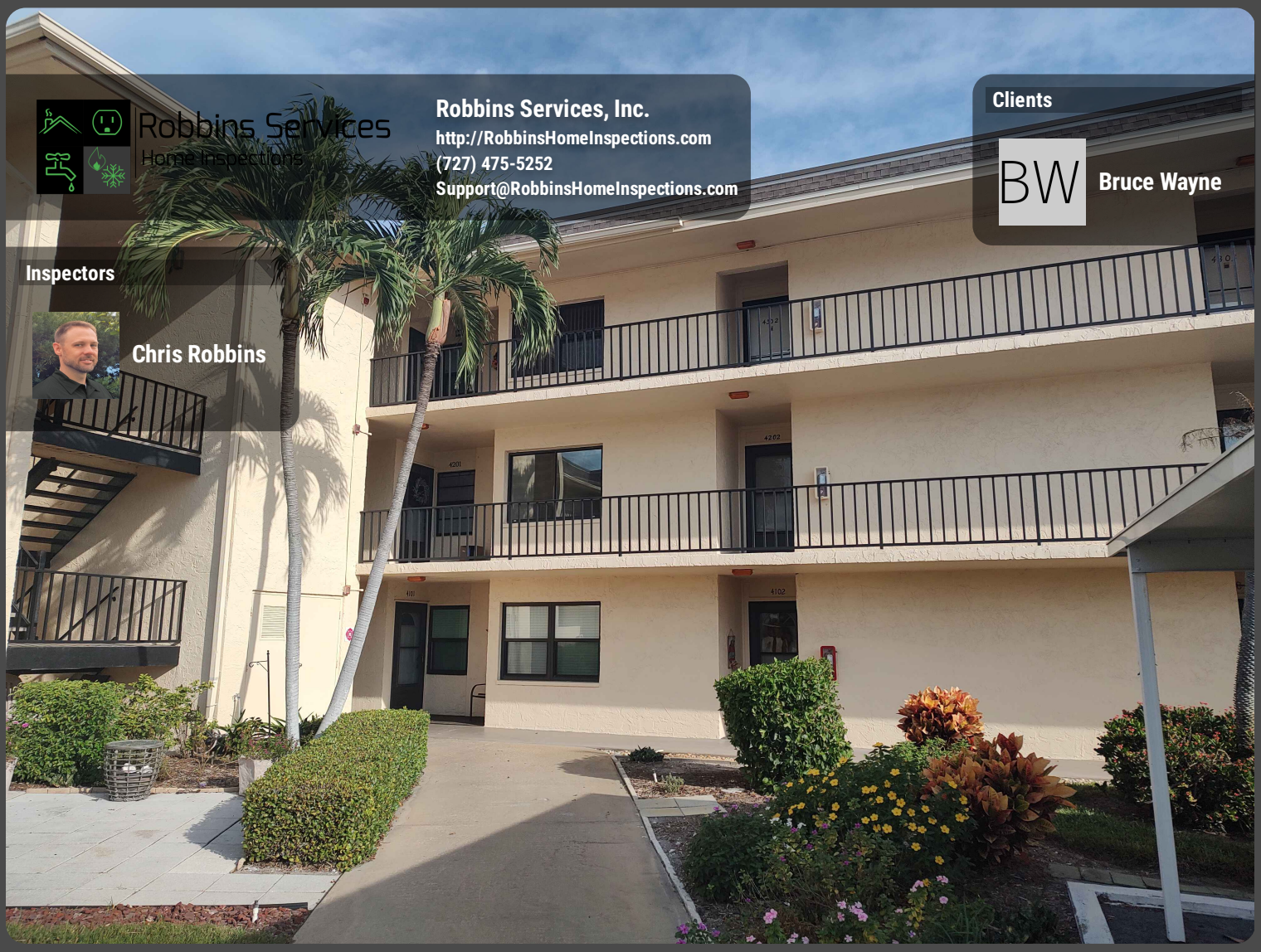
Robbins Services
Home Inspections



Robbins Services
Home Inspections

Robbins Services, Inc.
http://RobbinsHomeInspections.com
(727) 475-5252
Support@RobbinsHomeInspections.com

