

Confidential Inspection Report



NOLAN
ENTERPRISE
SOLUTIONS



123 Main St., Your City, FL 12345
Inspection prepared for: Ted Sample
Date of Inspection: 5/5/2021 Time: 10:00 AM
Age of Home: 1959 Size: 1308

Inspector: Jaime Nolan
HI8017

12114 Fieldstone Ln, Bayonet Point, FL 34667

Phone: (407)876-3724

Email: nolaninspectors@gmail.com

www.NolanEnterpriseSolutions.com

INTRODUCTION: We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire inspection report. After you have reviewed your report, feel free to call with any questions you may have. Remember, we are still available to you throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. Recommendations for safety upgrades will always be made, particularly when recent remodels are made without bringing necessary items up to code. This report primarily identifies specific, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

REPORT LIMITATIONS: This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, radon, mold and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ABOUT RATINGS: This report uses a check box style ratings system with narratives to describe the conditions that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK - "Appears Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed

with this system or component. Some serviceable items may show normal wear and tear. Other conditions may be noted in the body of the report.

MM - "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR - "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Report Summary

On this page you will find any notable concerns of the inspection, as they relate to Safety, Function and Habitability of the home. This could include deferred maintenance and minor items that should receive eventual attention. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or has been extended in part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

You will find any **CRITICAL** notes in **RED**, per the opinion of the inspector(s). Examples would be bare electrical wires or other fire hazards, or active plumbing and roof leaks. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety. **Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. Please call our office for any clarifications or further questions. Here is a list of defects that may need further evaluation or repair by appropriately Licensed Contractors:

Grounds		
Page 10	Landscaping	<ul style="list-style-type: none"> • Minor maintenance needed. Trim trees away from the home - Particularly at the left side of the home.
Exterior and Foundation		
Page 11	Exterior Materials and Condition	<ul style="list-style-type: none"> • Damaged areas of siding are seen at the left rear corner of the home. Have a qualified stucco contractor make further specialized evaluation and minor repair as needed, preferably prior to the rainy season. Some tree removal may be needed. • The exterior paint is just beginning to get a bit chalky/faded. This is a first indication that the paint is beginning to lose its waterproofing capabilities. Consider thinking about re-painting the home exterior in the not too distant future. Definitely try to do it within the next couple of years. • Minor cracks are noted various areas around the home. None of the cracks appear significant. Any minor settlement or expansion cracks can be filled with a good grade of exterior rated caulk and a wet sponge used for clean-up. Where cracks are wider, they should be re-pointed with masonry.
Page 13	Electrical Outlets	<ul style="list-style-type: none"> • GFCI is not operational at the right side of the home. • Have a qualified handyman make further specialized evaluation and minor repairs as needed.
Pool/Spa and Equipment		
Page 15	Pool Light	<ul style="list-style-type: none"> • Water in the pool light housing suggests replacement is needed. • The pool GFCI was not located. The pool light should be GFCI protected for safety.
Page 16	Pressure	<ul style="list-style-type: none"> • A slightly higher than normal pressure indicates the need for filter cartridge cleaning or replacement soon.
Page 16	Chlorinator	<ul style="list-style-type: none"> • Chlorine generator cell was not operating. Chemicals may be added manually.

Plumbing System		
Page 22	Exterior Hose Faucets	<ul style="list-style-type: none"> No backflow preventer(s) installed - particularly various areas around the home. Backflow preventers are an inexpensive safety device designed to eliminate the possibility of accidental siphoning of garden hose water back into the domestic water supply. They are available at most hardware or home center stores for about \$6-10.00 and simply screw onto the faucet ahead of the garden hose
Page 23	Water Heater Condition	<ul style="list-style-type: none"> Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location.
Electrical System		
Page 27	Electrical Outlets	<ul style="list-style-type: none"> GFCI was Inoperable in the guest master suite bathroom, and the laundry room. Have a qualified electrician make minor repairs as needed. These types of upgrades are typically made when remodeling takes place.
Garage/Carport		
Page 29	Garage Walls	<ul style="list-style-type: none"> Stored items prevent viewing some areas.
Page 29	Electrical Outlets	<ul style="list-style-type: none"> Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms and kitchen outlets. Have a qualified electrician make further specialized evaluation and repairs as needed. While this was not required when the home was built, these types of upgrades are typically made when remodeling or subsequent installation takes place.
Page 30	Floor	<ul style="list-style-type: none"> Floor is not fully visible, due to stored items.
Roof System		
Page 33	Roof Structure	<ul style="list-style-type: none"> Past wood eating insect activity is suspected. A licensed pest control contractor should be called to make further evaluation as needed. An inquiry should be made regarding any past treatments or bonds on the property.
Page 35	Attic Wiring	<ul style="list-style-type: none"> Open junction boxes are noted about over the garage and kitchen area. Open junction boxes should simply be covered.
Heating and Air Conditioning System		
Page 37	Capacity / Approx. Age - Heater	<ul style="list-style-type: none"> 42,000 BTUH with a 5 KW (5,000 watts) supplemental heat strip.
Page 37	General Operation and Cabinet	<ul style="list-style-type: none"> Note: It was too warm to accurately check the heater. However, on a heat pump, as long as the reversing valve continues to work properly, the heater will work equally as well as the air conditioner since the heater is simply the air conditioner operating in reverse. Note: The HVAC system appears to be a bit oversized for the size of the home. This may lead to slightly inefficient operation of the heater in the winter time. Additional ductwork may be able to be installed to accommodate for the over sizing and improve air distribution.
Page 37	Coil / Blower Fan	<ul style="list-style-type: none"> Fan/Coil is a bit dirty. A regular maintenance type cleaning is recommended. This may help improve airflow along with ductwork improvements. The evaporator coil shows signs of accelerated aging, possibly due to excess heat and humidity from lack of adequate attic ventilation infiltrating the HVAC system.
Page 38	Flues, Vents, Plenum	<ul style="list-style-type: none"> Some sections of ductwork are not properly joined -particularly at the return.
Page 38	Air Filters	<ul style="list-style-type: none"> The filter is in need of cleaning or replacement. The filters were replaced by the inspector(s) prior to running the HVAC test.
Page 39	Fuel Source - Air Conditioner #1	<ul style="list-style-type: none"> No internal terminal protector is present. One is recommended for safety as needed. The cover should not typically need to be opened given the knife switch on the side.
Page 40	Age and Capacity of Air Conditioner #1	<ul style="list-style-type: none"> 3.5 Tons.

Page 41	System Condition	<ul style="list-style-type: none"> While all of the measurements fell within expected parameters, the system may be dirty and in need of servicing. Restricted air flow caused by a dirty evaporator coil, blower fan, and/or filter can have enough time to cool down effectively, however not efficiently. Excess strain is being put on a system with these conditions. Proper maintenance is key to a long economic service life. Excess condensation is typically a sign of low refrigerant. An adequate temperature differential was noted suggesting another cause for this. This can be investigated further when the system is next serviced. Note: Air conditioner sizing is typically proper when 1 ton of air conditioning is provided for about each 600 square feet of living area. Allowances should be made for ceiling insulation in excess of R-30. Other energy upgrades, such as insulated/Low-E windows and radiant barrier, as well as the stacking effect of a two story home can help reduce the required tonnage, however it appears as if the HVAC system(s) is oversized for the size of the home given the spray foam insulation and upgraded windows, and may have a difficult time cooling down the home efficiently. This may likely be contributing to the accelerated wear of the system. Additional ductwork and improved air distribution may be a possible solution to accommodate for the oversizing.
Page 41	Condensate Line	<ul style="list-style-type: none"> Condensate line installed. Just a cleaning is recommended
Page 42	Normal Controls	<ul style="list-style-type: none"> The thermostat never seemed to reach the target temperature and the system never shut off over the course of the inspection. This may be in part due to the lack of proper return/supply ductwork throughout the attic space and/or slight oversizing of the HVAC system(s). The system(s) may eventually bring the home to the desired temperature, however not at optimum efficiency. Elevated moisture levels are likely to be present as a result. Have a licensed HVAC service technician make further specialized evaluation and system design improvements as needed.
Page 43	Ductwork / Air Supply	<ul style="list-style-type: none"> Ductwork is loose or disconnected - particularly over the garage. This may have been an attempt to remove heat from the attic space in lieu of proper return/supply ductwork. Note: No return/supply ductwork is installed in the sealed attic space. This may be contributing to elevated moisture levels in the home at certain times of the year and accelerated wear of the HVAC system evaporator coil. The coil looks to have been replaced only two years after installation. Return/supply ductwork should simply be installed to circulate the attic air as this is intended to be conditioned space. A licensed mechanical contractor should be called to make further analysis of the ductwork system. Given the oversizing of the system, it may even be possible to condition the garage to improve balancing and efficiency of the system.
Kitchen- Appliances		
Page 45	Refrigerator	<ul style="list-style-type: none"> Electric - The Refrigerator temperature is about 44 degrees and the freezer is about 10 degrees. The coldest settings of -5 and 35 are set, however for the freezer and refrigerator respectively. Refrigerator shows signs of past leakage. Make an inquiry regarding operation. It looks as though the refrigerator in the laundry is being used instead. The ice dispenser is not working. Water dispenser operated briefly, however water may be shut off behind the refrigerator. Loose handles suggest the refrigerator has been pulled out/moved in the past. Make an inquiry with the seller regarding the refrigerator. The need for a new filter may also be preventing the water dispensing functions from operating as intended.
Page 46	Ice Maker	<ul style="list-style-type: none"> Ice maker did not dispense. Make inquiry with the seller about the operation of this unit.
Laundry Area		
Page 47	Hose Bibs / Hookups/Sink Faucets	<ul style="list-style-type: none"> We recommend upgrading hoses to steel braided type.
Page 48	Clothes Washer	<ul style="list-style-type: none"> Appears serviceable/within useful life. Appears more than 10 years old. Washer is an older model. Appliance is nearing the end of its useful life. Washer is located at an interior area and is not provided with an emergency overflow pan. These pans with their drain lines act to prevent damage to flooring and furnishings, should the unit begin leaking. They are a good idea however, and should be installed at the time of washer replacement, provided an exterior wall through which the drain line can flow by gravity is located conveniently nearby.

