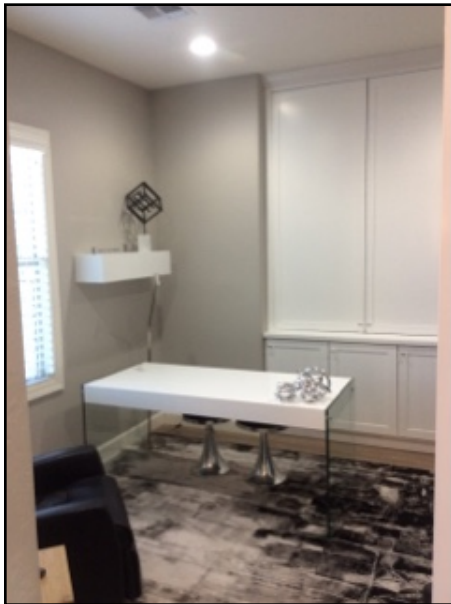


Figure 1-3



Figure 1-4



Comment 2:

The balancing spring has detached from the single hung window, located in the dining room - north side. Recommend repairing the window.



Figure 2-1



Figure 2-2

Bedrooms

New Item: Not Present

Master Bedroom

Windows:	Single Hung, Fixed Condition: Satisfactory
Outlets:	3 Pronged Condition: Satisfactory
Heat / Cooling Source:	Ceiling Register Condition: Satisfactory
Light:	Recessed Loghts, Can Lights Condition: Satisfactory



Comment 3:

The master bedroom patio door is out of alignment making it difficult to open and close. Recommend repairing / adjusting the door so that it fits squarely in the frame and will easily open, close and latch.



Figure 3-1

(Master Bedroom continued)



Comment 4:
Master Bedroom.



Figure 4-1

Bedroom 2

Windows:	Single Hung Condition: Satisfactory
Outlets:	3 Pronged Condition: Satisfactory
Heat / Cooling Source:	Ceiling Register Condition: Satisfactory
Light:	Can Lights Condition: Satisfactory

(Bedroom 2 continued)



Comment 5:
Bedroom 2.



Figure 5-1

Bedroom 3

Windows:	Single Hung Condition: Satisfactory
Outlets:	3 Pronged Condition: Satisfactory
Heat / Cooling Source:	Ceiling Register Condition: Satisfactory
Light:	Can Lights Condition: Satisfactory

(Bedroom 3 continued)



Comment 6:
Bedroom 3.

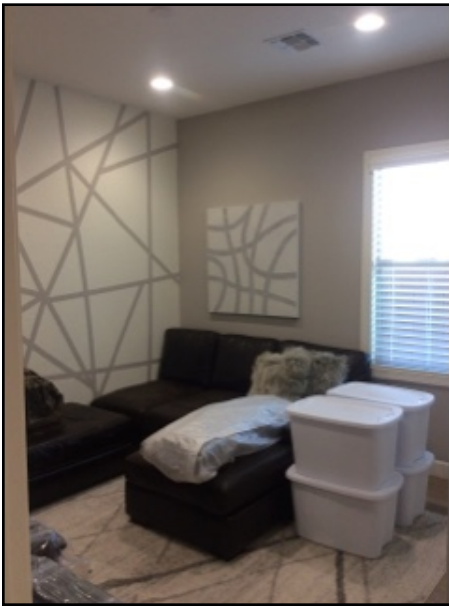


Figure 6-1

Bedroom 4

Windows:	Single Hung Condition: Satisfactory
Outlets:	3 Pronged Condition: Satisfactory
Heat / Cooling Source:	Ceiling Register Condition: Satisfactory
Light:	Ceiling Light , Can Lights Condition: Repair As Noted

(Bedroom 4 continued)



Comment 7:
Bedroom 4.

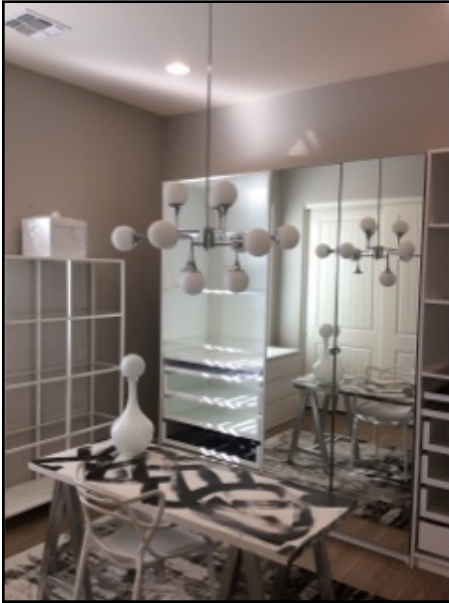


Figure 7-1



Comment 8:
The hanging light fixture at bedroom 4 did not work. Recommend repairing.