Clients

BW **Bruce Wayne**

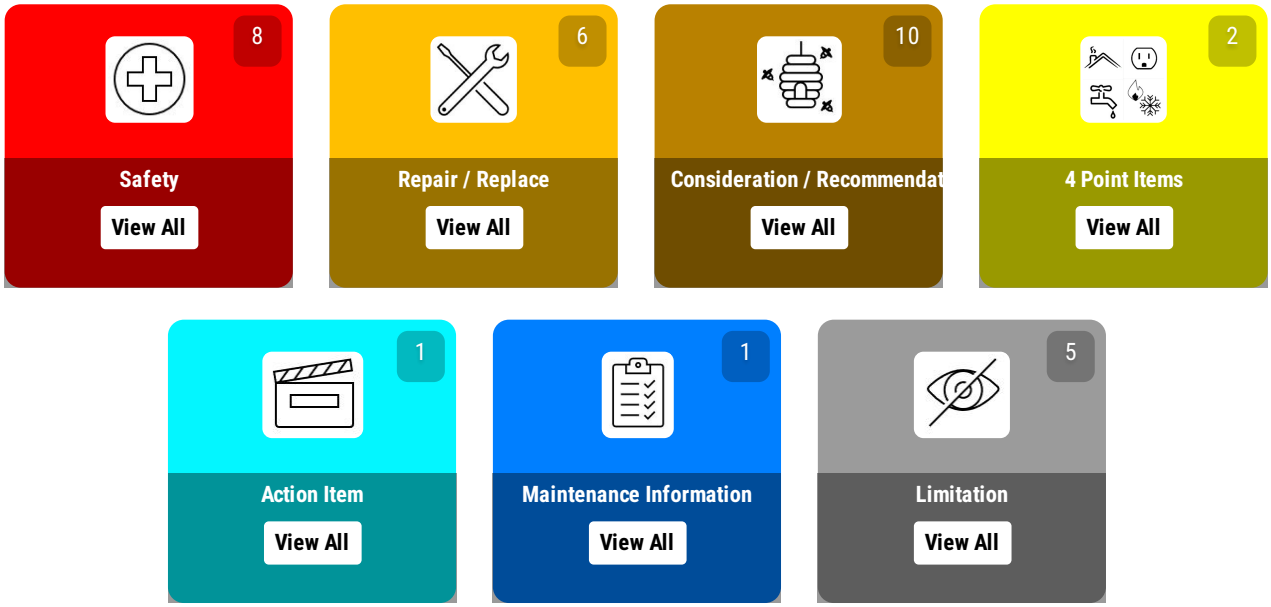
Inspectors

Chris Robbins

3021 Barrow St, North Pole, Alaska 99705
Sample Report - Condo
Prepared for
Bruce Wayne
Jan 05, 2023 at 06:00 AM

Home Inspection Company

Summary Quick Links



Introduction

Property & Inspection Information

Client Name
Bruce Wayne

Inspection Date & Time
Jan 05, 2023 06:00 AM

Full Address
3021 Barrow St, North Pole, Alaska, 99705

Year Built
1973

Square Footage
2999

Furnishings
Light Furnishings

Attendee's
Client(s), Clients Agent

Structure Type
Condominium, 3-Story

Bedrooms
2

Bathrooms
2

Direction Home Faces
South

Weather & Temperature
Clear, Dry, 80-85

Did the client choose not to proceed with any offered add-on services related to this property?
Yes, Air Quality & Visible Mold, Wind Mitigation, Lead Paint Testing (3rd Party), Termite /WDO (3rd Party)

Introduction, Scope, Definitions & Compliance Statement

Important Information

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the Standard Pre-Inspection Contract provided by the inspector who prepared this report.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Inspection Purpose
We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The presence of furnishings, personal items and decorations in occupied structures limits the visibility of the inspector, therefore limiting the scope of the inspection. For example, the placement of furniture prevents access to every electrical receptacle.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow. Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present.

Non-Exhaustive Inspection
This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Inaccessible and/or concealed defects are excluded from this inspection. Inspectors DO NOT move furniture, appliances, personal items, or other materials that may limit the inspection. We are not required to report on cosmetic or aesthetic issues. You, the client, are the final judge of aesthetic issues.

Within the Scope of the Inspection
The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice for a detailed description of the scope of inspection. A copy of these standards are available online at https://www.nachi.org/sop.htm

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/Balconies/ Patios/ Garages (both structural and condition of.) Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

Outside the Scope of the Inspection
Any area which is considered unsafe, not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law.