Page 48	Clothes Dryer	<ul style="list-style-type: none"> • Dryer was not operated at the time of inspection. • Appliance is an older model. Unit is nearing the end of its useful life. • A licensed appliance repair technician should be called to make further evaluation as needed. Repair or replacement is needed. <p>The circuit breaker for the dryer is turned off. Seller most likely is aware of this condition.</p>
Master Bathroom		
Page 49	Sink and Cabinetry	<ul style="list-style-type: none"> • The following problems were noted at the drain: Drainage is a bit slower than normal. A drain snake or liquid plumbing agent may be all that is needed. • Flexible pipes are not recommended for use as water can be trapped in the ridges of the pipe, which can cause bacteria/mildew growth over time. Waste lines should have a smooth interior surface. Minor corrections are recommended.
Page 49	Bath Ventilation	<ul style="list-style-type: none"> • The exhaust vent seems to terminate up in the attic. It is recommended these vents terminate to the exterior to help remove moisture.
Guest Master Suite Bathroom		
Page 50	Bath Ventilation	<ul style="list-style-type: none"> • The exhaust vent seems to terminate up in the attic. It is recommended these vents terminate to the exterior to help remove moisture.
Interior Rooms		
Page 50	Main Entry Door	<ul style="list-style-type: none"> • Door Bell is not operational.
Page 51	Overall Interior Door Condition	<ul style="list-style-type: none"> • Some missing door stops were noted. Simply replace as needed to prevent damage to walls - particularly in the laundry room. Note: A hinge door stop is needed to allow refrigerator to still roll out.
Page 51	Windows	<ul style="list-style-type: none"> • Seal failure was noted at several glass insulated glass units - particularly in the family room, the master suite, the guest master suite, the dinette area. While is is mostly a cosmetic condition, replacement of the window sashes is the only cure.
Page 52	Floors	<ul style="list-style-type: none"> • Minor damage/deterioration is noted - particularly in the guest master suite.
Page 53	Closets	<ul style="list-style-type: none"> • Missing bottom track guides were noted - particularly in various areas throughout the home.
Seawalls and Dockage		
Page 55	Dock Condition	<ul style="list-style-type: none"> • In need of some repairs before use. Cracked pylons for the boat lift should be repaired/replaced. • Some wood decking boards are weak and should be replaced soon.
Page 56	Davits/Boat Lift	<ul style="list-style-type: none"> • Operational problems noted with the davit lift. • Insulation for the bunks is deteriorated. Minor replacement needed.

Inspection Details

Attendance

People Present: Purchaser(s) • Buyer's Agent

Occupancy

Occupancy: Semi-occupied

Home Type

Type: Single family home

Utilities Status

Utilities: All utilities were on at the time of inspection.

Water Supply

Materials: Public water supply

Sewage Disposal

Materials: Public wastewater system

Main Entry Faces

Main Entry Faces: East

Payment Information

Inspection Fee: Inspection fee of \$745.00

Weather Conditions

Weather: Mostly clear skies, the kind Central Florida is famous for. 85-90 degrees F.

Soil Conditions

Materials: Lots of sun is keeping the soil dry. Irrigation currently runs daily.

Grounds

This inspection is not intended to evaluate or include any geological conditions or site stability information, including the presence of sink holes. 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 can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot always determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Driveway

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Driveway Type: Brick Pavers
- Appears serviceable.



View of driveway

Walks

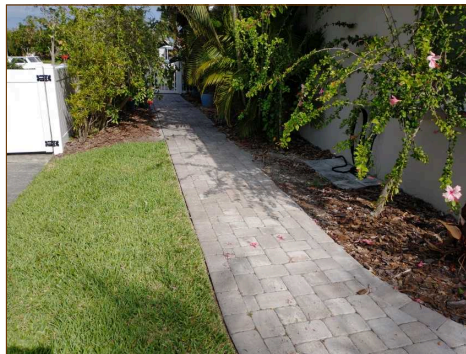
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

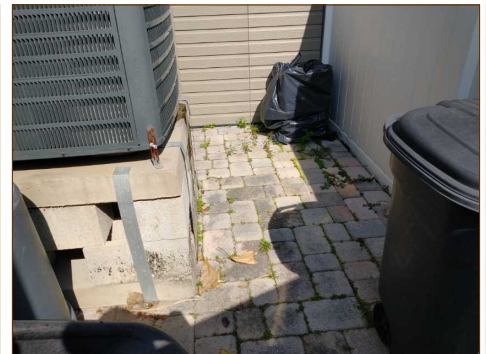
- No public walk
- Service walk: Brick Pavers
- Walkways appear serviceable.
- Minor weeding looks to be needed. Weeds can spread pavers apart over time.



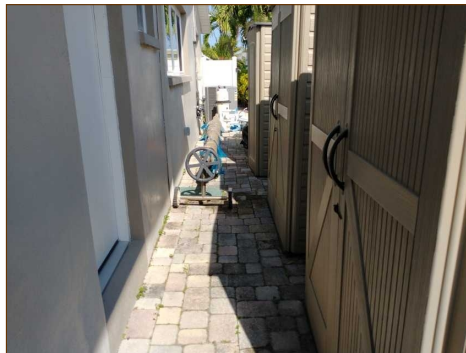
View of service walk



View of service walk



Remove weeds



Remove weeds

Exterior Steps / Stoops

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appear serviceable.



View of step

Patio(s)

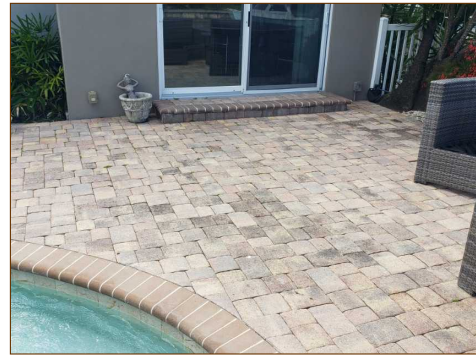
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Front Patio type: Brick Pavers.
- Rear Patio type: Brick Pavers - Part of pool area.
- Appears Serviceable



View of front patio



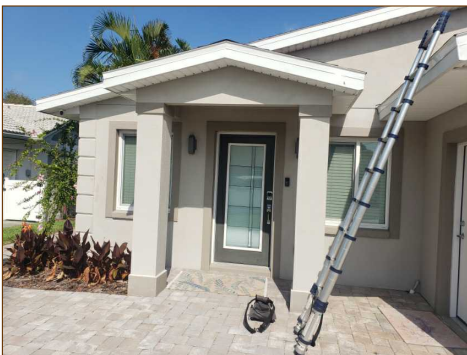
View of rear patio

Patio Structure(s)

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Front Patio Structure: Same as structure Open design
- Rear Patio Structure: Open design
- Appears serviceable.



View of front patio structure



View of rear patio area

Patio Cover / Roof

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Open Design.
- Same as main roof. See Roofing page.
- Appears serviceable at this time.



View of front patio ceiling

Fences and Gates

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Type: **PVC** Plastic Fence
 - Appears serviceable

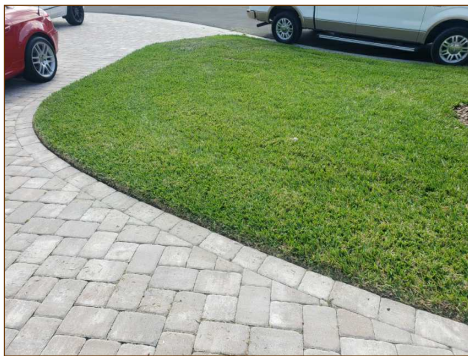


PVC Plastic Fence

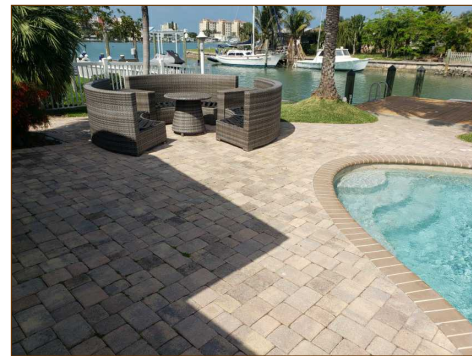
Site

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Flat site.
 - Gentle slope toward the street and toward the intercoastal
 - Grade at foundation appears serviceable.



