

**Report:** Samplereport2

## **Confidential Inspection Report Tampa Bay Area**

,



**Prepared for:**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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## INSPECTION CONDITIONS

**FILE #:** SampleReport2. **DATE OF INSPECTION:** January 12, 2016. **TIME OF INSPECTION:** 8:30 AM. **CLIENT NAME:** Mr. and Mrs. Sample report.

**E-MAIL ADDRESS:** **INSPECTION LOCATION:**  
Tampa Bay area.

**SOIL CONDITIONS:** Dry. **APPROXIMATE OUTSIDE TEMPERATURE:** 50 degrees +/-

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** South. **ESTIMATED AGE OF STRUCTURE:** 1961 +/- Confirm with county or public records if necessary. **BUILDING TYPE:** 1 family. **CONSTRUCTION TYPE:** Cement block and wood frame.

**STORIES:**  
1

**WATER SOURCE:** Public. **SEWAGE DISPOSAL:** Public. **UTILITIES STATUS:** All utilities on.

**AREA:** Suburb. **HOUSE OCCUPIED?** Yes. **CLIENT PRESENT:** No. **PEOPLE PRESENT:** Selling agent, Homeowner, Homeowner's spouse.

### PAYMENT INFORMATION:

**TOTAL FEE:** **PAID BY:**

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the structure, 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.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, 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 trades people 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.

## EXTERIOR - FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades 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 drying 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 flooring underneath cannot be determined.  
**Strongly recommend having a licensed termite company do a complete inspection for termites.**

### WALLS:

#### MATERIAL:

Cement block and frame.

#### CONDITION:

Exterior walls appear serviceable at the time of inspection.

#### ADDITIONAL COMMENTS:

**Strongly recommend having a licensed termite company do a complete termite inspection.**

### TRIM AND LOCATION:

#### MATERIALS:

Wood.

#### LOCATION:

Trim around the front door, the garage door and the garage side service door.

### EAVES:

#### FASCIA MATERIAL:

Wood fascia.

#### FASCIA CONDITION:

**Damage/rot noted on the fascia @ back of home. Has been caulked but will need maintenance in the near future.**



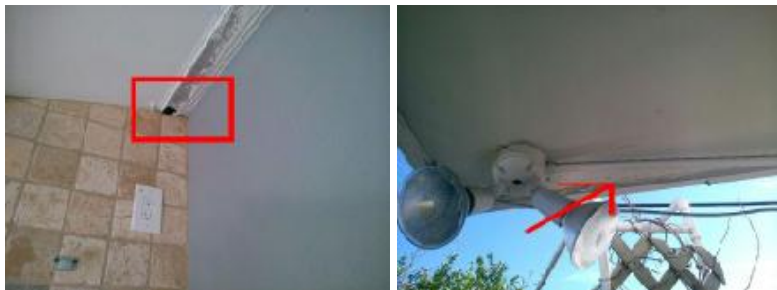
#### SOFFIT MATERIAL:

Wood soffit with metal screening.

#### SOFFIT CONDITION:

**Soffit screening vents have holes under the eaves in the back behind the exterior wet bar. Recommend the soffit screening is repaired/replaced to keep pests/rodents out of the attic.**

**Stain(s), discoloration/damage noted on the soffit @ front left corner. Recommend a qualified roofer/general contractor/ trade person is called out to make repairs to the soffit.**



**DRIP EDGE CONDITION:**

Metal drip edge appears serviceable.

**EXPOSED FOUNDATION:**

**MATERIALS:**

Slab on grade, poured concrete.

**CONDITION:**

Foundation appears serviceable.

## ROOF SYSTEM

The foregoing is 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 leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### STYLE:

### TYPE:

Gable and flat/shed roof.



### ROOF ACCESS:

### INSPECTION MADE BY:

Walked on roof and inspected all areas.

Keep all trees, plants and/or bushes trimmed back so they do not touch the roof in any area. Keeping the roof area clear will extend the life of the roof.