Whether or not they are concealed, the following are outside the scope of the inspection; Search or review of plans, permits, recall lists, government or local municipality documents, public records, building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Testing for environmental hazards or the presence of any potentially harmful substance - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters -Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense. Observations in the report regarding items, systems or components that are beyond the inspection scope have been provided by the inspector for your consideration only and do not indicate that the component has been inspected.

Condominiums, Townhomes & Villa Limitations
The inspection for Condos, Villas and Town Homes are subject to the exposed and accessible elements and systems of the subject unit only. Inspection of foundations, roof structures, other units, parking areas, walkways and common areas are excluded from the inspection scope. We recommend the client refer to the Owners Association with concerns regarding these features. The client may also consider reviewing the minutes of the Owner's Association meeting for the previous twelve months which may provide additional information about maintenance funds or present or pending special assessments.

Special Arrangement / Limited Scope Inspections
Inspections containing a limited scope or have special arrangements will be agreed to in advance prior to scheduling the inspection. The details of this arrangement will be noted in writing on the signed Pre Inspection Agreement under Exhibit 1 - Special Arrangements and Exclusions to Services section.

Re-inspections
Re-inspections are performed at the request of the Client and by mutual agreement that only the items requested by the Client in writing at the time of booking are re-inspected. All terms of the original inspection agreement apply to the re-inspection. The purpose of the re-inspection is to verify that the items requested have been addressed/properly repaired. Typically, some components of the repairs are concealed and not accessible. A re-inspection should not be construed as a warranty or guarantee of any kind on the repairs performed. Any pictures, receipts and/or information regarding warranties or guarantees for the repairs should be obtained from the individual trades persons who performed the work. The items that have been properly corrected will be dated and noted as "Corrected" or removed from the report entirely. Any items remaining in this report or not indicated as "Corrected" still require repair, further attention, or further evaluation.

Infrared Thermography
An infrared camera may be used during the course of the inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector may need to take measures to ensure the temperature differential between the interior and the exterior of the home is adequate for the inspection. The camera can aid in the inspector’s identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the standard of practice nor

does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspector's ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture, furnishings, and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.

Pictures and Noted Conditions

Any pictures included in this report are not meant to represent every condition that has been found. There may be action items that do not have pictures included. Also, pictures may represent only one example of a condition where many similar conditions exist. Once a condition is detected, it is highly likely that it will exist in additional locations. It is expected that the recommended licensed professional will evaluate for similar conditions and make all necessary repairs.

Confidential Report

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third-party claims arising out of the Client's or Inspectors distribution of the inspection report.

Disputes

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Inspector Recommendations

The inspector may provide verbal and/or written recommendations for repairs and/or contractors of different types. All repairs should be performed by a licensed professional in the required field. When licensing is not required for the recommended field, then a qualified professional who is familiar with the type of repair should perform the work. Any references to contractors and/or tradesmen in abbreviated terms such as plumber, HVAC technician, electrician, etcetera are considered to be a reference to a licensed and/or qualified professional.

Pre-Closing Walk Through

We recommend that the buyer conduct a thorough pre-closing walk through inspection before closing escrow. This will allow you to view the property a final time after all belongings have been removed exposing previous areas of limited visibility.

Table Of Content

Comment Key Or Definition Of Recommendation

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

#	Image	Name	Description
1.		Inspected (IN)	The item, component, or system was visually inspected and, unless stated otherwise in additional comments, it appeared to be functioning as expected, considering typical wear and tear.
2.		Observation(OBV)	When evaluated, the inspector(s) identified a potential concern or condition that warrants further attention.
3.		Not Inspected(NI)	The item, component, or system was inaccessible and/or uninspectable due to underlying conditions, such as utilities turned off or hazardous situations.
4.		Not Present(NP)	The item, component, or system was not present during the inspection.
5.		Safety	The item is considered a safety hazard or a severe concern and can cause harm to people or property. These items need to be repaired as soon as possible.
6.		Repair / Replace	The item requires repair or replacement that may cause additional damage if not addressed. A certified professional should be contacted for further evaluation and repair.
7.		Consideration / Recommendation	The item has been identified for consideration and/or a recommended upgrade (AKA: Honey Do List).
8.		4 Point Items	The item is required to be noted on the standard 4 point insurance inspection report (if applicable) and will likely require repair or replacement prior to obtaining insurance.
9.		Action Item	These comments contain action items that require additional efforts by the client(s) or clients agent such as, requesting documentation, monitoring an item, and/or reviewing areas that were blocked or not accessible at the time of inspection.
10.		Maintenance Information	These are maintenance component locations and/or suggested maintenance tips for your home and/or system information we've collected for your convenience.
11.		Not Inspected	The item, component, or system was inaccessible and/or uninspectable due to underlying conditions, such as utilities turned off or hazardous situations.
12.		Limitation	These comments address inspection limitations, which stem from an endless range of factors. Common limitations include; blocked/restricted access, personal safety concerns, property damage risks, inactive utilities, seasonal conditions, inspection scope restrictions, limited visibility, unsafe conditions, etc.