Grade at foundation appears serviceable.



Grade at foundation appears serviceable.

Landscaping

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Maintained overall.
 - **Minor maintenance needed.** Trim trees away from the home - Particularly at the left side of the home.



Trim bushes away from home

Exterior and Foundation

All structures are dependent on the soil beneath them for support, but soils are not all uniform. Some that appear to be firm and solid can become unstable during an influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If more serious cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All grading should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the sub-flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be evaluated and are not a part of this inspection. We will certainly point out any suspicious cracks that 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 that often have a broader range of specialized tools. We also routinely recommend that an inquiry be made with the seller about knowledge of any prior foundation or structural repairs. This section also describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Exterior Materials and Condition

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The walls of the home are constructed with stucco over concrete block, with no signs of significant structural settlement. Small cracks in the stucco will sometimes appear as a house ages. These cracks are not structural in nature and are a result of shrinkage or settlement. They should be sealed with caulk however, to prevent any future water penetration.
- The exterior paint is beginning to get a bit faded in some areas. This is a first indication that the paint is beginning to lose its waterproofing capabilities. Consider thinking about re-painting the home exterior in the not too distant future. Definitely try to do it before next summer.
- **Damaged areas of siding are seen at the left rear corner of the home. Have a qualified stucco contractor make further specialized evaluation and minor repair as needed, preferably prior to the rainy season. Some tree removal may be needed.**
- The exterior paint is just beginning to get a bit chalky/faded. This is a first indication that the paint is beginning to lose its waterproofing capabilities. Consider thinking about re-painting the home exterior in the not too distant future. Definitely try to do it within the next couple of years.
- Minor cracks are noted various areas around the home. None of the cracks appear significant. Any minor settlement or expansion cracks can be filled with a good grade of exterior rated caulk and a wet sponge used for clean-up. Where cracks are wider, they should be re-pointed with masonry.



Typical cracks

Continuation of stucco damage



No elevated levels of moisture detected

No elevated levels of moisture detected

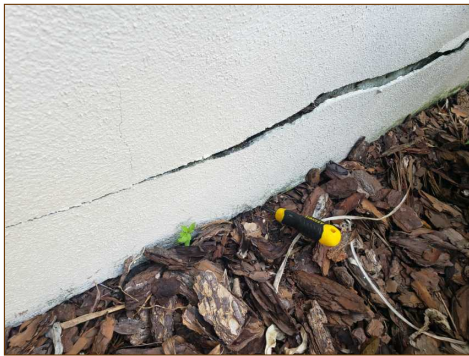
Areas of faded paint



Typical crack(s)

Typical crack(s)

A bit more than typical cracked stucco. It's loose.



Loose stucco

Loose stucco

Flashing and Trim

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Wood materials
 - Metal materials
 - Vinyl materials
 - Appears serviceable overall.

Electrical Outlets

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Most outdoor electrical outlets are operational with a weatherproof cover and are **GFCI** protected.
- **GFCI is not operational at the right side of the home.**
- Have a qualified handyman make further specialized evaluation and minor repairs as needed.



No GFCI protection



Perspective view



Outdoor outlets are operational and GFCI protected.

Foundation Materials and Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Poured in place slab concrete, 8 inches or more thick.

Recent Movement

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is no evidence of any recent movement.

Pool/Spa and Equipment

General Comments

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• Homeowners are often surprised to find that it can be dangerous to drain a pool. The reason is due to the high ground water level, which could be only a few feet below the surface of the land. If a pool were drained, it could very likely become a boat, rising up to float on the ground water. That could cause major damage to both the pool and the house. The proper way to drain a pool in such areas is to install a well-point and use a supplementary pump to take the water out of the ground prior to draining the pool, and during the drained time interval. Only upon re-filling of the pool could the supplementary pump be turned off. Draining a pool for any reason other than major cleaning or repairs is not recommended in areas with high water table.



View of pool

Pool Surface

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Aggregate surface (Diamond-Brite, Sunstone, Krystal Krete, Pebble Tec, etc.)



View of surface

Surface Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good overall condition.
- Cosmetic staining noted, possibly as a result of improper curing or sun exposure during or soon after installation. Simply monitor these areas for any changes in condition in the future. Proper chemical balancing is key to longevity of the pool surface.



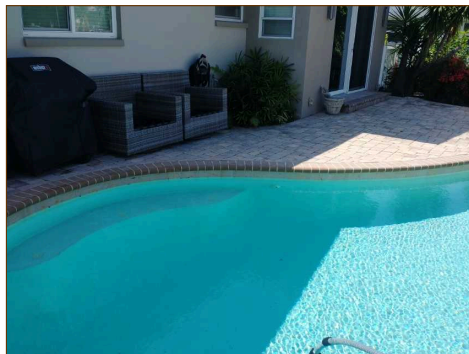
Minor staining noted

Pool Coping

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good overall.



View of coping

Skimmer Basket

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good.



Skimmer basket in place, in good condition.

Pool Light

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Water in the pool light housing suggests replacement is needed.
- The pool GFCI was not located. The pool light should be GFCI protected for safety.



Water in pool light housing

Pump and Motor

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- US Motors
- 2.25 HP motor.



Pump and motor



Data label

Evidence of Water Leakage

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

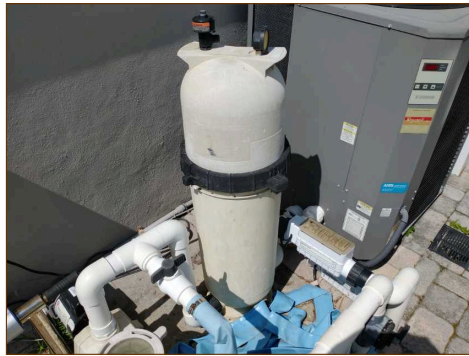
- None noted.

Hair/Lint Filter

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Cartridge
- Good- no significant air bubbles noted.



Cartridge filter

Pressure

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- A slightly higher than normal pressure indicates the need for filter cartridge cleaning or replacement soon.



Gauge reads about 22 psi.

Chlorinator

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Chlorine generator cell was not operating. Chemicals may be added manually.



Chlorine generator



No indications illuminated on chlorine generator cell



Chlorine generator cell

Visible Plumbing

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good.



Visible plumbing in good condition

Heater(s)

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric Heat Pump- Good overall condition.
- System operated properly at the time of inspection



Heat Pump Heater



Video

Heater operated



Initial temperature



Heater operated



Heater shut back off

Subpanels

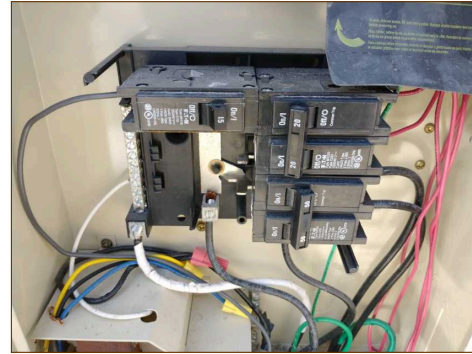
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable. No significant problems or concerns were observed.
- Ground OK
- Sizing OK
- Contains 1 120 volt circuit(s) and 2 240 volt circuit(s).



Sub panel



View of panel

Timers

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Timer is serviceable



Timer

Pool Decking

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Brick pavers



View of pool decking

Child Protection Fencing

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Good.
 • No child fence is provided from the home to the pool, however all gates around the property are self latching. New codes recommend a second means of protection for the pool in the form of a pool alarm or fencing around the pool itself.

Pool Enclosure

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Enclosure appears serviceable. The fence gates are self-closing.

Spa Surface

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Fiberglass- Good overall condition.



View of surface

Spa/Hot Tub Operation

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No problems observed during limited test run of equipment.
 • Indicator light on the flow through heater operated, signaling proper operation.
 • All controls operated properly.
 • Air blower is operational.



Water is somewhat hot



Spa operated



Hot tub operated



Light operated

Plumbing System

Water quality or hazardous materials (lead) testing is available from local testing labs, and not a part of this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any antisiphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water

volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of 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 washers and diaphragms within various components. Waste and drainpipes pipe condition 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. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Shut Off

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

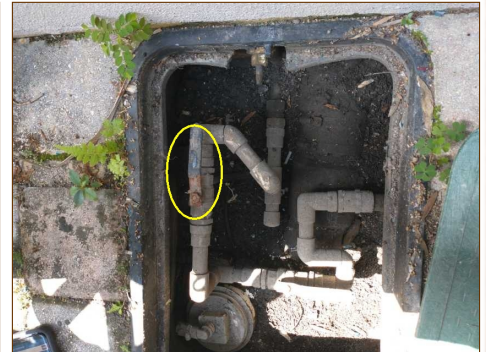
- The water meter was located at the right front corner of the lot.