### MATERIAL:

### ROOF COVERING:

Main roof is a tile system. Flat roof is rolled mineral composition covering over the back area. Metal sheets/standing rib/flat system.





**ADDITIONAL COMMENTS:**

Observed roof flashing being used at the back flat and metal roof. Good condition.



**AGE OF THE ROOF:**

**APPROXIMATE AGE:**

The roof was installed in 07/16/2003 as per county permit records.

**AVERAGE ROOF LIFE SPAN:**

**CEMENT TILE:**

Tile roofs generally have service lives of 40 to 50 years in this area of the country. Typical maintenance of a tile roof is to have the top ridges re-mortared about every 10 years, to include having the valleys re-tarred. During this maintenance process, broken or cracked tiles are found and can easily be replaced by a licensed roofing company. Tile cracks arise from normal expansion while broken tiles are typically caused by foot traffic. Consider repairing the broken tile(s) as time and money allows, but as soon as possible to limit membrane exposure to the elements.

**LOW PITCH AND FLAT LIFE SPAN:**

Rolled composite flat roofs have a life span of 18 to 25 years. Evidence of premature failure is rippling in the rolled composite from active or previous leaks and gases built up under the sheathing which cause the ripples. Re-coating of the roof is a standard maintenance step and should be done when the tar at the rolled composite seams starts to spider crack. A great product is the mobile home roof coating. Once started, this is an every two-year process.

**ROOF COVERING CONDITION SHINGLES/FLAT ROOF:**

**ROOF CONDITION:**

Roof is functioning as intended within its useful life. The tile is water tight at the time of inspection and has approx. 38 years of life remaining. The flat roof is rolled mineral composition has approx. 18 to 20 years of life remaining.

**EXPOSED FLASHINGS:**

**TYPE AND CONDITION:**

Metal flashing. Appears serviceable.

**GUTTERS & DOWNSPOUTS:**

**TYPE OF GUTTERS:**

Full.

**CONDITION GUTTERS:**

Appears serviceable.



## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE OF GARAGE

#### LOCATION OF THE GARAGE:

Attached two car garage under main house roof.

#### CEILING :

#### CONDITION:

Ceiling is functioning as intended.

#### FLOOR:

#### CONDITION:

Concrete floor appears serviceable. Floor is not fully visible due to stored items.



#### WALLS / FIRE WALL:

#### CONDITION:

Garage walls are in good condition and appear serviceable.

#### GARAGE DOOR(S):

#### CONDITION:

Automatic door opener and the automatic reverse are working. Automatic door opener is correctly installed with the proper connection. **Adjustment or service needed. The down pressure needs to be adjusted for safety reasons. The door needs to shut off and reverse with two to three pounds of pressure in case a person, child or pet is caught under the closing garage door.**

Automatic reverse feature is functioning with the safety beam lights on the bottom of each side of the garage door. **Consider raising the lights 4 to 6 inches from the floor.**



**GARAGE SIDE SERVICE DOOR:**

**TYPE:**

Has a wood garage side service door.

**CONDITION:**

Garage side door was tested and functioning.

**MISCELLANEOUS:**

**CONDITION:**

**Entry door from garage to main house has an interior door. Door needs to be an exterior door and fire rated. Recommend having a licensed door contractor make changes.**



## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### ELECTRICAL SERVICE:

#### TYPE OF ELECTRICAL SERVICE:

Overhead service with 110 and 220 volt circuit breakers. Monitor the overhead conductors.

**SERVICE DROP CABLE COVERS WILL DETERIORATED OVER TIME :** Service drop cables run between the house and the power pole. These cables are typically maintained by the local power company. **The insulation covers on these cables deteriorates over time, to the point where arcing between cables takes place.** This not only wastes power, but also is a safety and fire hazard. **Notify the local power company to have these cables replaced at no cost to the homeowner.**



#### CONDITION OF ELECTRICAL SERVICE:

Electrical service is functioning as intended.



