Inspection Report

LOCATED AT:

4821 W Cactus Rd

Scottsdale, AZ 85143

CLIENT:

John Anderson

INSPECTED ON:

Saturday, August 8, 2026

Inspector, Kelly Lopez BTR #39582

Leading Edge Plus Inspections, LLC

Gilbert, AZ 85233

Gilbert, AZ 85233

(602) 581-5678

Dear John Anderson ,

We have enclosed the report for the property inspection we conducted for you on Thursday, May 28, 2026 at:

LOCATED AT:

4821 W Cactus Rd

Scottsdale, AZ 85143

Our report is designed to be clear, easy to understand, and helpful. There is also a summary is provided for your convenience. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Kelly Lopez
Leading Edge Plus Inspections, LLC
(602) 581-5678

Table of Contents

Introduction

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.

For buyer clients, anywhere in the report that the inspector recommends further review or evaluation, it is strongly recommended that this be done PRIOR to the end of your contingency period.

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 contract provided by the inspector who prepared this report.

- Introductory Notes -

ORIENTATION
1: For purposes of identification and reporting, the front of this building faces south.

- Structural -

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in

foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Structural evaluation is limited to visible areas.

The potential for efflorescence exists in all portland cement-based products. Efflorescence is a salt that is left on the surface of concrete upon drying and is generally of only cosmetic concern in nature. It often dissipates with contact with water or the passage of time. Efflorescence that is severe, recurring, or accompanied by degradation of the concrete surface may indicate the application of excessive moisture, an elevated concentration of salts in the applied water, numerous cycles of wetting and drying and/or a more substantial presence of salts within the surrounding environment.

FOUNDATION
2: The foundation is concrete slab on grade. The foundation is serviceable where visible. Cracks up to 1/4 inch wide and 1/8 inch displacement are considered common. There is common pealing paint and deterioration. All foundations will need maintenance for longevity. Inspection is limited to visible areas. Ongoing preservation and painting will be needed.

FLOOR STRUCTURE
3: The floor is concrete slab and serviceable where visible - inspection limited.

WALL STRUCTURE
4: The walls are framed in serviceable condition where visible.

COLUMNS
5: The front entry and patio columns are framed stucco are in satisfactory condition where visible.

ROOF & CEILING STRUCTURE
6: The roof/ceiling structure is comprised of comprised of a prefabricated truss system. Serviceable where visible - inspection limited.

OBSERVATION METHOD
7: The attic was evaluated by partial access - Inspection limited due accessibility restrictions that include insulation, low height at edges, HVAC duct obstructions, plumbing obstructions, further entry could damage the property and dangerous or adverse situations.

- Exterior -

Unless otherwise noted above; we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components of garage door and driveway gate openers. It is virtually impossible to predict lot drainage without various rain conditions, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological

evaluation of the soil. For resale homes, Verify Sellers Property Disclosure Statement (SPDS) for any portion of the property ever having been flooded.

EXTERIOR WALL CLADDING
8: The exterior wall cladding is stucco. The cladding is serviceable with common cracks and gaps at penetrations. Ongoing evaluation and seal as needed to prevent moisture entry is recommended.

WALL FLASHING
9: The wall flashing at windows, doors and openings are below the cladding and not visible. The interior areas were visually inspected for moisture.

TRIM
10: The trim at openings and transitions are serviceable with age related wear and recent paint.

WINDOWS
11: The primary windows are dual pane. A representative number of primary windows were operated and are functional. While visually satisfactory and reliable for 10-20 years, components begin to break down with age and seals can fail at any time. Dual-pane window and seal condition could not be fully observed as part of the inspection due to changing climate conditions, lighting, window screens, window coverings and dirt.
- There are no visible indications of seal failure, but it is also possible that a newly broken seal will show no signs at all. In any case, there is no way to know full window condition; seals can fail at any time and windows can be damaged after this inspection. Obstruction removal, cleaning and full evaluation during various lighting/weather conditions is recommended if you wish to verify the current window seal condition.