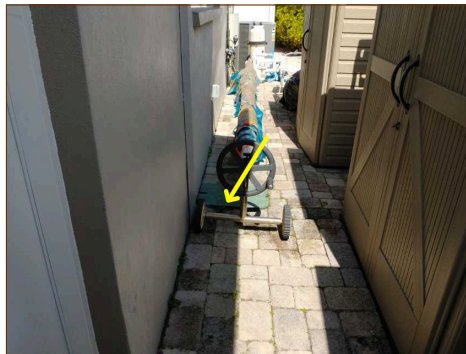
Water meter



Perspective view



Main shut off valve



Perspective view

Main Supply Line

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- CPVC Plastic
- Copper

Pressure

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water pressure was checked at an exterior hose bib.
- Water pressure was checked at an interior hose bib.
- Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Line Materials

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Combination of materials
- Copper
- Plastic - CPVC



Plastic - CPVC



Copper

Supply Line Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No visible signs of active leakage was noted.
- Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

Main Waste Line

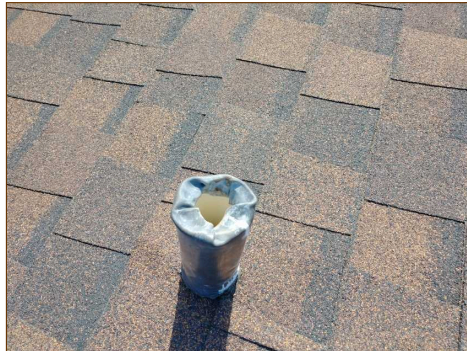
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Mostly Cast Iron
- Some PVC Plastic
- The main sewer clean out was located at the right side of the home.



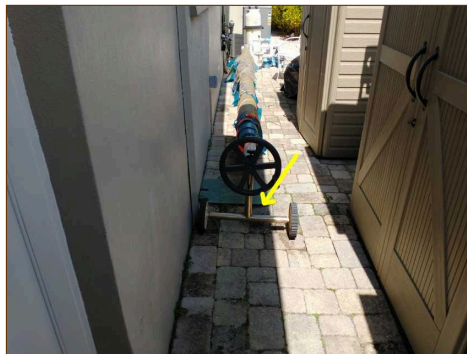
Cast iron waste lines



PVC waste lines



Main sewer cleanout



Perspective view

Waste Line Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appear serviceable
- Plumbing vents appear serviceable.

Exterior Hose Faucets

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

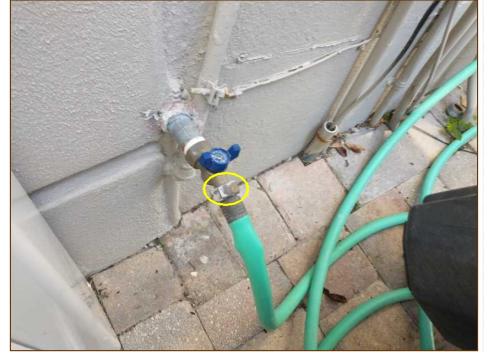
- Sample operated. No problems or concerns were observed.
- No backflow preventer(s) installed - particularly various areas around the home. Backflow preventers are an inexpensive safety device designed to eliminate the possibility of accidental siphoning of garden hose water back into the domestic water supply. They are available at most hardware or home center stores for about \$6-10.00 and simply screw onto the faucet ahead of the garden hose



No backflow preventer(s)



No backflow preventer(s)



No backflow preventer(s)

Water Heater Power Source

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.



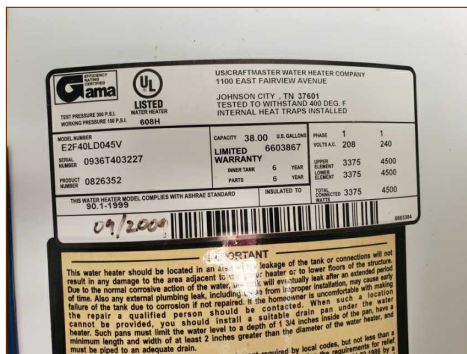
The electric service appears acceptable

Water Heater Information

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water heater is a 2009, Whirlpool. 38 Gallons
- There is a special demand hot water system installed which provides instant hot water. This unit appears functional.



Data label

Water Heater Location

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Garage



View of water heater

Water Heater Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No significant problems or concerns were observed.
- A water shutoff valve is installed
- Both electrical elements were accessed and tested for continuity. They were both found to be operational.
- **Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location.**



Extended TPR drain line as needed

Electrical System

We are not licensed electricians and in accordance with the 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, every electrical deficiency or recommended upgrade should be regarded as a latent defect that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. 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 additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Aluminum wiring, which can be used when in the proper manner, requires periodic inspection and maintenance by a licensed electrician. Operation of any automatic time clock motors is not verified. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. We also make notes on the general condition of switches, fixtures and outlets. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns

listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified or licensed electrician.

Service Type and Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Overhead
 - 120/240 Volt
 - Circuit breakers.
 - Overhead
 - 120/240 Volt
 - BRAND - Square D
 - Circuit breakers.
 - Appears serviceable.

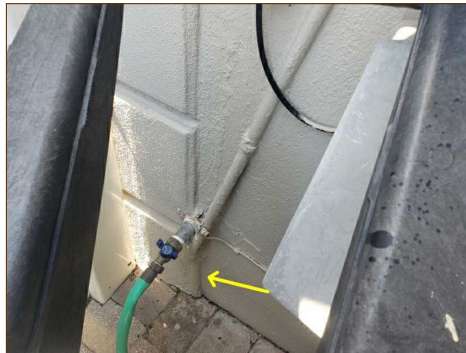


View of service

Grounding Equipment

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Grounded via connection to metallic water pipe.
 - Possibly also grounded via a rod in the ground below pavers.

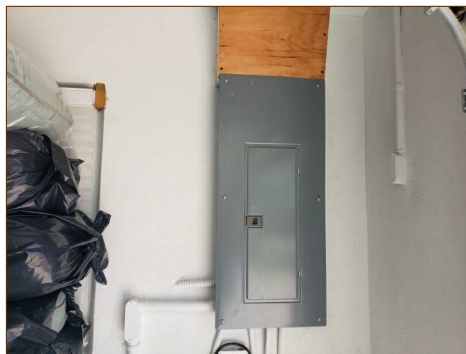


Grounded via rod

Main Panel Location

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Garage



View of panel

Main Circuit Rating

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• 200 amps

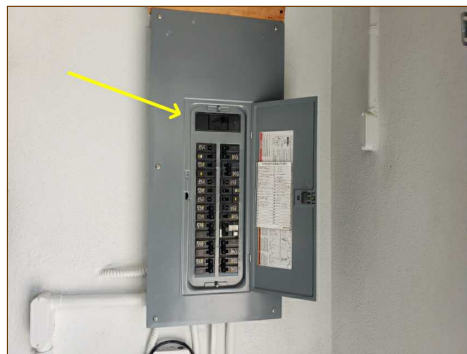


200 amp main service disconnect

Service Disconnect Switch

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Located at the top of main panel



Main service disconnect

Entrance Cables

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Copper
• Appears serviceable

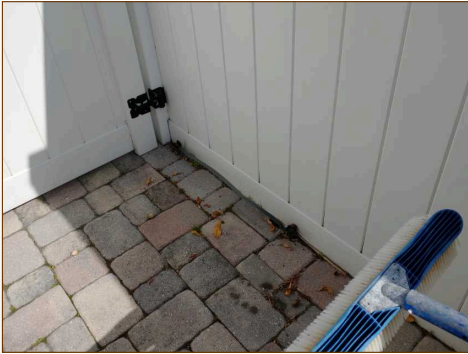


Copper entrance cables

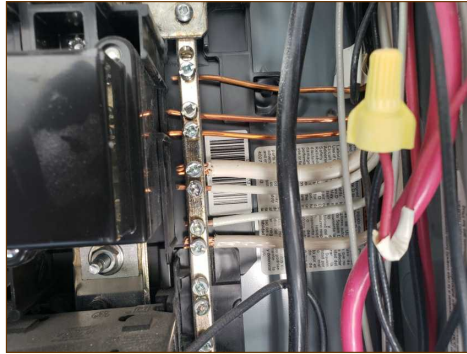
Branch Wiring

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Copper
• Appears serviceable.



