



RESA REPORT



Property

**26247 North Paso Trail
Scottsdale, AZ 85255**

Prepared For

Bob Olson

***Prepared by: Bret Hunting.
RESA Job #: 10902-5790 - OLSON
Inspection Date: February 27, 2009***



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INFORMATION

CLIENT & SITE INFORMATION:

RESA FILE #: 10902-5790 - OLSON.

TYPE OF REPORT: INSPECTION REPORT.

DATE OF INSPECTION: February 27, 2009.

TIME OF INSPECTION: 09:00 AM.

CLIENT NAME: Bob Olson

INSPECTION SITE: 26247 North Paso Trail.

**INSPECTION SITE CITY/
STATE/ZIP:** Scottsdale, AZ 85255.

INSPECTOR(S): Bret Hunting.

CLIMATIC CONDITIONS:

WEATHER: Clear, Warm.

SOIL CONDITIONS: Dry.

**APPROXIMATE OUTSIDE
TEMPERATURE:** 70 Degrees.

**UTILITY SERVICES:**

UTILITIES STATUS: Power was on at the time of the inspection.**OTHER INFORMATION:**

STRUCTURE OCCUPIED? No.**CLIENT PRESENT:** Yes.**PEOPLE PRESENT:** Purchaser, Selling agent, Home Inspector.**PURPOSE FOR THE INSPECTION**

AREAS TO INSPECT: Whole House Water Incursion limited to the scope of this report.**PURPOSE:** Inspect all visible areas of the home for visible water damage or visible microbial growth.**HISTORY:** Past leak/flood in upper guest bedroom and down into the basement, according to the buyers agent.**INTRODUCTION TO REPORT**

PLEASE READ CAREFULLY.

The following report is limited in scope and provided for the benefit of RESA's client. The report or written guideline(s)/recommendation(s) is limited to the area(s) sampled or visually inspected by RESA (or its qualified representative).

The purpose of the report is to provide a summary of the visual inspection and, where requested/ authorized, a summary of the results derived from air/surface sample(s) taken from areas suspected of having mold inside the property. The sample(s) are analyzed by an AIHA certified lab in order to determine the presence and type of mold spores on or within the test area(s) ONLY. The raw data is included with this report.

NOTE: INFORMATION ON THE LOCATION AND HISTORY OF THE SUSPECT AREAS DEPENDS GREATLY ON THE DISCLOSURE FROM THE PROPERTY OWNER/OCCUPANT OR OTHERS, RESA IS NOT LIABLE FOR THE RESULTS, GUIDELINES OR RECOMMENDATIONS BASED ON INACCURATE INFORMATION PROVIDED TO US.

This report is a summary of the observed (and analytical) findings, however it is not exhaustive and is limited to the requested areas. The summary, opinions, guidelines or recommendations made within this report take precedence over all verbal statements made at the time of the survey or any subsequent consultation. In areas where the data is inconclusive, the summary may be based on reasonable opinion relying on industry experience. Additional sampling at additional cost is recommended in such cases. In the event of a disagreement with the findings of this report, additional sampling at additional cost is recommended. In the event that contradictory data results from the samples taken, additional sampling at additional cost is recommended.



EXTERIOR

The purpose of an exterior inspection is to identify places in the building envelope where water could potentially enter the home. Because mold problems depend on water incursion, the exterior inspection is limited to those locations that may increase the potential for leakage.

GRADING:

Slope

Elevation of soil at the exterior is higher than the floor elevation at the interior north garage wall. All areas tested dry, but the potential is present for rainwater leakage in the future. Monitor interior areas as a precaution or consult with a qualified landscaper for options.



EXTERIOR WALL SURFACES:

Type & Predominant Materials:

Wood framing, with stucco surfacing.

Areas of Deterioration:

Noted minor to moderate paint peeling is several locations around the property, but no visible signs of water incursion.

Penetrations:

Noted some large gaps in the stucco around the main electrical service panel, around the west a/c compressor lines and at each of the exterior hose faucet lines. Suggest having areas sealed to inhibit possible rain water incursion. No visible signs of mold like growth at this time.