#### MAIN PANEL LOCATION:

**Electrical panel is located in the bedroom closet and the main breaker is fuses. We recommend consultation with a licensed electrician with regard to upgrading the existing electric service to 200 Main breaker. Insurance carriers may require moving electrical service and / or updating the main fuses and moving to a location other than the bedroom closet. Check with your carrier concerning rates and insurability.**



**MAIN ELECTRICAL PANEL:**

**MAIN ELECTRICAL PANEL CONDITION:**

The main panel is functioning as intended.



**ELECTRICAL PANEL COVER:**

The electrical panel cover is missing cover panel screws. Non-pointed screws need to be installed, this is a safety hazard. Replacement screws are needed and can be purchased at any hardware store.



**Inspector Notes: ELECTRICAL PANEL & MAIN SERVICE PANEL:**

The following items were checked on the electrical panel: ground system is present, circuit and wire sizing are correct so far as visible, no double taps are visible, breakers are the correct amps for the water heater, A/C and air handler. All of the above items have been checked at the time of the inspection and are in working order and functioning as intended with the current systems installed.



**ELECTRICAL PANEL MANUFACTURE:**

**MANUFACTURE:**

EQ.



**MAIN BREAKER:**

Size of the main fuse is 200 amps.



**CONDITION OF MAIN BREAKER:**

Main breaker is functioning as intended.

**CONDUCTORS:**

**ENTRANCE CABLES:**

Copper.



**CONDITION:**

Entrance cables appear serviceable and functioning as intended.

**110 VOLT CIRCUITS:**

The number of 110 volt circuits are: 13 breakers.

**220 VOLT CIRCUITS:**

The number of 220 volt circuits are: 7 breakers.

**BRANCH WIRING:**

90% +/- copper wiring. 10% +/- aluminum braided wiring.



**BRANCH WIRING CONDITION:**

Abandoned or disconnected wiring is found. appears to be from the ceiling radiant heat which in no longer in use. Consider tapping off the wire nuts.



**CEILING FANS FOR PATIO:**

**FAN CONDITION:**

Has an interior fan being used on exterior of the home. Recommend an exterior fan is installed. The fan blades are drooping from being exposed to the elements. Recommend an exterior fan is installed with metal or fiberglass blades.





## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. 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. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### WATER SHUT OFF LOCATION:

#### WATER SHUT OFF:

The water shut off valve is located: Unable to determine the location of the shut off value, inquire of owner the exact location.

#### WATER METER LOCATION:

Water meter is located: In the front yard.

### MATERIAL MAIN LINES:

#### TYPE OF PIPE:

Copper is the main supply pipe.

### CONDITION MAIN PLUMBING:

#### CONDITION:

Main plumbing pipes are serviceable and function as intended. No leaks were observed at the time of inspection.

### SUPPLY LINES:

#### MATERIAL:

Combination of materials: copper and plastic.

#### CONDITION:

Supply lines are functioning as intended.

### WASTE LINES:

#### MATERIAL:

Combination of materials: copper and plastic.

#### CONDITION:

In good condition and functions as intended for home.

### PLUMBING VENTS PIPES:

#### TYPE AND CONDITION:

PVC plumbing pipes with lead boots.



## HOSE FAUCETS:

### OPERATION:

Sample operated, appears serviceable.

**WATER HEATER: Most manufactures life expectancy for a water heater ranges from 5 to 9 years. Life expectancy is typically labeled on the water heater.**

### LOCATION:

Garage.



### TYPE:

Electric.

### MANUFACTURE:

G.E.

### MANUFACTURE DATE:

Manufacture date is: 2009.



### SIZE:

40 gallon water tank.

### TEMPERATURE SETTINGS:

Temperature reading at the kitchen faucet is: 125 degrees.

### HEATING ELEMENTS:

Water heater is functioning as intended. Unable to test elements due to the sink next to the water heater.