Exposed wire splice, no power at time of inspection



Copper branch wiring



Copper branch wiring



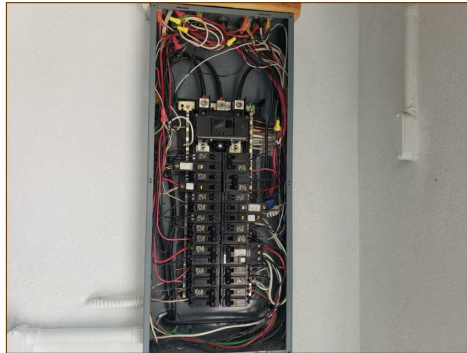
Copper branch wiring

Main Panel Observations

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable. No significant problems or concerns were observed.
- Circuit and wire sizing correct so far as visible.
- Grounding system is present.



View of panel with cover off

Number of 120 Volt Circuits

Materials: 17

Number of 240 Volt Circuits

Materials: 9

Switches and Fixtures

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlets

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.
- **GFCI was Inoperable in the guest master suite bathroom, and the laundry room. Have a qualified electrician make minor repairs as needed. These types of upgrades are typically made when remodeling takes place.**



Inoperable GFCI outlet in laundry



Perspective view



No GFCI protection in guest master suite bath

Garage/Carport

Garage/Carport Type

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Attached
- Two car

Roof/Cover

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Same as house.
- See house roof report.

Ceiling(s)

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable. No problems or concerns were noted



View of ceiling

Garage Door

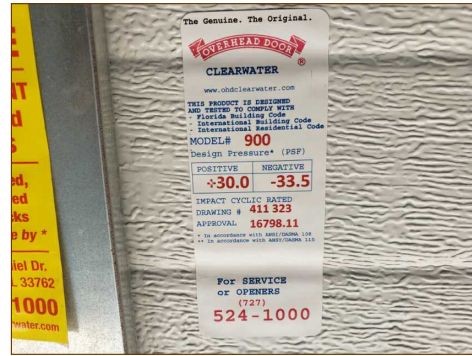
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Insulated Aluminum Garage Door, appears serviceable. No problems or concerns were noted.



Insulated Aluminum Garage Door



Wind rated to 30 psi

Door Operator

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The automatic door opener is operational
- Automatic reverse feature is operational.



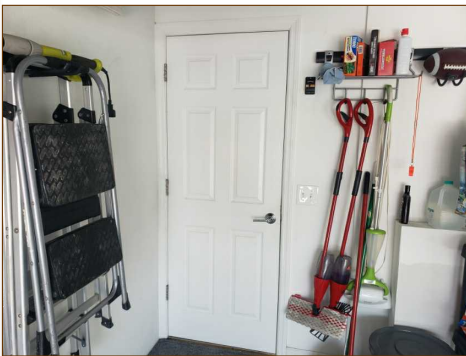
The automatic door opener is operational

Service Doors

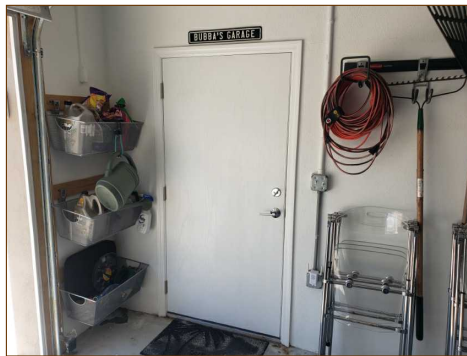
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

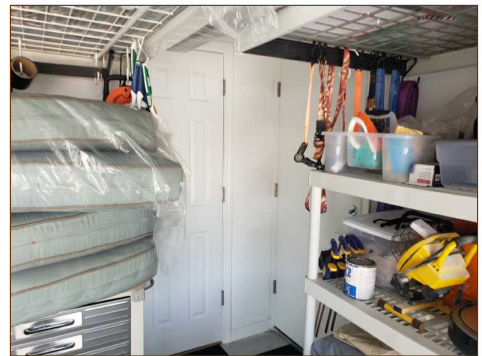
- Appears serviceable.
- Hardware was operational.
- There is a fire rated door separating the garage from the living areas of the house.



Fire rated door



View of service door



Service door and fire rated door

Windows

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

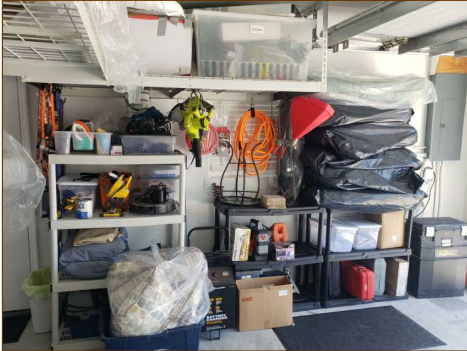
Observations:

- Clad-Metal/Vinyl
- Insulated glass
- Low-E glass
- Sliding

Garage Walls

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Exterior walls are Concrete Block and stucco
 - Interior wall(s) is/are Drywall.
 - General condition appears serviceable.
 - **Stored items prevent viewing some areas.**



Stored items



Stored items

Fire Wall

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the wall is finished.



View of firewall

Switches and Fixtures

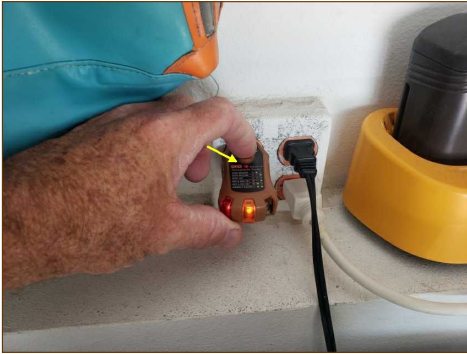
OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- A representative sample of switches were tested. switches and fixtures appear serviceable.

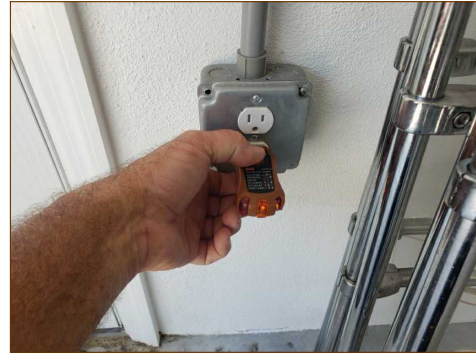
Electrical Outlets

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Observations:
- Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms and kitchen outlets. Have a qualified electrician make further specialized evaluation and repairs as needed. While this was not required when the home was built, these types of upgrades are typically made when remodeling or subsequent installation takes place.



No GFCI protection



No GFCI protection

Floor

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable - typical cracks noted.
- Floor is not fully visible, due to stored items.



View of floor



Typical crack(s)

Roof System

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. Certain roofs can become damaged if walked upon, and thus we may or may not traverse on such roof coverings - particularly tile and metal roofs. If we are unable or unwilling to do this for any reason, including steep pitch and weather conditions, we will indicate the method used to evaluate them. The best place to inspect any roof for leakage is from within the attic. Every roof will wear differently relative to its age, method of application, number of layers, quality of material, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring, with the c moisture detecting tools when the area in question is readily accessible. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We inspect 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. Naturally, 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. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. As with all areas of the house, we recommend that you examine the roof immediately prior to closing the deal. Note that walking on certain types of roofing voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by duct work, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof Style

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Intersecting Gables

Roof Access

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Method of Inspection:
 • Walked on roof.



Walked on roof



Walked on roof



Walked on roof



Walked on roof

Roof Covering

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

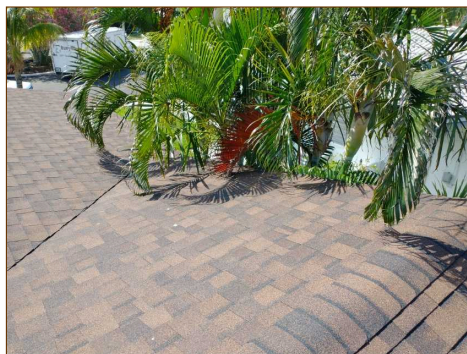
- Composition shingles - Multi-thickness/architectural design. Fiberglass composition roofing shingles generally have service lives of around 12-15 years in this area of the country. Heavy Duty/Multi-thickness shingles, as seen here, will often last 15-18 years before replacement is needed. When installed on dimensional lumber or 3/4" plywood, the life expectancy can often be extended. Early signs of aging include brittleness, minor curling and loss of mineral granules. Signs of advanced aging are severe curling, broken or split shingles and exposed felts. The useful life of a roof can be extended by having regular maintenance performed, patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life

Roof Covering Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable/within useful life



Trim trees

Roof Flashings

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Metal
- Appears serviceable, no problems or concerns were noted



View of flashings



View of flashings

Valleys

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.
- Satisfactory - The valleys appear to be in satisfactory condition.



View of valley(s)



View of valley(s)

Eaves, Soffits & Fascias

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Soffit and overhang materials are aluminum and vinyl.
- Note: Soffit areas have no venting for the attic. This roof is a sealed system.