WINDOW CONDITION
12: The master window frame is not secured to the glass. For safety concerns, repair by a licensed glazing contractor is recommended.


Master Bedroom

***WINDOW SCREENS**
13: Window treatments, screens and other specialty finish treatments general conditions are not within the scope of this inspection and we're not observed for defects and function if present.

EAVES, SOFFITS AND FASCIA *
14: The eaves, soffits and fascias are serviceable with age related wear and recent paint.

ENTRY DOORS
15: The exterior doors are serviceable and operational - with age related wear and tear. Lock change or re-key would be prudent prior to move in.

SLIDING DOORS
16: The sliding door is serviceable.

OVERHEAD DOOR OPENER
17: The garage door opener is serviceable. The resistance and electric eye obstruction sensor reversing safety features are functional. Remote controls are not evaluated.
The garage overhead door opener safety reverse features should be tested periodically. The consumer safety commission and garage door manufacturers recommend that testing of the reversing mechanism be conducted using a two by four block laid flat on the floor. Closing on the block should cause the door to reverse within 2 seconds without damaging the door or causing injury to the person testing the door.

PATIO
18: The patio is serviceable.

19: The patio cover roof has excessive debris that will hinder drainage. Ongoing cleaning will be needed.


DRIVEWAY/PARKING
20: The driveway is serviceable.

WALKWAY
21: The walkways are serviceable.

GRADE AND DRAINAGE
22: The exterior grade is relatively flat. Lot drainage is facilitated by soil percolation and grade. However; the only way to verify satisfactory drainage is during various rain conditions. Home inspections cannot simulate various rain conditions to evaluate adequate drainage. Verify seller disclosures. Correct water pooling against the structure as needed.

***YARD WALLS/FENCES**
23: The yard block walls and gates are serviceable - with common wear, cracks and loose blocks

- Roofing -

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

Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

ROOF MATERIAL TYPE
24: The roof material type is asphalt shingle serviceable with age related wear. The underlayment and primary flashings are concealed. Roof leaks are not predictable.



FLASHING & PENETRATIONS
25: The visible areas of the transitions, penetrations and flashings are serviceable. There were no moisture stains visible below the accessible flashed underside areas.

METHOD USED TO OBSERVE
26: The roof and components were evaluated by walking on its surface.

- Plumbing -

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.
Verify Sellers Property Disclosure Statement (SPDS) for any water damage or leaks of any kind.

INTERIOR SUPPLY / DISTRIBUTION PIPING

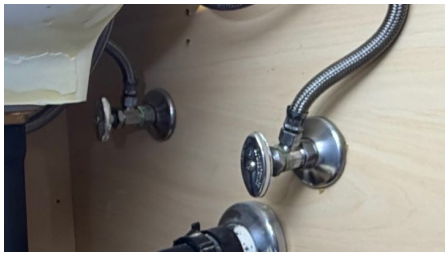
27: The visible water supply and distribution pipes are Chlorinated Polyvinyl Chloride (CPVC) in satisfactory condition where visible. Pipe material in walls and non accessible attic areas were not identified. Other materials may be present but were not detected at the time of the inspection.

Example

Example

28: The main water valve is located at west side exterior wall and is functional - shown below.

29: Individual angle stops and supply valves cannot be operated during home inspections. It is common for these valves to leak or break when operated and may or may not fully close. Any visible corrosion, rust or leakage, that can happen at anytime, indicates replacement is needed. For reliable service, routine operational valve evaluation and replacement as needed, by a licensed plumbing contractor, is recommended. If you want the valves to function reliably in any situation; replace all valves.