### ELECTRIC WATER HEATER CONDITION:

In good condition and functions as intended by manufacturer. Pressure relief valve noted but not tested. A water shutoff valve is installed. Consider flushing the water tank on an annual basis to remove any settlement in the tank as a house maintenance tip. **Exposed electric power wire is subject to damage at the water heater timer. Recommend protective electrical conduit for safety by a qualified person or licensed electrician. (Refer to picture below for viewing exposed wire.)**



**WATER HEATER ADDITIONAL COMMENTS:**

Water heater has a timer which appears serviceable.



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including 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. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

#### CONDITION:

Driveway in good condition.

### SIDEWALKS:

#### TYPE:

Concrete sidewalks.

#### CONDITION:

Sidewalks are in good condition. Tripping hazards on the side yard walkway. Repair needed to sidewalk to eliminate any tripping hazard.



### LANDSCAPING:

#### CONDITION:

Landscaping is maintained.



**GRADING:**

**SITE:**

Gentle slope grade at foundation appears serviceable.

**FRONT ENTRANCE WAY**

**TYPE:**

Concrete slab entryway.

**CONDITION:**

Entryway appears serviceable.

**PATIO/PORCH COVER:**

**LOCATION AND TYPE:**

Patio is in the back of the home.



**TYPE:**

Patio has a flat roof covering. Open patio area.

**CONDITION:**

Appears serviceable.

**FENCES & GATES:**

**TYPE:**

Wood fence and plastic fence.

**CONDITION:**

Appears serviceable.

**SHED:**

**Type of shed:**

Metal shed and a plastic shed.



**CONDITION OF SHED:**

Sheds are in good condition.

## AIR CONDITIONING

### EXTERIOR CABINET CONDITION:

#### CABINET:

The unit is in good visible condition for its age. The cabinet is level and has platform pad under the unit.



### COMPRESSOR AND FAN CONDITION:

The compressor is in good visible condition.

### COILS AND REFRIGERANT LINES:

Chase is sealed correctly. The coils are in good visible condition. The liquid line (line Copper Tube) is in good visible condition.



### AIR CONDITIONING TYPE:

#### TYPE ELECTRIC:

Central air conditioning.

#### MANUFACTURE:

Air conditioner exterior compressor is: LENNOX manufacture.

### CONDENSER AGE IN YEARS: Most manufactures life expectancy for an air conditioner exterior compressor is 10 to 15 years.

Manufacture date is: 2006.



**CAPACITY OF UNIT:**

3 ton unit.

**POWER SOURCE:**

Electrical disconnect present.

**CONDENSER:**

**CONDITION OF THE CONDENSER:**

Manufacture label RLA (Running Load Amps) are: 14.4 amps.

**COMPRESSOR AMPERAGE DRAW:**

Under load the unit drew: 14.5 amps. When tested, the unit was functioning within the manufactures RLA (rate of load) amperage draw.



**NORMAL CONTROLS:**

Programmable thermostat.

**GENERAL SUGGESTIONS:**

Recommend looking into a service contract for the air and heat system. The equipment shows signs of aging 10 years old and is performing.

**INTERIOR CONDITION OF AIR CONDITIONING:** Most manufactures life expectancy for an air conditioner exterior compressor is 10 to 15 years.

**RETURN AIR TEMPERATURE:**

Outside temperature was 50 degrees. Ran unit for a very short time. Unable to get good differentials due to the exterior temperature.

**SUPPLY AIR TEMPERATURE:**



**AIR TEMPERATURE DROP:**

**SYSTEM CONDITION:**

**CONDENSATE LINE:**

Condensate line is installed and exits by the condenser. Strongly recommend extending condensate line so it drains away from the foundation.



**AIR CONDITIONING SYSTEM CONDITION: Most manufactures life expectancy for an air conditioner exterior compressor is 10 to 15 years.**

**CONDITION:**

Unit is functioning as intended. Unit was tested by checking the RLA - rate of load labeled by the manufacture and the actual load when the unit was in operation. The differentials were checked on the return air and the supply air temperatures. Ideal air temperature differential is 14 to 15 degrees or more from the return air to the supplied air. Visual inspection was done while the unit was in use to assist in evaluating the system's current condition.