Figure 8-1

(Bedrooms continued)

Bedroom 5

Windows:	Single Hung Condition: Satisfactory
Outlets:	3 Pronged Condition: Satisfactory
Heat / Cooling Source:	Ceiling Register Condition: Satisfactory
Light:	Can Lights Condition: Satisfactory



Comment 9:
Bedroom 5.



Figure 9-1

Bathrooms

Master Bathroom

Location:	Master Bedroom
Bath Tub / Fixtures:	Recessed Condition: Satisfactory
Shower / Fixtures:	Stall Condition: Satisfactory
Sink(s) / Faucet(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator, Window Condition: Satisfactory
GFCI Devices:	Not Present
Receptacle Grounding / Polarity:	Satisfactory
Leaks:	None Observed

Bathroom #2

Location:	Bedrooms 2/3
Bath Tub / Fixtures:	Recessed Condition: Satisfactory
Shower / Fixtures:	In Tub Condition: Satisfactory
Sink(s) / Faucet(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Devices:	Not Present
Receptacle Polarity / Grounding:	Satisfactory
Leaks:	None Observed



Comment 10:
Jack And Jill Bathroom.



Figure 10-1

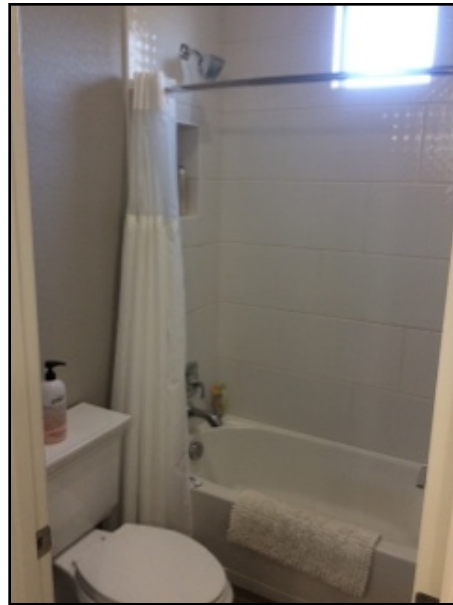


Figure 10-2

(Bathrooms continued)

Bathroom #3

Location:	Bedroom 4
Bath Tub / Fixtures:	Recessed Condition: Satisfactory
Shower / Fixtures:	In Tub Condition: Satisfactory
Sink(s) / Faucet(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Devices:	Not Present
Receptacle Polarity / Grounding:	Satisfactory
Leaks:	None Observed

(Bathroom #3 continued)



Comment 11:
Bathroom 3 at Bedroom 4.



Figure 11-1

Bathroom #4

Location:	Bedroom 5
Bath Tub / Fixtures:	Recessed Condition: Satisfactory
Shower / Fixtures:	In Tub Condition: Satisfactory
Sink(s) / Faucet(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory

(Bathroom #4 continued)

Ventilation Type:	Ventilator
GFCI Devices:	Condition: Repair As Noted
Receptacle Polarity / Grounding:	Outlets
Leaks:	Condition: Satisfactory
	Satisfactory
	None Observed



Comment 12:
Bathroom 4 at Bedroom 5.



Figure 12-1



Comment 13:
The exhaust fan cover is coming loose from the ceiling at bathroom 4 (back bedroom on the south side). Recommend reattaching and securing the cover to the ceiling.

(Bathroom #4 continued)



Figure 13-1

Powder Room

Location:	Bedroom Hallway
Sink(s) / Faucet(s):	Pedestal Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Devices:	Not Present
Receptacle Polarity / Grounding:	Satisfactory
Leaks:	None Observed

(Powder Room continued)



Comment 14:
Powder Room.



Figure 14-1

Kitchen

Cabinets:	Wood, Laminated Condition: Satisfactory
Countertops:	Quartz Condition: Satisfactory
Sink / Fixtures:	Single Condition: Satisfactory
GFCI Devices:	Not Present
Receptacle Polarity / Grounding:	Satisfactory
Kitchen / Stove / Cooktop	Exhausted Hood
Ventilation :	Condition: Satisfactory
Leaks:	None Observed

(Kitchen continued)



Comment 15:
Kitchen.