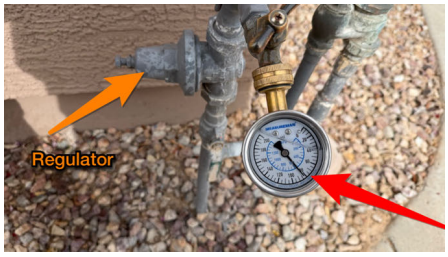


Example

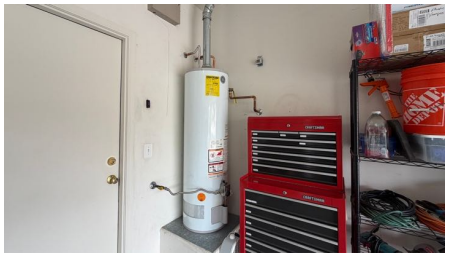
Example

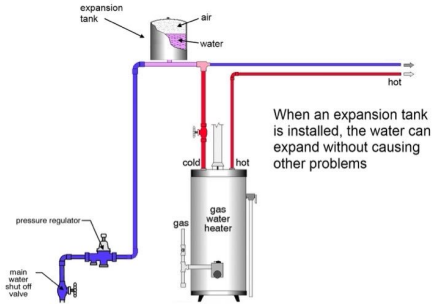
Example

30: Water pressure is over 80 psi. Approximately 82 psi. This condition will stress plumbing components rated at 80 psi. To reduce the risk of plumbing rupture, regulator adjust or replacement by a licensed plumbing contractor is recommended.



31: The incoming water pressure regulator creates a closed system which requires an expansion tank. An expansion tank will give the water somewhere to go when it expands. Installation by a licensed plumbing contractor is recommended.





SUPPORTS, INSULATION
32: The supply pipe supports are in satisfactory condition where visible.

33: Water pipe insulation is not visible and not required. Water temperature conditions can be managed better with plumbing insulation.

TUBS/SHOWERS
34: The tub/showers are serviceable.

35: The guest bathroom tub spout drips water toward the wall. Repair is recommended to prevent water entry into the wall cavity.

SINKS
36: The sinks are serviceable.

FIXTURES, FAUCETS
37: The toilets are serviceable. Toilet seat removal for deep cleaning under the bolts and hinges where the "yucks" like to hide is recommended. Evaluate seats and replace and/or tighten as needed.

38: The faucets are serviceable. There is common age related wear and calcium buildup.

39: The exterior hose bibs are serviceable. Water dripping from the stem is a common condition that happens with age.

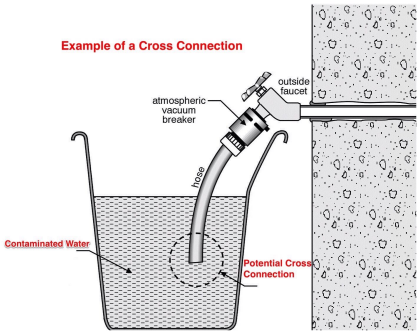
FUNCTIONAL FLOW
40: Functional flow is satisfactory. Water flow the highest fixture should be relatively stable when another fixture is operated simultaneously.

***IRRIGATION**

41: The operation of the irrigation system is not within the scope of this inspection and were not observed for full function, effectiveness and defects if present. Underground flexible pipe and valves wear with age and frequently leak. Monitor for water pooling against the foundation and overspray on the structures. Ongoing maintenance and repairs will be needed.

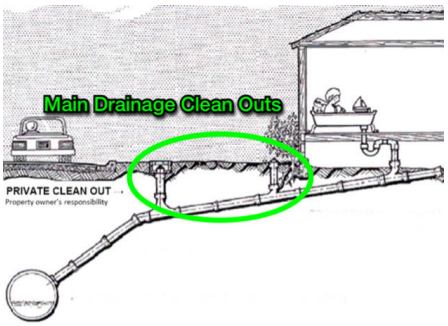
CROSS CONNECTIONS*

42: The exterior hose bibs do not have back flow prevention (vacuum breaker) devices are not installed. Back flow prevention device installation is recommended to prevent cross contamination in the event of main pressure loss.



WASTE & VENT PIPING SYSTEM

43: The visible portions of the drain pipes are acrylonitrile butadiene styrene (ABS) in satisfactory condition where visible. Underground and in wall in material were not identified. The main clean-out was located and is shown below.