**AIR CONDITIONING TYPE: Unit two**

**TYPE ELECTRIC:**

Window.



## HEATING AND AIR HANDLER

### AIR HANDLER: Unit One

#### LOCATION :

Condenser is located on the exterior and the air handler is located in the garage attic.



#### MANUFACTURE:

Air handler manufacture: LENNOX

#### FUEL TYPE AND NOTES:

Electric.

#### APPROXIMATE AGE IN YEARS:

Manufacture date is: 2006.



#### CAPACITY PRIMARY UNIT:

The unit is forced air heat strip: 4 KW.

#### CONDITION OF AIR HANDLER:

Unit is in fair condition for its age and appears to have been maintained with regular maintenance.

## DESCRIPTION: HEATING SYSTEM Unit One

### NORMAL CONTROLS:

Appear serviceable.

### CONDENSATE LINE:

**Condensate line has a T-pipe connection.** This T-connection will allow you access to clean out the condensation line and to pour vinegar through the condensation line periodically which will keep the line clean and free of build up.



### SECONDARY DRAIN PAN:

On the PVC overflow line, there is a shut off float switch which appears serviceable.



## CONDITION: HEATING SYSTEM Unit One

### VISUAL INSPECTION OF AIR HANDLER:

Unit is functioning as intended.

### CONDITION:

Air handler appears to be in fair condition based on the age and appearance.

## PERFORMANCE EVALUATION: Unit One

### PRIMARY UNIT PERFORMANCE :

Heat strip(s) under load drew: 22.80 amps. Unit is functioning as intended.



### PUMP/BLOWER FAN:

Under load drew 1.5 amps. Fan is functioning as intended.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. 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. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this 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. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. 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.

## AIR DISTRIBUTION SYSTEM

### AIR DISTRIBUTION SYSTEM (AIR DUCTS):

#### AIR PLENUM:

Appears serviceable. Re-taping the air plenum every five years or so is good preventive maintenance. Re-taping may be needed sooner if evidence of mold or mildew is noted on the outside of the air plenum.

#### AIR FILTERS:

Appear serviceable. Suggest cleaning/changing filter as needed which will help the unit run more efficiently.



#### AIR FLOW AND A/C VENT(S):

Appears serviceable.

#### DUCTS/AIR SUPPLY:

#### DUCT BOARD CONDITION:

Duct boards appear serviceable.



#### FLEX DUCT CONDITION AND SUPPLY VENTS:

Flex duct appears serviceable.



## ATTIC

**ATTIC :**

**ACCESSIBILITY :**

Attic access: Accessible through a hatch in the garage.

**CONDITION:**

Appears serviceable.



**VIEWING CONDITION:**

Obstructed view. Low head room. A/C ducts.





**STRUCTURE FRAMING:**

**MATERIALS:**

Truss framing. Plank board sheathing.

**CONDITIONS**

Appears serviceable.

**INSULATION:**

**MATERIAL:**

Fiberglass blown insulation.



**DEPTH AND R-FACTOR:**

6-8 inches, R-19 +/- [Recommend contacting the power company for a free energy audit, to do an evaluation on your homes energy system. The audit will help you conserve your energy costs.](#)

**CONDITION:**

Appears serviceable.

**VENTILATION:**

**TYPE:**

Ventilation is provided by soffit and roof vents. Gable vents are noted on each side of the home.



**CONDITIONS:**

Attic ventilation is functioning as intended. Observed proper screening covering the gable vents in the attic. Monitor the condition of the screening which periodically needs to be replaced to ensure that bugs, pests, and rodents are not allowed access to the attic area.

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### DOORS:

#### MAIN ENTRY DOOR:

The front door is wood. The doorbell functions properly and the deadbolt is operational. Storm door is functioning as intended.

#### OTHER EXTERIOR DOORS: TYPE

Standard side/rear door.

#### EXTERIOR DOORS: CONDITION

The garage service door(s) rub / sticks. Recommend repairs are made to the door(s) and / or door(s) hardware by a qualified tradesperson to restore easy operation to the door.