Figure 15-1



Figure 15-2



Comment 16:
The RO Drinking Water Faucet is leaking. Recommend repairing.

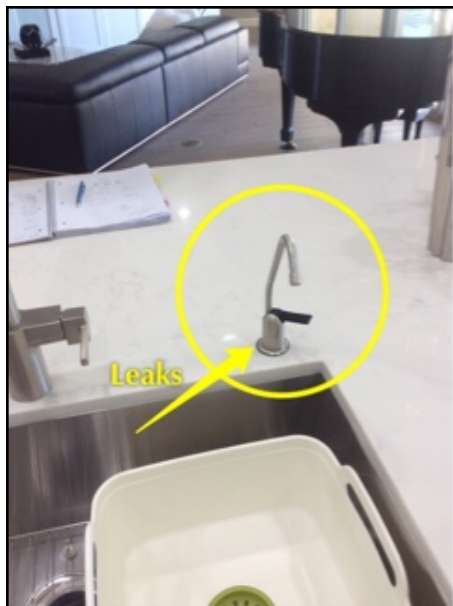


Figure 16-1

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Kitchen Aid Condition: Operated
Cooktop:	Kitchen Aid Condition: Operated
Range Hood:	Kitchen Aid Condition: Operated
Refrigerator:	Kitchen Aid Condition: Operated
Dishwasher:	Kitchen Aid Condition: Operated
Microwave:	Kitchen Aid Condition: Operated
Disposal:	Badger Condition: Operated

Laundry

Clothes washers and dryers will not be moved to inspect plumbing or electrical connections. Buyers should inspect each of these connections during the final walk through and while moving in. Clothes Dryer exhaust pipes should be routinely cleaned and inspected by qualified professionals. It is recommended that Buyers clean and inspect the clothes dryer exhaust duct prior to use.

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink / Faucet:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory Where Visible

(Laundry continued)

Clothes Washer Connections :	Cold Water Supply, Hot Water Supply, Drain, Electric Outlet
	Condition: Satisfactory
Clothes Dryer Connections:	Electric
	Condition: Satisfactory
Washer:	Not Inspected
Dryer:	Not Inspected
GFCI Devices:	Not Present
Polarity / Grounding:	Satisfactory
Room Ventilation:	Window, Electric Fan
	Condition: Satisfactory
Leaks:	None Observed



Comment 17:

Laundry Room - the washing machine water supply valves are visually inspected when visible but are not operated. Dryer exhaust pipes should be routinely cleaned.



Figure 17-1

Plumbing

The plumbing system is inspected visually and by operating all fixtures, including their faucets, water closet flush valves, and all exterior hose faucets including only those that are attached to the house. Most of the water and waste distribution systems are concealed in walls and below the ground and cannot be seen. Functional Flow will be evaluated and reported as Satisfactory when a reasonable flow occurs while operating the highest fixture in the dwelling and simultaneously operating a second fixture. Functional Drainage will be evaluated and reported as Satisfactory when a drain empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. Clients should hire qualified plumbers to camera the waste lines on homes built prior to 1975. Private water and waste systems are beyond the scope of a home inspection. This inspection does not include determining the effectiveness of anti-siphon devices, inspecting water conditioning systems, inspecting fire and lawn sprinkler systems, and evaluating water quality.

Location of Main Water Shutoff:	Front - South Side
Water Supply System / Pipe Materials:	Copper, PEX Condition: Satisfactory Where Visible
Water Supply Pipe Supports And Insulation:	Observed Where Visible Condition: Satisfactory Where Visible
Functional Flow:	Adequate
Leaks At Water Supplies:	None Observed
Cross Connections :	Dishwasher Drain Condition: Satisfactory
Waste, Drain & Vent Pipe Systems:	ABS Plastic Condition: Satisfactory Where Visible
Drain Pipe Supports:	Observed Where Visible Condition: Satisfactory Where Visible
Functional Drainage:	Adequate
Leaks At Drain / Waste Lines:	None Observed
Location of Fuel Shutoff:	At Meter
Fuel Storage Systems:	Not Present
Fuel Distribution Systems / Supports:	Black Iron Pipe Condition: Satisfactory Where Visible
Fuel System Leaks:	None Observed
Sump Pump:	Not Present

(Plumbing continued)



Comment 18:
Water Service.