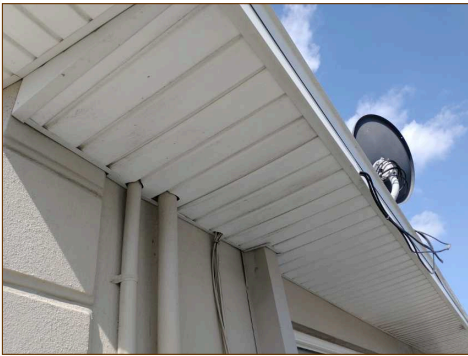
No soffit venting



Minor staining from past leak/flattened drip edge



No soffit venting



No soffit venting



Minor moisture staining, flattened drip edge



Minor moisture staining, flattened drip edge

Gutters and Downspouts

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- None
- Subsurface drains noted, but not tested as they do not lend themselves to a visual inspection.



Subsurface drain(s) noted

Attic Access and Observations

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Attic is full size.
- Accessible, though portions not inspected due to low clearance and ductwork.

Roof Structure

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.
- The roof decking material is not fully visible due to installed insulation, however looks to be dimensional lumber and likely some 1/2" plywood sheathing. Appears in serviceable condition overall when walked on roof.
- Note: Truss alterations/repairs appear to have been made when the addition was put on. No visible problems or concerns were noted.
- Past wood eating insect activity is suspected. A licensed pest control contractor should be called to make further evaluation as needed. An inquiry should be made regarding any past treatments or bonds on the property.



Truss framing, sheathing not visible



View of structure



Low clearance and ductwork



Limited view



Dimensional lumber sheathing, Some plywood likely



Past wood eating insect activity



Past wood eating insect activity



Past wood eating insect activity



Past wood eating insect activity



Past wood eating insect activity suspected

Insulation

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Icynene spray foam insulation.



Icynene type spray foam insulation

Depth and R-factor

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- About 4 inches thick for an R-value of R-38.



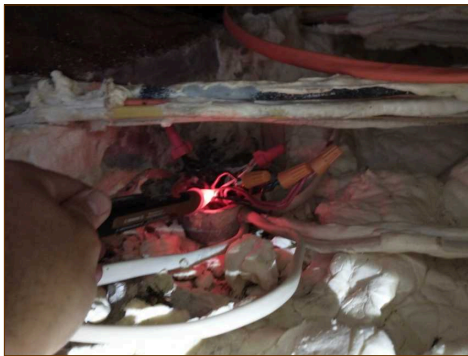
About 4 inches thick for an R-value of R-38.

Attic Wiring

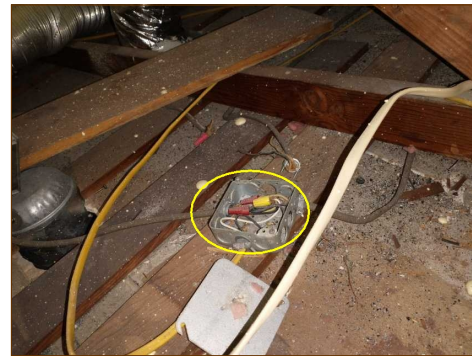
OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable where visible.
- Some abandoned or disconnected wiring is found.
- Open junction boxes are noted about over the garage and kitchen area. Open junction boxes should simply be covered.



Open junction box over garage



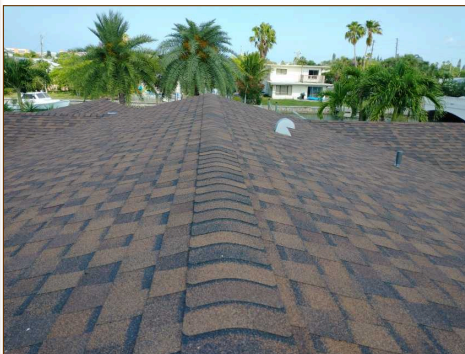
Open junction box

Ventilation Provisions

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

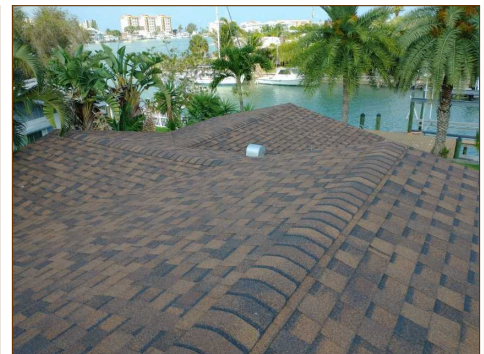
- There are no vents installed. The attic is intended to be a sealed system.



No ridge ventilation, sealed system



No ridge ventilation, sealed system



No ridge ventilation, sealed system



No ridge ventilation, sealed system

Heating and Air Conditioning System

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Please note that even modern fuel burning heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is imperative that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a regular basis. Determining the presence of asbestos materials commonly used in older heating systems can only be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Only speculation can be made in this case based on minimal testing a service history. We perform a conscientious evaluation of the system, but we are not specialists.

Heater #1

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Forced Air.
- Heat pump. A heat pump works on the principal that outside air, no matter the temperature, has some heat in it which can be extracted and used within the house, even during cold days. When the heat pump is operated, it can only produce air with a temperature of about 98 degrees F, or the approximate temperature of our skin. For that reason, homeowners with heat pumps will often complain that they are not producing heat, when in fact they are working properly. Some manufacturers have installed supplementary electric heat strips to help heat the air, just so homeowners would be able to feel hot air blowing out of the system to insure them it was working. Many older heat pumps, however, were installed without electric heating strips. Homeowners with such systems are advised to turn on the heat a couple hours before a particular temperature is desired, to give the unit time to exchange air and to reach the desired comfort level.
- Location- Attic.



Air handler

Heater #1 Brand & Model

Brand and Model #: Goodman, ARUF43C14AA

Heater #1 Fuel Source

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 240 Volt
- Electrical disconnect present



Disconnect present

Capacity / Approx. Age - Heater

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Size and Age:

- Manufactured in 2016
- 42,000 BTUH with a 5 KW (5,000 watts) supplemental heat strip.



Data Label

General Operation and Cabinet

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Note: It was too warm to accurately check the heater. However, on a heat pump, as long as the reversing valve continues to work properly, the heater will work equally as well as the air conditioner since the heater is simply the air conditioner operating in reverse.
- Note: The HVAC system appears to be a bit oversized for the size of the home. This may lead to slightly inefficient operation of the heater in the winter time. Additional ductwork may be able to be installed to accommodate for the over sizing and improve air distribution.

Coil / Blower Fan

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

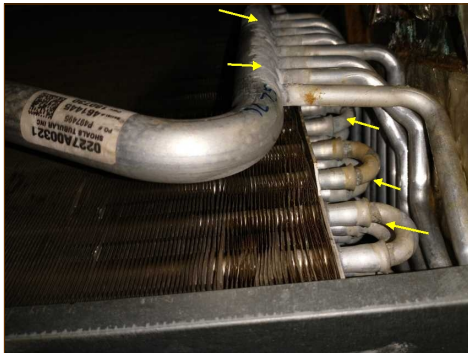
- Fan/Coil is a bit dirty. A regular maintenance type cleaning is recommended. This may help improve airflow along with ductwork improvements.
- The evaporator coil shows signs of accelerated aging, possibly due to excess heat and humidity from lack of adequate attic ventilation infiltrating the HVAC system.



View of dirty evaporator coil



View of inside of coil, Minor accelerated wear noted



Accelerated aging viewed



Coil looks to have been replaced in 2018

Flues, Vents, Plenum

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Some sections of ductwork are not properly joined -particularly at the return.



Disconnected ductwork noted, pushed together for A/C test

Air Filters

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A 12 X 24 X 1 and two 12 X 12 disposable air filters installed.
- The filter is in need of cleaning or replacement. The filters were replaced by the inspector(s) prior to running the HVAC test.



Dirty filters replaced by inspectors



Dirty filters replaced by inspectors



Dirty filters replaced by inspectors

Air Conditioner #1

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Central, Split System- Electric, Heat pump.



Outdoor condenser unit

Air Conditioner #1 Brand & Model

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand and Model #:

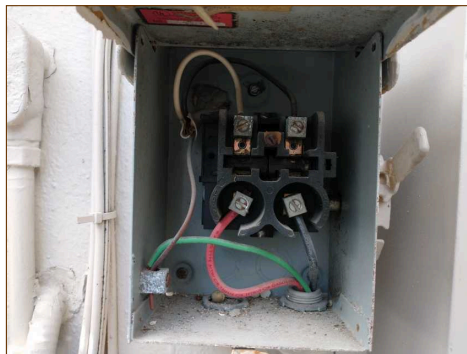
- Goodman, GSZ140421KA

Fuel Source - Air Conditioner #1

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- 240 Volt
- Electrical disconnect present.
- No internal terminal protector is present. One is recommended for safety as needed. The cover should not typically need to be opened given the knife switch on the side.



No terminal protector present

Age and Capacity of Air Conditioner #1

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Manufactured in 2015, installed in 2016.
- 3.5 Tons.