FUNCTIONAL DRAINAGE

44: Functional drainage is satisfactory. Drains empty in a reasonable amount of time and do not overflow when another fixture is drained simultaneously.

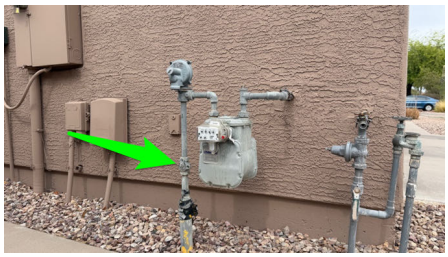
WATER HEATING EQUIPMENT & OPERATING CONTROLS

45: The 40 gallon gas water heater and operating controls are serviceable - approximately 13 years old.
- Automatic safety controls includes: temperature/pressure-relief (TPR) is visually serviceable, The electronic gas ignition system utilizes solid-state controls and safety switches and a flame sensor for automatic safety. Not visible..
- The visible areas of the water heater flue and combustion air vents are serviceable.
There is not an auxiliary catch pan.

46: The emergency catch pan drain is not installed. While not required during original construction. Pan installation would be prudent.

FUEL DISTRIBUTION SYSTEM & SUPPORTS*

47: The main gas valve is located at the west exterior wall. The gas valve and piping and supports are in serviceable where visible.



***PLUMBING APPLIANCES**

48: There is a filtered water system installed under the kitchen sink. Water flow was adequate during this inspection. Low water flow typically indicates filter replacement is needed. Water quality, filter condition and filtration function is beyond the scope of this inspection. Water flow is satisfactory.

- Electrical -

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore most residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and

exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002 and currently are required at most outlets. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. Low voltage systems are beyond the scope of this inspection. As a courtesy doorbells will be tested if present.

SERVICE TYPE
49: The incoming electric service type is underground. The visible conduit and copper service conductors in the panel are serviceable.

SERVICE & DISTRIBUTION PANELS
50: The main service panel and main overcurrent device are located at the west side exterior wall are serviceable.

SERVICE AMPERAGE/VOLTAGE
51: The 200 amp and 240 volt - shown below.

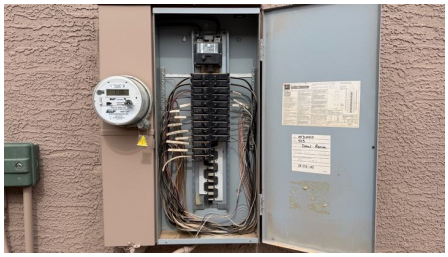
SERVICE GROUND
52: The point at which the panel is grounded to foundation steel or driven ground rods are not visible.

53: The incoming water and gas pipes visible bonding wire and connectors are serviceable.

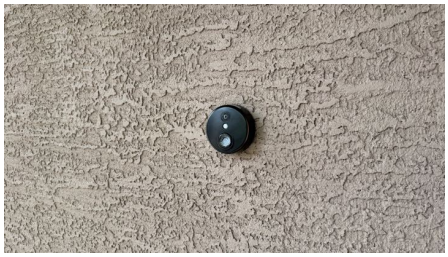
OVER CURRENT PROTECTION DEVICES (BREAKERS)
54: Over current protection is provided by circuit breakers - visually are serviceable. Identification of dedicated circuits is not within the scope of this inspection.

COMPATIBILITY
55: The over current devices and visible branch circuits are compatible.

BRANCH CIRCUIT CONDUCTORS
56: The visible branch circuit conductors are copper and stranded aluminum. Visible conductors are serviceable where visible.



***DOORBELL**
57: There is a SKYBELL doorbell installed. There is not a functional in house doorbell. Transfer of ownership - Factory reset ability is beyond the scope of this inspection.



LIGHTS
58: A representative number of lights and switches were operated and operational and serviceable.