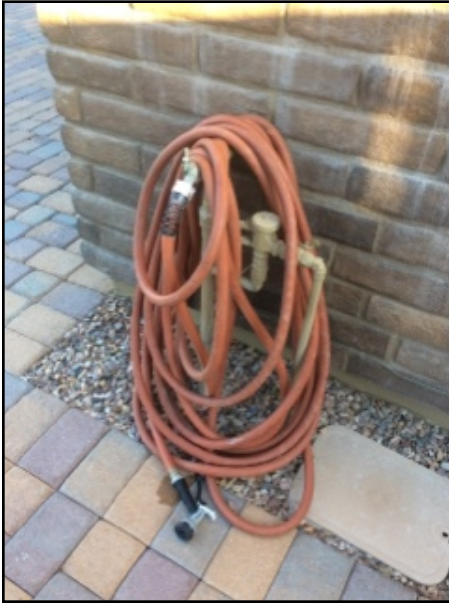


Figure 18-1



Comment 19:
Gas Service.



Figure 19-1

(Plumbing continued)

Refrigerators and clothes washers will not be moved to inspect water supply lines. Buyer should inspect these water supplies during the final walk through and or while moving into the home. Any adverse conditions, including leaks, should be corrected immediately by a qualified plumber.

Water Heater

Water Heating System:	Gas Water Heater Condition: Satisfactory
Manufacturer:	Bradford White
Operating Controls:	Thermostatic Controller Condition: Satisfactory
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	3 Yrs
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory Where Visible
Automatic Safety Controls:	Observed Where Visible Condition: Satisfactory Where Visible
Fuel Disconnect:	In Same Room Condition: Satisfactory
Chimneys, Flues, Vents:	Metal Condition: Satisfactory Where Visible
Room Ventilation :	High / Low Louvered Vents Condition: Satisfactory

(HVAC continued)

HVAC System #1

Location:	North Side System
Type of Equipment:	Split Cooling System with Furnace
	Condition: Repair or Replace
Operating Controls:	Thermostat
	Condition: Repair or Replace
Automatic Safety Controls:	Observed When Present & Visible
	Condition: Satisfactory Where Visible
Manufacturer:	Carrier
Approximate Age:	3 Yrs
Heating Fuel:	Natural Gas
Chimneys, Flues, Vents:	PVC
	Condition: Satisfactory
Distribution Systems:	Flexible Ducting
	Condition: Satisfactory Where Visible



Comment 21:
Thermostat at the Living Room.



Figure 21-1

(HVAC System #1 continued)



Comment 22:
Thermostat at the Master Bedroom.



Figure 22-1



Comment 23:
North Side - AC Equipment .



Figure 23-1



Figure 23-2

(HVAC System #1 continued)

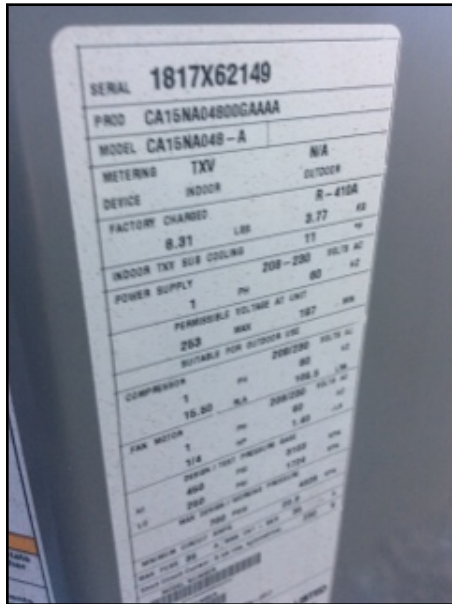


Figure 23-3



Comment 24:
Cooling Mode Split-
Return Air Temperature: 66 degrees
Supply Air Temperature: 46 degrees
Split / Temperature Differential: 20 degrees .



Figure 24-1



Figure 24-2

(HVAC System #1 continued)



Comment 25:

The north side furnace would not run. Recommend further evaluation and repairs as necessary by a qualified mechanical contractor.