Data Label

Return Air Temp

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• 73 degrees



Return air



Return air



Return air



Return air

Supply Air Temp

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• 50 degrees



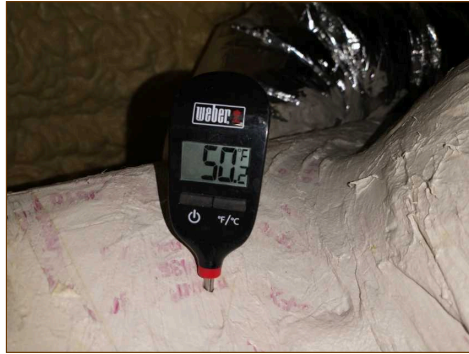
Supply air



Supply air



Supply air



Supply air

Air Temp Drop

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

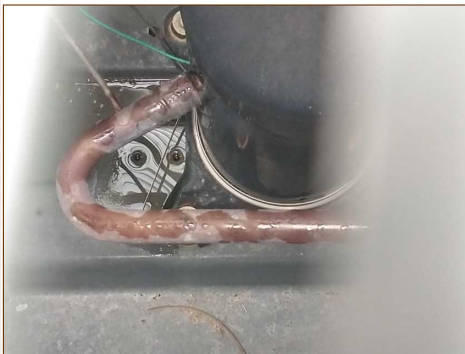
Observations:
• 23 degrees

System Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- While all of the measurements fell within expected parameters, the system may be dirty and in need of servicing. Restricted air flow caused by a dirty evaporator coil, blower fan, and/or filter can have enough time to cool down effectively, however not efficiently. Excess strain is being put on a system with these conditions. Proper maintenance is key to a long economic service life.
- Excess condensation is typically a sign of low refrigerant. An adequate temperature differential was noted suggesting another cause for this. This can be investigated further when the system is next serviced.
- Note: Air conditioner sizing is typically proper when 1 ton of air conditioning is provided for about each 600 square feet of living area. Allowances should be made for ceiling insulation in excess of R-30. Other energy upgrades, such as insulated/Low-E windows and radiant barrier, as well as the stacking effect of a two story home can help reduce the required tonnage, however it appears as if the HVAC system(s) is oversized for the size of the home given the spray foam insulation and upgraded windows, and may have a difficult time cooling down the home efficiently. This may likely be contributing to the accelerated wear of the system. Additional ductwork and improved air distribution may be a possible solution to accommodate for the oversizing.



Excess condensation within unit during operation



Excess condensation within unit during operation



Excess condensation within unit during operation

Condensate Line

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Condensate line installed. Just a cleaning is recommended



Cleaning recommended

Normal Controls

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Thermostat(s) appears to be operational. It is located in the secondary bedroom hallway.
- The thermostat never seemed to reach the target temperature and the system never shut off over the course of the inspection. This may be in part due to the lack of proper return/supply ductwork throughout the attic space and/or slight oversizing of the HVAC system(s). The system(s) may eventually bring the home to the desired temperature, however not at optimum efficiency. Elevated moisture levels are likely to be present as a result.
- Have a licensed HVAC service technician make further specialized evaluation and system design improvements as needed.



Initial temperature



Set up to allow home to equalize and inspect A/C unit



Home equalized at 76 degrees



Set down to 73 for test



Current outdoor weather



Check in, no change



Current outdoor weather



Check in, temperature dropping very slowly



Check in, temperature dropping very slowly and system still running



Current outdoor weather



Left at 74 as found, system still running



System never shut off

Ductwork / Air Supply

OK MM RR

Observations:

- Fiberglass Ductboard
- Flexible Round
- Ductwork is loose or disconnected - particularly over the garage. This may have been an attempt to remove heat from the attic space in lieu of proper return/supply ductwork.
- Note: No return/supply ductwork is installed in the sealed attic space. This may be contributing to elevated moisture levels in the home at certain times of the year and accelerated wear of the HVAC system evaporator coil. The coil looks to have been replaced only two years after installation. Return/supply ductwork should simply be installed to circulate the attic air as this is intended to be conditioned space.
- A licensed mechanical contractor should be called to make further analysis of the ductwork system. Given the oversizing of the system, it may even be possible to condition the garage to improve balancing and efficiency of the system.



No supply ductwork in attic space



No supply ductwork in attic space



No return ductwork in attic space



No return ductwork in attic space

Kitchen- Appliances

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected in a technically exhaustive manner: refrigerators, freezers, ice makers, free-standing/non-built in appliances, trash-compactors, built-in toasters, microwaves, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection, outside of checking for proper securing hardware. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Sink, Fixtures and Drain

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Stainless Steel.
 - Faucet is serviceable
 - Hand sprayer is serviceable

Range/Cooktop/Oven

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- KitchenAid.
 - Electric
 - Burners/Elements and Oven appear serviceable



All burners appear operational



Broil element



Bake element

Ventilation

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Fan/Hood operational



Vent hood operated

Refrigerator

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

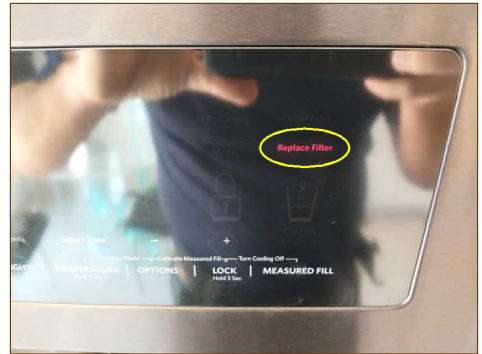
- KitchenAid
- Electric - The Refrigerator temperature is about 44 degrees and the freezer is about 10 degrees. The coldest settings of -5 and 35 are set, however for the freezer and refrigerator respectively.
- Refrigerator shows signs of past leakage. Make an inquiry regarding operation. It looks as though the refrigerator in the laundry is being used instead.
- The ice dispenser is not working. Water dispenser operated briefly, however water may be shut off behind the refrigerator. Loose handles suggest the refrigerator has been pulled out/moved in the past. Make an inquiry with the seller regarding the refrigerator. The need for a new filter may also be preventing the water dispensing functions from operating as intended.



Refrigerator temperature



Freezer temperature



New filter is needed, yellow water viewed when removed.



Lights not illuminating my suggest new filter is needed

Dishwasher

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- KitchenAid.
- Appears serviceable, Air gap device or high-loop is present on drain line- Proper



Video

Dishwasher operated



Video

Dishwasher operated



Video

Dishwasher operated

Garbage Disposal

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- In-Sink-Erator
- Disposer is working fine at this time
- Wiring appears serviceable.



Disposal

Microwave

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- KitchenAid.
- Microwave unit operated. No problems are suspected.



Video

Microwave operated

Ice Maker

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Ice maker did not dispense.
- Make inquiry with the seller about the operation of this unit.



No ice dispensed



Ice in bin

Counters and Cabinets

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Counters are corian.
 - Cabinets appear serviceable.

Laundry Area

Laundry Location

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Service area main floor.

Hose Bibs / Hookups/Sink Faucets

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Observations:
- Plumbing appears serviceable.
 - There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
 - We recommend upgrading hoses to steel braided type.



Supply hose upgrade is recommended

Waste Lines/Sink Drains

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Observations:
- No visible problems or concerns were noted.

Clothes Washer

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Observations:
- Whirlpool
 - Appears serviceable/within useful life. Appears more than 10 years old.
 - Washer is an older model. Appliance is nearing the end of its useful life.
 - Washer is located at an interior area and is not provided with an emergency overflow pan. These pans with their drain lines act to prevent damage to flooring and furnishings, should the unit begin leaking. They are a good idea however, and should be installed at the time of washer replacement, provided an exterior wall through which the drain line can flow by gravity is located conveniently nearby.



Gasket repairs are present



View of washer

Clothes Dryer

OK	MM	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Whirlpool
 - Electric model
 - There is only a 240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
 - Dryer was not operated at the time of inspection.
 - Appliance is an older model. Unit is nearing the end of its useful life.
 - A licensed appliance repair technician should be called to make further evaluation as needed. Repair or replacement is needed.
- The circuit breaker for the dryer is turned off. Seller most likely is aware of this condition.



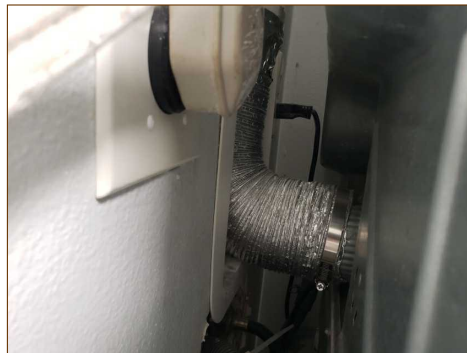
Inoperable "Start" button

Dryer Vent

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A dryer vent is provided, and appears in good condition where visible.



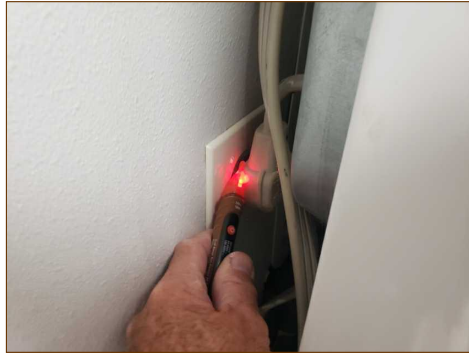
View of dryer vent

Electrical Outlets

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 240 Service-operational.