CEILING FANS
59: The ceiling fans are serviceable. Not all speeds and hand held remote controls are evaluated.

RECEPTACLES
60: A representative number of receptacles were evaluated and found in serviceable with correct polarity and ground.

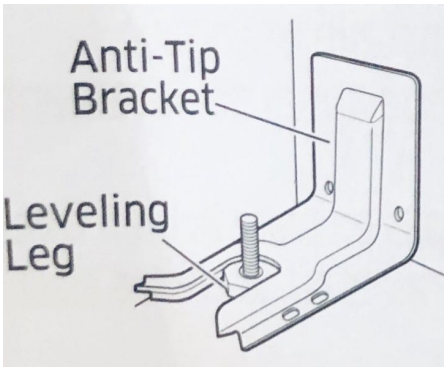
GROUND FAULT (GF) CIRCUITS
61: GF protected locations include:
• exterior, garage, kitchen, bathrooms
- tested and found functional.

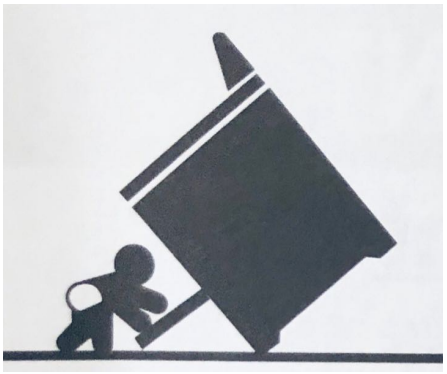
- Fixed Appliances -

Fixed appliances are those that are attached and/or considered part of the contract. Typically limited to ranges, dishwashers and disposals. Fixed appliances are observed for functional, safety and potential damage to the property only. The quality and ability of a fixed appliance to function as intended is beyond the scope of this inspection.

RANGE
62: The kitchen electric range is functional - condition is listed below.

63: The range is not equipped with an anti-tip device, which would prevent the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature, particularly if small children occupy the residence. Installation by a qualified contractor is recommended.





MICROWAVE
64: The microwave is serviceable.

DISPOSAL
65: The kitchen disposal is serviceable. Failure is not predictable. Cabinet floor protection installation would be prudent to prevent moisture damage.

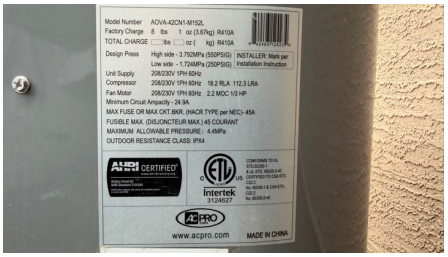
DISHWASHER
66: The dishwasher is serviceable. Rusting trays are common age related wear indicators.

- HVAC Combined -

HVAC systems should be serviced annually. Warrantee company's may reject service/replacement claims if routine maintenance is not performed or pre-existing conditions exist. Therefore service documentation requested or system service including condensate drainage verification and full system & duct cleaning would be prudent.

GENERAL RECOMMENDATION
67: The HVAC system is not original. Compatibility with existing components such as distribution ducts is beyond the scope of this inspection.
- Documentation request from the sellers would be prudent to verify professional work and identify the responsible contractor.
- Repair and service history request from the sellers is recommended. Evaluation, service and repair as needed by a licensed HVAC contractor is recommended if adequate evidence if recent seasonal service has not been completed.

COMBINED HEATING & COOLING EQUIPMENT
68: Heating and cooling are provided by one split system. Components are located at north exterior wall and attic. Electric/gas split systems include exterior electric compressing units for cooling and an internal air handler with an evaporator coil for cooling, a gas furnace for heat and a fan used year round to circulate air. The refrigerant is R410A.



HVAC CONDITIONS
69: The temperature difference between the air entering and coming out was approximately 20 degrees.

ENERGY SOURCE
70: The compressing unit electric disconnect is present. Disconnects are not operated due to potential failure when removed. Disconnects should be evaluated and replaced as needed during seasonal service.