Figure 25-1

Air conditioning systems should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC System #2

Location:	South Side System
Type of Equipment:	Split Cooling System With Furnace
	Condition: Satisfactory
Operating Controls:	Thermostat
	Condition: Satisfactory
Automatic Safety Controls :	Observed When Present & Visible
	Condition: Satisfactory Where Visible
Manufacturer:	Carrier
Approximate Age:	3 Yrs
Heating Fuel:	Natural Gas
Chimneys, Flues, Vents:	PVC
	Condition: Satisfactory

(HVAC System #2 continued)

Distribution Systems:

Flexible Ducting

Condition: Satisfactory Where Visible



Comment 26:

Thermostat at the South Bedroom Hallway.



Figure 26-1



Comment 27:

Heat Mode Split-

Return Air Temperature: 70 degrees

Supply Air Temperature: 117 degrees

Split / Temperature Differential: 47 degrees .

(HVAC System #2 continued)



Figure 27-1



Figure 27-2



Comment 28:
South Side - AC Equipment.



Figure 28-1



Figure 28-2

(HVAC System #2 continued)

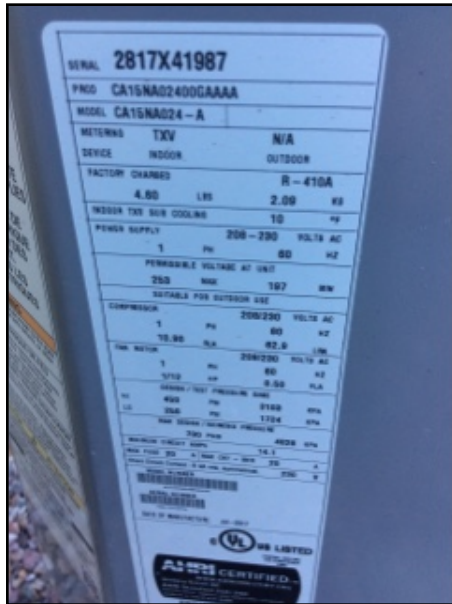


Figure 28-3



Comment 29:
Cooling Mode Split-
Return Air Temperature: 69 degrees
Supply Air Temperature: 48 degrees
Split / Temperature Differential: 21 degrees .



Figure 29-1



Figure 29-2

(HVAC System #2 continued)

Air conditioning systems should be checked, cleaned and serviced yearly by a licensed contractor.

Electrical

There are limitations to inspecting the Electrical System. Many electrical components are concealed and not visible. The inspection is mostly visual with the exception of operating a representative numbers of light fixtures, switches, and outlets. The only testing equipment used is an outlet tester. The inspection does not include operating any overcurrent device except for ground fault interrupters, low voltage systems, smoke detectors, telephone systems , security systems, and TV systems.

Type of Service:	Underground Condition: Satisfactory
Main Disconnect:	At Service Panel Condition: Satisfactory
Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D Condition: Satisfactory
Service Entrance Conductors:	Unknown - Not Visible Condition: No Visible Indication Of Damage
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Gas Pipe Condition: Satisfactory
Branch Circuit Wiring:	Solid Copper, Stranded Copper, Stranded Aluminum Condition: Satisfactory Where Visible
Conductor / Breaker Compatibility :	No Visible Indication Of Incompatibility
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	GFCI Condition: Satisfactory
Lights & Switches:	Operated Condition: Satisfactory Unless Noted Otherwise

(Electrical continued)

Outlets: Operated
Condition: Satisfactory Unless Noted Otherwise

Smoke Detectors: Present
Condition: Recommend Testing Weekly



Comment 30:
Electrical Service Panel.

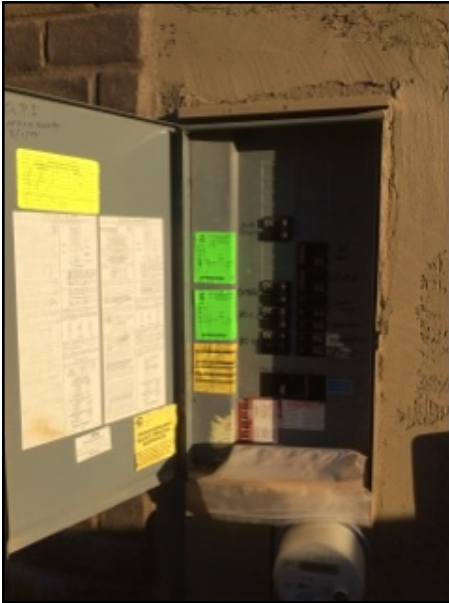


Figure 30-1



Figure 30-2



Comment 31:
The exterior GFCI outlet, located to the left below the electrical panel, is not working. Recommend repairing or replacing the outlet.