240 volt outlet is energized

Master Bathroom

Sink and Cabinetry

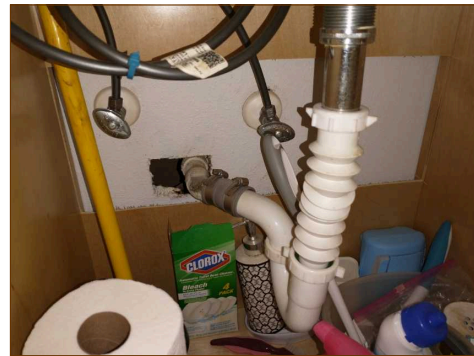
OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Sink appears serviceable. Counters/cabinets appear serviceable.
- The following problems were noted at the drain: Drainage is a bit slower than normal. A drain snake or liquid plumbing agent may be all that is needed.
- Flexible pipes are not recommended for use as water can be trapped in the ridges of the pipe, which can cause bacteria/mildew growth over time. Waste lines should have a smooth interior surface. Minor corrections are recommended.



Slow drain



Flexible pipes not recommended

Toilet

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears serviceable.

Tub/Shower And Walls

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic Tile.
- Shower walls appear serviceable.

Tub/Shower Fixtures

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Fixtures appear serviceable.

Bath Ventilation

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Fan operates.
- The exhaust vent seems to terminate up in the attic. It is recommended these vents terminate to the exterior to help remove moisture.

Guest Master Suite Bathroom

Sink and Cabinetry

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Sink appears serviceable. Counters/cabinets appear serviceable.

Toilet

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Appears serviceable.

Tub/Shower And Walls

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Ceramic Tile.
 • Shower walls appear serviceable.

Tub/Shower Fixtures

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Fixtures appear serviceable.

Bath Ventilation

OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:
 • Fan operates.
 • The exhaust vent seems to terminate up in the attic. It is recommended these vents terminate to the exterior to help remove moisture.

Interior Rooms

Main Entry Door

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Front door is composite material - Appears serviceable.
 • Hardware operational.
 • Door Bell is not operational.



Inoperable door bell

Other Exterior Doors

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Sliding glass door(s) to the rear patio.

Overall Interior Door Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
 • As a grouping, interior doors are generally operational.
 A door stop is needed but be sure it is not installed in front of the refrigerator.
 • Some missing door stops were noted. Simply replace as needed to prevent damage to walls - particularly in the laundry room. Note: A hinge door stop is needed to allow refrigerator to still roll out.



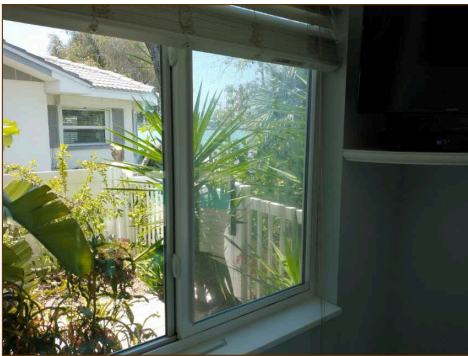
Missing door stop(s)

Windows

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Clad-Metal/Vinyl.
- Insulated glass.
- Low-E glass.
- Sliding.
- A representative sampling was taken. Windows as a grouping are generally operational.
- Seal failure was noted at several glass insulated glass units - particularly in the family room, the master suite, the guest master suite, the dinette area. While is is mostly a cosmetic condition, replacement of the window sashes is the only cure.



Seal failure



Seal failure



Seal failure



Seal failure



Seal failure



Seal failure

Walls

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drywall and plaster.
- General condition appears serviceable.
- Minor repairs are needed - particularly in the guest master bedroom. The baseboards are missing



Missing baseboards

Ceilings

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plaster
- Drywall
- Minor stains were noted - particularly in the bedroom hallway. No elevated moisture levels were detected.



No elevated levels of moisture detected



Minor damage

Floors

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic/porcelain tile
- Terrazzo floors
- Rugs and floor coverings prevent viewing of primary floor materials.
- Ceramic tile
- Terrazzo
- Stored items or furnishings prevent full inspection.
- Minor damage/deterioration is noted - particularly in the guest master suite.



Minor damage in 2nd bedroom

Closets

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appear serviceable.
- Missing bottom track guides were noted - particularly in various areas throughout the home.



Missing bottom track guides in guest master bedroom

Smoke Detectors

OK	MM	RR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Noted, but not tested. Fire and burglar alarms are not within the scope of this inspection. Consult with a licensed alarm contractor in regard to the operation of these systems. Alarm systems may be connected to a central station. Contact the central station and obtain operational methods. A licensed alarm contractor should check all window connections and wiring for adjustment and/or possible damage. Additionally, all fire and/or smoke units should be inspected for adjustment and/or possible damage



Sprinkler System

Water Source

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Municipal supply

Number of Zones

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 1

Visible Supply Lines

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- PVC
- Each and every individual sprinkler head is not checked for operation. Some sprinkler heads will almost always need some adjustment as they will end up over spraying or under spraying their intended range.
- No leakage noted at the time of inspection.

Subpanels and Timers

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good. No problems or concerns were noted during the inspection of the irrigation system in manual mode.
- NOTE: Automatic function of the timer/control box was not tested.

Overall Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good No significant problems were observed during the inspection.
- Each and every individual sprinkler head is not checked for operation.
- Some sprinkler heads will almost always need some adjustment as they will end up over spraying or under spraying their intended range.

Seawalls and Dockage

Seawall Type

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Corrugated aluminum panels



Corrugated aluminum panels



Corrugated aluminum panels

Seawall Condition

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good

Seawall Backfill

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good



Seawall backfill is adequate

Dock Type

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Wood pilings and wood/trex decking



Wood pilings and wood/trex decking

Dock Condition

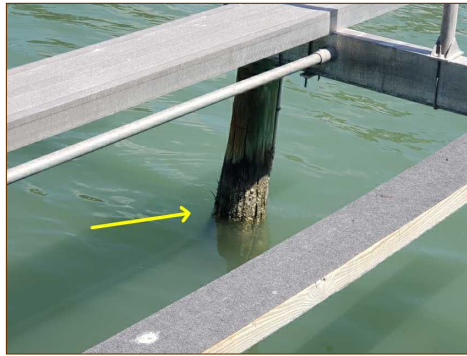
OK	MM	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Good
- In need of some repairs before use. Cracked pylons for the boat lift should be repaired/replaced.
- Some wood decking boards are weak and should be replaced soon.



Piling in need of some repairs before use.



Piling in need of some repairs before use.



Some wood decking boards are splintered

Electrical

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good overall



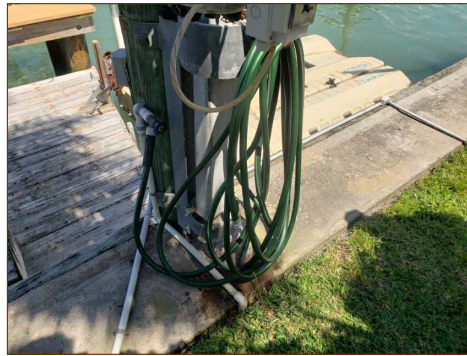
Good overall

Water

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Good- Operational

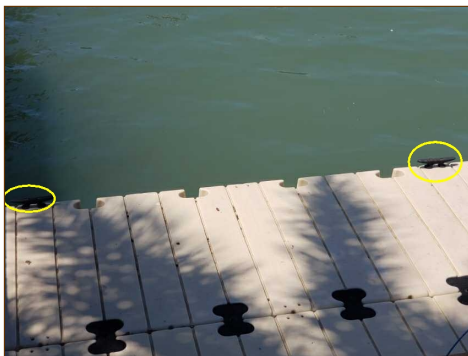


Good- Operational

Cleats

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Good overall



Good overall



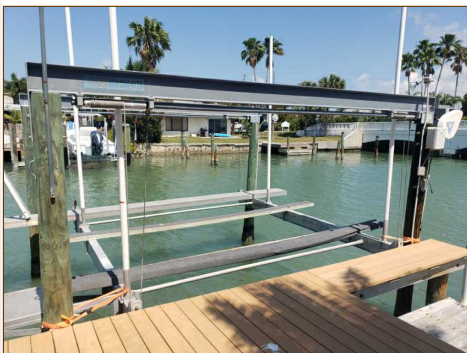
Good overall

Davits/Boat Lift

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Electric
- Vertilift Electric Boat Lift
- Good overall.
- **Operational problems noted with the davit lift.**
- **Insulation for the bunks is deteriorated. Minor replacement needed.**



Vertilift Electric Boat Lift



Jet ski davit lift



Davit lift is not operational



Bunks need maintenance and/or adjustment

Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.