#### INTERIOR DOORS: TYPE

Standard bedroom doors and pocket door(s)

#### INTERIOR DOORS: CONDITION

Appears serviceable.

### WINDOWS:

#### TYPE:

Aluminum framed windows are Single hung windows.

#### WINDOWS CONDITION:

Broken window pane in the garage. Recommend new glass is installed or window is repaired by a qualified tradesperson.



**INTERIOR WALLS:**

**MATERIAL & CONDITION OF WALLS:**

Plaster.

**CONDITION WALLS:**

General condition appears serviceable.

**CEILINGS:**

**TYPE & CONDITION OF CEILING:**

Plaster.

**CONDITION OF CEILING:**

General condition appears serviceable.

**FLOORS:**

**TYPE & CONDITION:**

Tile, Wood flooring,

**INTERIOR COMPONENTS:**

**SWITCHES/FIXTURES/OUTLETS:**

Appear serviceable.

**SWITCHES:**

**CONDITION:**

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

**OUTLETS:**

**TYPE OF OUTLETS:**

**Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathrooms & kitchen outlets.**

**CONDITION:**

A representative sampling of outlets were tested. As a whole, outlets throughout the house are in serviceable condition.

**LIGHTING/HOME FIXTURES:**

**CONDITION:**

A representative sampling of lights were tested. As a whole, lights throughout the house are in serviceable condition.

**CEILING FANS:**

**FAN CONDITION:**

A representative sampling of ceiling fans were tested. As a whole, fans throughout the house are in serviceable condition.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke detector(s) and/or carbon dioxide detector(s) are not tested at the time of inspection. The detectors require regular maintenance and battery replacements. This is typical yearly maintenance which should be done for safety reasons.

## BATHROOMS

### BATHROOM AREA: MASTER BATHROOM

#### BATH LOCATION:

Master bedroom.



#### CONDITION OF SINK:

Double sinks are functioning as intended. Appears serviceable. Drain appears serviceable. Counters/cabinets appear serviceable.

#### CONDITION OF TOILET:

Toilet appears serviceable.

#### TUB/SHOWER PLUMBING FIXTURES:

Shower stall: Appears serviceable. Drain appears serviceable. Shower head appears serviceable. A limited shower pan test was done. The drain was covered and filled the shower pan with 2 to 3 inches of water to check for leaks. No leaks were observed. The shower pan is functioning as intended.

#### TUB/SHOWER AND WALLS:

Shower walls appear serviceable.

#### BATH VENTILATION:

Fan vent.

### BATHROOM AREA: HALL BATHROOM

#### BATH LOCATION:

Hall.



#### CONDITION OF SINK:

Single sink is functioning as intended. Drain appears serviceable. Counters/cabinets appear serviceable.

#### CONDITION OF TOILET:

Toilet appears serviceable.

#### TUB/SHOWER PLUMBING FIXTURES:

Tub: Appears serviceable. Drain appears serviceable. Shower head appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable.

**BATH VENTILATION:**

Window vent. Consider installing an exhaust fan to provide additional ventilation.

**BATHROOM AREA: POOL BATHROOM**

**BATH LOCATION:**

Pool area.



**CONDITION OF SINK:**

Single sink is functioning as intended. Appears serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**BATH VENTILATION:**

None or inadequate ventilation noted.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

#### TYPE AND CONDITION:

Fiberglass sink, Kitchen sink appears serviceable, Hand sprayer is serviceable, Soap dispenser is installed in the sink and functioning.

**Water filtration system noted underneath the kitchen sink. Recommend changing filters every 3 to 6 months or as recommended by the manufacturer.**



### RANGE/COOK TOP AND OVEN:

#### TYPE/CONDITION:

Glass top four burner cook top and wall oven. Both are functioning as intended. Wall oven in walls / cabinets.



### VENTILATION:

#### TYPE AND CONDITION:

Internal, fan/hood operational.