(Electrical continued)



Figure 31-1



Figure 31-2



Comment 32:
Distribution Panel - single car garage.



Figure 32-1

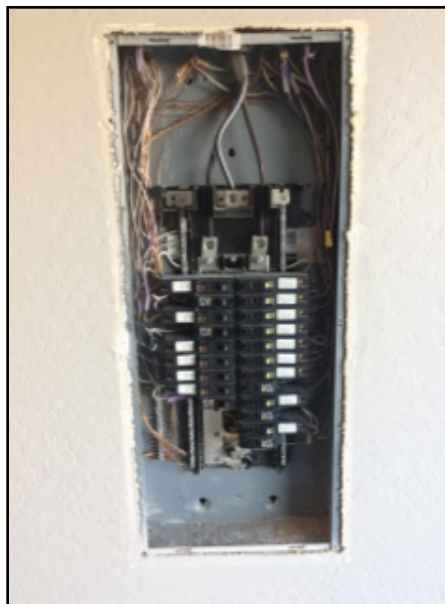



Figure 32-2

(Electrical continued)

-  **Comment 33:**
The interior electrical outlet, located on the south dining room wall, is loose. Recommend securing the outlet to the wall and junction box.

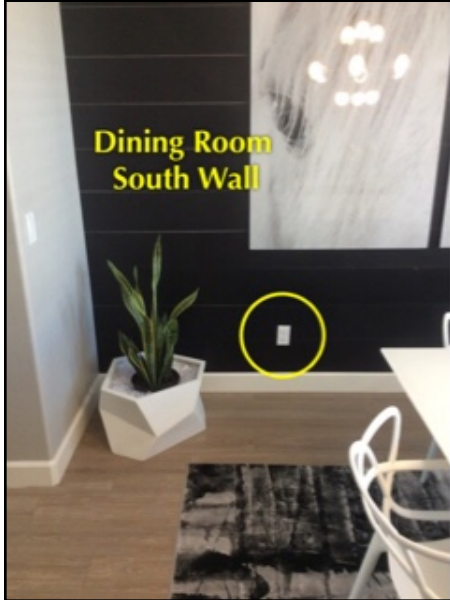



Figure 33-1

-
-  **Comment 34:**
The electrical ceiling box at the office is open with exposed wires. Recommend installing a blank cover plate over the junction box.

(Electrical continued)



Figure 34-1

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Pool / Spa Type:	In Ground Pool
Water Clarity:	Clear
Decking / Coping Material:	Pavers Condition: Satisfactory
Interior Finish / Steps:	Concrete/Aggregate Condition: Satisfactory
Installed Equipment:	Pump Motor was turned on and appears to function no warranty is implied regarding condition of motor, Cartridge Filter, Gauges, Piping, Valves Condition: Satisfactory Unless Noted Otherwise
Type of Barrier:	Fence, Wall Condition: Further Evaluation Required
Electrical Equipment :	Pool Light, GFCI, Timer, Conduits, Bonding Condition: Satisfactory Where Visible

(Pool/Spa continued)

Heater:	Not Present
Heater Safety Controls:	Not Present
Cleaning System:	In Floor Condition: Satisfactory
Drain Covers:	Anti-Entrapment Type Condition: Satisfactory
Handrails / Ladders:	Not Present
Cross Connections:	Pool Filler Condition: Satisfactory



Comment 35:
Pool.



Figure 35-1

(Pool/Spa continued)



Comment 36:
The pool light worked and is GFCI protected.



Figure 36-1



Comment 37:
Cartridge Filter.



Figure 37-1



Figure 37-2

(Pool/Spa continued)



Comment 38:

The water feature operated.



Figure 38-1



Comment 39:

The pool barrier may or may not meet all pool barrier requirements and regulations. Barrier regulations have specific requirements for closing, latching and locking doors, windows and gates that lead into the pool area. Often there are multiple options for compliance. Buyer should investigate all requirements with local governing agencies and make repairs as necessary.

The listed components and systems that are required to be observed per the Standards of Professional Practice, Sections 4-12, have been observed where visible and readily accessible. In the event a condition for each of the listed items has not been noted elsewhere in this report, the condition is Satisfactory. If the Client has any questions regarding a listed system or component and feels the report does not provide adequate information regarding the condition please contact the company or inspector. The company and inspector have the right to amend, update and or modify the report as might be deemed necessary.