Report Summary

Safety 8

1.2 Door Conditions

1.2.1 SGD - Latch Defective

Window & Door Contactor

The latching hardware on the exterior sliding glass door at one or more locations is damaged. Repair or replacement is recommended.

2.4 Electric Panel

2.4.2 Panel (Zinsco/Sylvania)

Electrician

A Zinsco or Sylvania electric panel was present. These panels have numerous safety concerns and are considered a fire hazard. The panels and breakers have not been manufactured for some time. Replacement of this panel is recommended by a licensed electrician.

For more information visit: https://en.wikipedia.org/wiki/Zinsco

Note: many insurance companies deny coverage for homes with these types of electric panels. You should also check with your insurance agent regarding this panel.

2.4.3 Screws, Wrong Type

Electrician

Replace the sharp tipped screws in the electrical panel cover with the proper type of blunt tipped screws that were provided by the panel manufacturer to prevent the screws from penetrating the wiring casing inside the box and causing a short circuit.

2.8 GFCI Conditions

2.8.1 GFCI Upgrade - Some Present

Electrician

This home has GFCI protection at the locations that were likely required when the home was built. We recommend installing GFCI protection for all locations required by present standards. This includes bathrooms, garages, exteriors, kitchens, wet bars, and laundry. They are also commonly utilized for equipment such as whirlpools, spas and pool equipment. A licensed electrician can advise and install GFCI receptacles or breakers for currently required locations.

2.9 Detector Conditions

2.9.1 Smoke Detector - Upgrade

Electrician

For improved safety, the number and/or type of smoke detectors in the dwelling should be updated to meet current standards. Consult the local building and safety department for a copy of their smoke detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging).

Note: Current fire code requires dual-operation smoke detectors (battery and home electricity), inside and outside each room and on each floor for new construction.

2.9.2 CO Detectors - None Present

Electrician

No permanently installed carbon monoxide detectors were observed within the dwelling. For improved safety, we recommend installing carbon monoxide detection to meet current standards. Consult the local building and safety department for a copy of their carbon monoxide detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging).

Note: Current standards recommend at least one carbon monoxide detector be installed in all habitable dwellings and require them for dwellings with fuel-fired heaters, fireplaces or attached garages.

3.4 Water Heater

3.4.4 TPR pipe, incorrect material and kinked

Plumbing Contractor

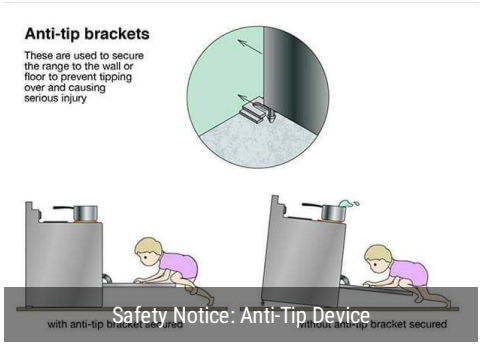
The TPR discharge pipe on the water heater is comprised of the incorrect material and is kinked. This is a safety concern as it can allow pressure to backup. Recommend repairs by a licensed plumbing contractor.

6.4 Stove & Oven Conditions

6.4.1 Anti-Tip Device Notice

Qualified Contractor

Our inspection does not include moving appliances. However, we strongly recommend verifying that the anti-tip safety device, provided by the range manufacturer and required in installation specifications, is correctly in place. Typically, this device is mounted to the floor or wall behind the unit and placed to catch a leveling bolt to prevent the unit from tipping forward. This safety measure is crucial to prevent injury or fatalities, especially involving children.