**REFRIGERATOR:**

**TYPE AND CONDITION:**

Electric refrigerator. Water and ice dispenser in the door. Ice maker has water filter which will need to be changed as needed depending on how much it is used.



**DISHWASHER:**

**CONDITION:**

Dishwasher was tested and functional. **Older model appliance. Unit is near the end of its useful life.**



**GARBAGE DISPOSAL:**

**CONDITION:**

Garbage disposal was tested and is functioning as intended. Wiring appears serviceable.



**OTHER BUILT-INS:**

**MICROWAVE:**

**Burned in the back of the microwave. Recommend replacing.**



**ICE MAKER:**

Appears serviceable.

**INTERIOR COMPONENTS:**

**COUNTERS AND CABINETS:**

Corian countertops. Countertops are in good condition.

**WALLS/CEILINGS/FLOORS:**

Walls and ceilings appear serviceable. Flooring appears serviceable.

**WINDOWS/DOORS:**

Appear serviceable.

**SWITCHES/FIXTURES/OUTLETS:**

Appear serviceable. Outlets within 6 feet of the sink are not GFCI protected. **Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets.**

## LAUNDRY:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY:

#### LOCATION:

Garage, Also has laundry sink. Sink is functioning as intended.



#### CONDITION:

Plumbing appears serviceable. 220 Service-operational.

### WASHER AND DRYER:

#### CLOTHES WASHER:

Appears serviceable. Consider high pressure washer or metal braided washer hoses for improved protection against leakage.

#### CLOTHES DRYER:

Electric. Appears serviceable.

#### A DRYER VENT IS PROVIDE:

Dryer vent exits to the exterior wall.

**Recommend sealing around the dryer vent pipe.**



## POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of timer clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

### POOL SURFACE:

#### TYPE:

Concrete/Plaster with tile trim.



#### CONDITION:

Appears serviceable.

### SKIMMER & BASKET:

#### CONDITION:

Appears serviceable.

### RAILINGS AND ACCESSORIES:

#### CONDITION:

Steps and ledges are serviceable.

### POOL LIGHT:

Operable. Light switch is behind the bar TV.



**PUMPING EQUIPMENT:**

**POOL SYSTEM:**

Recommend having the owner explain the pool system to the new owners at the walk through.



**PUMP/MOTOR CONDITION:**

Appears serviceable.

**LEAKAGE?**

No.

**LEAF BASKET:**

Appears serviceable.

**PRIMARY FILTERING:**

Cartridge, Appears serviceable.

**PRESSURE IN PSI:**

8 psi.



**CHLORINATOR:**

In-line type.



**VISIBLE PLUMBING LINE:**

**CONDITION:**

Appears serviceable.

**ELECTRIC CONTROLS:**

A subpanel is provided OK. Timer is serviceable.



**POOL DECKING:**

**TYPE AND CONDITION:**

Scored concrete/keystone.

**POOL ENCLOSURE:**

**TYPE AND CONDITION:**

Fencing.

## LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.  
**Recommend testing at walkthrough.**

### WATER SOURCE:

Well.



### PUMP & MOTOR:

#### PUMP TYPE:

Shallow.

#### PUMP/MOTOR CONDITION:

Appears serviceable, **Observed wiring at the well pump which does not have conduit. Covering/conduit is needed on all wiring below the ceiling. Safety hazard !! All wiring needs to be in a conduit to protect the wire(s) from damage.**



### DISTRIBUTION VALVES:

#### TYPE:

Automatic operation. Electric. Indexing.

#### CONDITION:

Not tested, lawn is in very good condition.

## SECOND KITCHEN:

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### WET BAR / SECOND KITCHEN

#### WET BAR TYPE AND CONDITION:

Stainless Steel sink. Appears serviceable.



#### REFRIGERATOR:

##### TYPE AND CONDITION:

Functioning as intended.

#### INTERIOR COMPONENTS:

##### SWITCHES/FIXTURES/OUTLETS:

Outlets within 6 feet of the sink are not GFCI protected.