OPERATING CONTROLS
71: Thermostat operating control is serviceable. Calibration for precise temperature accuracy is beyond the scope of this inspection.

AUTOMATIC SAFETY CONTROLS
72: The electronic gas ignition system utilizes solid-state controls, safety switches and a flame sensor for automatic safety. Not visible.

DISTRIBUTION SYSTEM
73: The visible areas of the flexible distribution ducts are functional. Inspection is limited. Ducts are rarely perfectly sealed. Leak testing and compatibility are beyond the scope of this inspection. Periodic duct cleaning will be needed.

AIR FILTERS
74: The air filter is clean and functional.

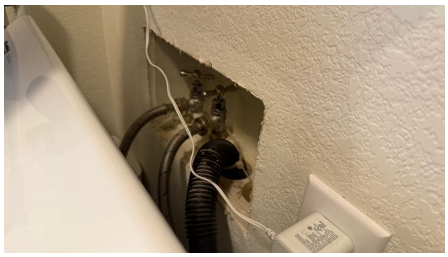
HEAT/COOLING SOURCE
75: There are heat & cooling registers in all living spaces.

- Interiors -

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, other specialty finish treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Areas under and behind cabinets, appliances, flooring, furniture and stored items are not visible and may conceal defects. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Additionally, the detection of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. Similarly, there are a number of environmental pollutants that we have already elaborated

upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. Additionally, all moisture related areas, moisture stains/damage and water leaks have the potential for mold growth. Environmental testing to identify mold presence is beyond the scope of this inspection. Proving the full extent of rot, mold, or active leaks requires additional evaluation. Those who already have respiratory issues asthma, allergies, or weakened immune systems are at increased risk with mold presence; therefore environmental testing would be prudent. For resale homes, verify Sellers Property Disclosure Statement (SPDS) for any past or present mold growth.
Defects can both reveal themselves or occur after the inspection; therefore a thorough final walk through prior close of escrow is imperative for pre-purchase inspections.

WALLS
76: The laundry washer water valve box trim is not installed. Valve box trim should be installed to prevent moisture entry into the wall cavity.



CEILINGS
77: The interior ceilings are serviceable.

FLOORS
78: The floors are serviceable. Cosmetic wear and tear is subjective to individual preference and not detailed in this report.

TUB/SHOWER SURROUNDS
79: The tub/shower surrounds are serviceable.

GARAGE
80: The garage ceiling and walls have typical cracks commonly found in unconditioned spaces.

COUNTERS, CABINETRY
81: The kitchen sink cabinet floor has been replaced. Typically due to moisture damage. The areas below and behind cabinets are not visible. Disclosure request and additional evaluation by a licensed contractor is recommended.

INTERIOR DOORS
82: The interior doors are serviceable.

WINDOWS - COVERINGS
83: Window treatments, blinds and other specialty finish treatments general conditions are not within the scope of this inspection and we're not observed for defects and function if present.

FIRE SEPARATION WALLS & CEILINGS
84: Fire separation of the garage from the living area is in generally satisfactory.

FIRE SEPARATION DOORS
85: The garage-house entry door is solid core or fire rated and self closing as required for fire safety. Do not disabled the self closer.

SMOKE ALARMS
86: There are smoke alarms present. Smoke alarms cannot be functional evaluated. Smoke alarms over ten years old should be replaced with 10-year, sealed-battery type at bedrooms and major living areas except kitchen and bathrooms is recommended.

CO ALARMS
87: There are not dedicated carbon monoxide (CO) alarms. For enhanced safety, a professional CO alarm evaluation and installation by a qualified contractor is recommended.

- Insulation, Ventilation -

VENTILATION
88: The kitchen cooking area ventilation is provided by a functional interior venting fan.

89: Bathroom ventilation is provided by operable exhaust fans.

90: Attic ventilation is provided by gable & soffit vents that appear adequate.