Safety Notice: Anti-Tip Device


Example: Anti-Tip Device

4.1 HVAC Conditions

4.1.2 Filter Missing/Not Installed Properly

Qualified Person

The filter is missing and or improperly installed for the system. The system is not designed to operate without a filter and can result in a decrease in life. A minimum of monthly filter changes is recommended.

4.2 Cooling Differential Conditions

4.2.1 *Improper Cooling Differential

HVAC Technician

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The readings indicatethat the unit is NOT cooling within standards and may not be working properly. A licensed Heat/Air contractor should further evaluate the system and advise.

Supply

Return

5.3 Shower & Tub Conditions

5.3.1 Caulk Recommended, Walls/Floors

Location: FRONT BATH

Qualified Contractor

Caulk and/or grout is recommended at the tub walls and/or floors in bath. Conditions behind wall or under floor were concealed and not visible or accessible for inspection.

6.2 Sink Plumbing Conditions

6.2.1 Spray wand, under sink

Plumbing Contractor

The spray one for the kitchen sink is stored in a bag under the sink but appears to be connected. We recommend installing this properly on the upper side of the sink or removing it to avoid leaks in the cabinet.

6.7 Dishwasher Conditions

6.7.1 No High Loop

Appliance Technician

No high loop was evident for the drain hose for the dishwasher. A high loop is required to keep drainage from back flowing into the dishwasher. High loops are generally built into the newer dishwashers however, the manufacturers still recommend an additional high loop under the sink before the drain hose is connected. Recommend routing the hose so a high loop is present. A "Qualified person" can perform the work.

7.4 Interior Window Conditions

7.4.1 Moderate wear & operation issues

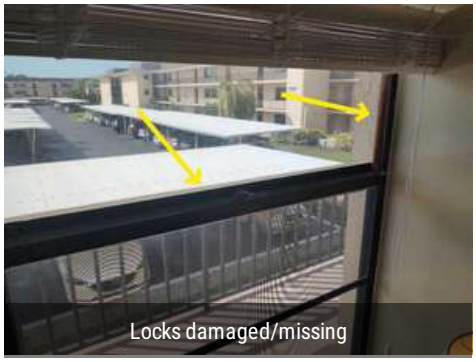
Window & Door Contactor

Windows reflected moderate wear and some windows did not operate or were difficult to operate. We recommend repairs and/or replacement as needed.

Note: The defects noted in images are based on a random sampling and may not indicate all affected areas.

Won't stay open

Doesn't close all the way



Locks damaged/missing

Consideration / Recommendation 10

2.3 Main Electric Service

2.3.1 Minimal Amperage (100 amp), Possibly Undersized

Electrician

The present 100 amp service to the home is typically not considered adequate once the central air system was added. The electrical needs for homes has increased over the years and products that have been in place for many years degrade and may not function as intended. Many times it becomes necessary to replace an electrical panel to meet current needs and insure safety. An electrician should perform a load calculation to determine if an upgrade to 150 or 200 amps is warranted.

2.7 Lighting & Fixtures

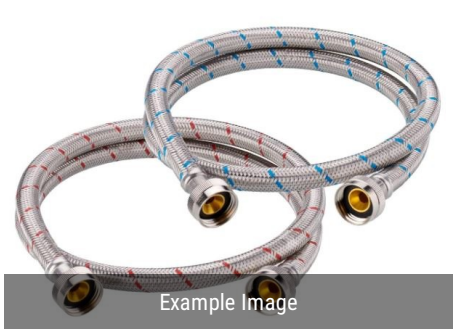
2.7.1 Light inoperative - bulb out, no switch

Electrician

Light(s) were out or inoperative at one or more locations. This may simply be a bulb is out or we were unable to locate the proper switch. Dismantling and testing oflight fixtures is not performed as part of this inspection. Note,non-working items noted are based on a random sampling and this condition may exist at other locations. Recommend all lights be operable prior to close.

3.2 Supply Line Conditions

3.2.1 Anti-Burst Hoses, Recommendation (If Not Installed)



Plumbing Contractor

If not currently installed, as a preventive measure we recommend installing anti-burst water supply hoses at interior plumbing connections, such as clothes washers, toilets, sinks, and refrigerators. These hoses reduce the risk of excessive water damage due to burst connections.

3.2.2 Copper Piping - Life Exp Info

Plumbing Contractor

Copper piping has a life expectancy of 50 to 80 years. Unless a permit is available it is unlikely the piping can be dated, therefore it is considered to be original. If the piping is getting close to the end of its useful life we recommend client consider replacement.