EXTERIOR WINDOWS:

Overall Condition: Good at the exterior.

EXTERIOR DOORS:

Condition: Good condition.

GUTTERS / DOWNSPOUTS:

Condition(s): Limited view from the ground only.

PORCH/PATIO CEILINGS:

Condition(s): Observed moderate water staining and water damage at the drywall on the rear patio ceiling, but no visible signs of mold like growth at this time. Suggest having roof checked and repaired if needed.



EXTERIOR UTILITY CLOSET(S):

Condition(s): No visible signs of water damage or mold like growth at this time.



GARAGE:

Condition(s):

Observed a few water stains at the garage ceiling, but no visible signs of mold like growth. Also observed water staining along the east garage wall below the fire sprinkler control box with some suspect mold like growth.

The visually effect area appears to be under 10 square feet in size. According to the New York City Guidelines, areas of surface mold under 10 square feet can likely be corrected by a general contractor following basic industry standards.



ATTIC AREA:

**EVIDENCE OF MOISTURE
INCURSION:**

No attic access observed, flat and vaulted roofs.

WATER HEATER

Condition(s):



Observed signs of past leaks from unit and water damage and staining on the base boards around the unit. There is a small area of suspect mold like growth on the base board directly behind the water heater, but the visibly effected area appears to be under 10 square feet and could likely be corrected by a general contractor following basic industry standards.



AIR HANDLER

Condition(s):

I could not view below the units at this time based on their design, however, I did not observe any visible signs of leaks, water damage or mold like growth at this time. I did note that the condensate drain line at the exterior west wall of the home is broken and should be replaced.





WATER SOFTENER

Condition(s): No current leaks observed.

OTHER EXTERIOR FEATURES:

OTHER: The front hose faucet is dripping and I observed signs of past stucco repairs at the rear S/W hose faucet. No visible signs of mold like growth currently observed.



INSPECTION REPORT

The inspection is limited to accessible areas only. For Mold Inspections: Since mold can only be seen when colonized, this inspection is focused on finding visible colonies as well as water damage that may result in colony growth. The absence of visible mold growth does not guarantee the absence of a mold problem. Mold can and often will hide in secluded, inaccessible areas.

MAIN INSPECTION AREA 1

AREA: General Interior Rooms.

FINDINGS: No visible signs of water staining, water damage or mold like growth currently observed.

ADDITIONAL COMMENTS: The interior of the home appears to be recently painted and carpeted. This may be limiting my view of previously visible water stains in the home. Suggest asking the seller for any history of possible past leaks or floods.



Room(s) Adjacent To The Above Main Area 1:

AREA: Upper N/W Bedroom and Basement Room.

FINDINGS: Observed water staining and water damage along the bottom of the cabinets in the basement room, but no visible signs of mold like growth at this time. No visible signs of water staining, water damage or mold like growth observed in the upper bedroom.



APPARENT CAUSE: Past leak/flood into the basement.

ACCORDING TO: Buyers agent.

RECOMMENDATIONS: Recommend obtaining any/all records associated with the repairs and remediation conducted in the upper guest bedroom and basement for future reference.

MAIN INSPECTION AREA 2

AREA: General Interior Bathrooms.

FINDINGS: Observed minor water stains under most of the bathroom sinks and signs of past leaks from the water supply valves at the master bathroom bidet. No visible signs of mold like growth currently observed.

APPARENT CAUSE: Common/typical leaks due to age and use wear.

ACCORDING TO: Suspected cause.

RECOMMENDATIONS: Suggest monitoring all plumbing fixtures in the home for possible leaks and having repairs made if/when needed as normal maintenance.



MAIN INSPECTION AREA 3

AREA: Kitchen.

FINDINGS: Noted minor water staining and water damage on the shelf below the kitchen sink, but no visible signs of mold like growth at this time. Also noted an open drain line connection below the kitchen sink and at the garbage disposal due to the missing dishwashers.

MAIN INSPECTION AREA 4

AREA: Laundry Room.

FINDINGS: No visible signs of water damage or mold like growth currently observed.