91: Laundry ventilation is provided by an operable exhaust fan.

92: The dryer vent is is vertical and serviceable where visible. Routine cleaning will be needed.

INSULATION

93: The attic is insulated with approximately 4-6 average inches of loose fiber with common low and high areas.

Example

VAPOR RETARDER

94: There is not an attic vapor retarder installed which is typical and not required in this climate zone.

Executive Summary

This analysis is not meant to be technically exhaustive but rather to highlight major items where repairs are needed or areas of long-term future concern relating to maintenance and operation. This Summary pulls from the Inspection Report those items we feel need immediate attention or consideration. It is entirely the client's decision whether or not to include additional items from the Inspection Report they may feel are of concern and add them to our list of opinions as stated in this Summary.

THIS SUMMARY IS INTENDED TO BE USED AS A QUICK REFERENCE AFTER READING THE FULL REPORT.

The Full Inspection Report details many other aspects and inspection limitations of the property that may be a concern to you. This Summary is provided as a general overview and is not intended to replace reading the entire report before purchasing, requesting repairs or selling the inspected property.

- READ THE FULL INSPECTION REPORT -

All evaluations and repairs should be made by licensed contractors, qualified with proper methods of repair and for their ability to warranty work performed, i.e., licensed electrician, roofer, plumber, carpenter, HVAC, mold inspector, and remediation. Any evaluations or repairs recommended for resale properties should be completed within the inspection period, as a qualified expert may reveal additional defects or recommend upgrades that may affect your evaluation of the property.

Legal Note - This document is the exclusive property of Leading Edge Plus Inspections, LLC and John Anderson John Anderson , and its use by any unauthorized persons is strictly prohibited. By utilizing this information provided in this document, you acknowledge that you have read, understand and agree to the terms and conditions of our inspection agreement, including (but not limited to) the limitation of liability, arbitration clause and limitations period. The agreement is required to be in place for EO insurance coverage.

DO NOT UTILIZE THIS INFORMATION IF YOU HAVE NOT READ AGREE AND SIGNED THE INSPECTION AGREEMENT

- Exterior -

WINDOW CONDITION

s-12: The master window frame is not secured to the glass. For safety concerns, repair by a licensed glazing contractor is recommended.

Master Bedroom

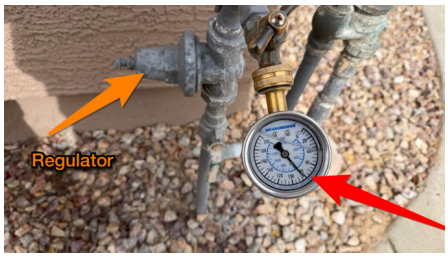
PATIO

s-19: The patio cover roof has excessive debris that will hinder drainage. Ongoing cleaning will be needed.

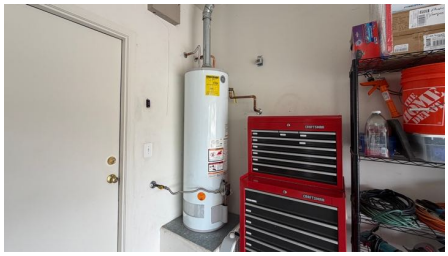
- Plumbing -

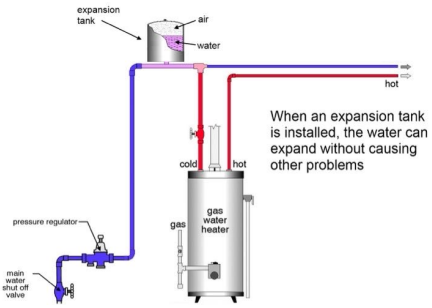
INTERIOR SUPPLY / DISTRIBUTION PIPING

s-30: Water pressure is over 80 psi. Approximately 82 psi. This condition will stress plumbing components rated at 80 psi. To reduce the risk of plumbing rupture, regulator adjust or replacement by a licensed plumbing contractor is recommended.



s-31: The incoming water pressure regulator creates a closed system which requires an expansion tank. An expansion tank will give the water somewhere to go when it expands. Installation by a licensed plumbing contractor is recommended.



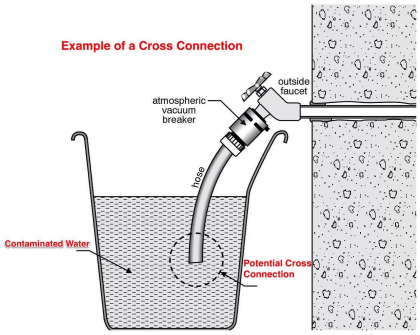


TUBS/SHOWERS

s-35: The guest bathroom tub spout drips water toward the wall. Repair is recommended to prevent water entry into the wall cavity.

CROSS CONNECTIONS*

s-42: The exterior hose bibs do not have back flow prevention (vacuum breaker) devices are not installed. Back flow prevention device installation is recommended to prevent cross contamination in the event of main pressure loss.



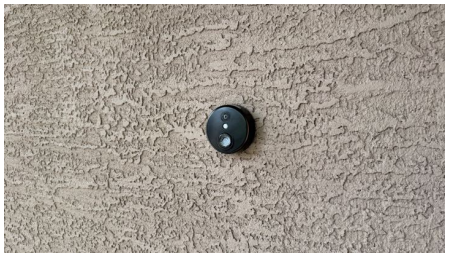
WATER HEATING EQUIPMENT & OPERATING CONTROLS

s-46: The emergency catch pan drain is not installed. While not required during original construction. Pan installation would be prudent.

- Electrical -

***DOORBELL**

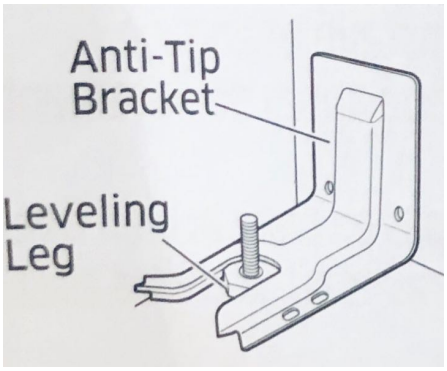
s-57: There is a SKYBELL doorbell installed. There is not a functional in house doorbell. Transfer of ownership - Factory reset ability is beyond the scope of this inspection.



- Fixed Appliances -

RANGE

s-63: The range is not equipped with an anti-tip device, which would prevent the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature, particularly if small children occupy the residence. Installation by a qualified contractor is recommended.



- HVAC Combined -

GENERAL RECOMMENDATION

s-67: The HVAC system is not original. Compatibility with existing components such as distribution ducts is beyond the scope of this inspection.

- Documentation request from the sellers would be prudent to verify professional work and identify the responsible contractor.
- Repair and service history request from the sellers is recommended. Evaluation, service and repair as needed by a licensed HVAC contractor is recommended if adequate evidence if recent seasonal service has not been completed.

- Interiors -

WALLS

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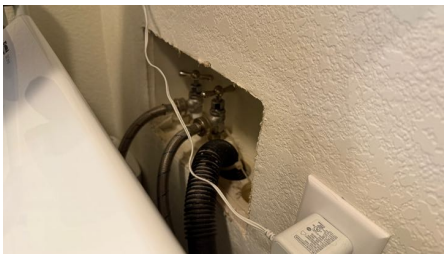

GARAGE

s-80: The garage ceiling and walls have typical cracks commonly found in unconditioned spaces.

COUNTERS, CABINETRY

s-81: The kitchen sink cabinet floor has been replaced. Typically due to moisture damage. The areas below and behind cabinets are not visible. Disclosure request and additional evaluation by a licensed contractor is recommended.

CO ALARMS

s-87: There are not dedicated carbon monoxide (CO) alarms. For enhanced safety, a professional CO alarm evaluation and installation by a qualified contractor is recommended.