3.3 Sewer/Waste Line Conditions

3.3.1 Sewer Scope 20+ years Disclaimer

The inspector is unable to determine or report on the condition of buried / non-visible piping. Buried piping is susceptible to many adverse conditions such as; tree roots, collapse, breakage, etc. Although, new pipes are also prone to damage a sewer scope inspection from a qualified contractor is highly recommended for homes over 20 years old.

3.4 Water Heater

3.4.3 W/H - Near/Past Life Exp

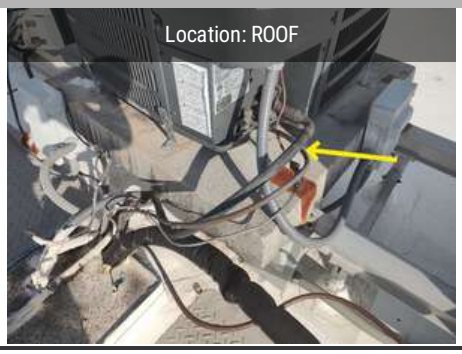
Plumbing Contractor

The water heater is near or beyond its general life expectancy. The industry average is 10 - 15 years with longevity dependent on water conditions and other variables. Other than any other conditions noted, the unit appears to be functioning properly at this time.
Important

Note: When required, the units age is documented for the insurance company on the 4 Point inspection report. Some insurance companies require water heaters be replaced once they reach the 10 - 15 year age range or beyond.

4.1 HVAC Conditions

4.1.1 Line Insulation Missing/Damaged



HVAC Technician

The insulation on the refrigerant lines was missing or damaged. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores.

5.4 Shower Enclosure Conditions

5.4.1 Shower Door, No Visible Safety Glass Markings

Qualified Contractor

The glass at the shower/tub enclosure has no visible markings indicating that it is safety glass. (A thorough cleaning of the glass may reveal the label indicating its composition). Consider having a qualified technician install safety glazing in accordance with present standards.

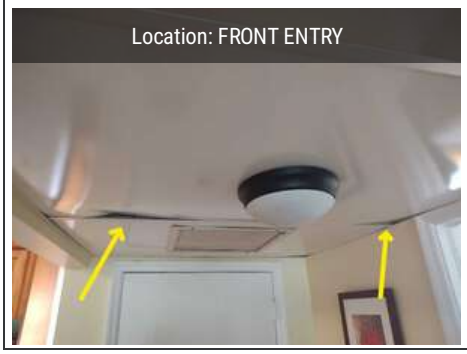
7.2 Ceiling Conditions

7.2.1 Popcorn Ceilings, Possible Asbestos 1950s -1980s

Qualified Contractor

Asbestos was commonly used as a material in popcorn ceilings from the 1950's through the 1980's. In 1978 the Clean Air Act banned spray-on asbestos products, however the law allowed businesses to use existing inventory well into the 1980's. This type of ceiling is found in many homes from that time period. Asbestos material generally does not pose a hazard until particles become airborne. We recommend having it tested by qualified technicians if you have further concerns or prior to starting any construction projects that may disturb it.

7.2.2 Damage - Ceilings



Drywall / Finishing Contractor

The ceilings were damaged at one or more locations. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

4 Point Items 2

2.4 Electric Panel

2.4.2 Panel (Zinsco/Sylvania)

Electrician

A Zinsco or Sylvania electric panel was present. These panels have numerous safety concerns and are considered a fire hazard. The panels and breakers have not been manufactured for some time. Replacement of this panel is recommended by a licensed electrician.

For more information visit: https://en.wikipedia.org/wiki/Zinsco

Note: many insurance companies deny coverage for homes with these types of electric panels. You should also check with your insurance agent regarding this panel.

3.4 Water Heater

3.4.3 W/H - Near/Past Life Exp

Plumbing Contractor

The water heater is near or beyond its general life expectancy. The industry average is 10 - 15 years with longevity dependent on water conditions and other variables. Other than any other conditions noted, the unit appears to be functioning properly at this time.
Important

Note: When required, the units age is documented for the insurance company on the 4 Point inspection report. Some insurance companies require water heaters be replaced once they reach the 10 - 15 year age range or beyond.

Action Item 1

4.4 Condensate Drain

4.4.1 Unable Locate - Check Association/HVAC Contractor

Home Owners Association | Current Owner | HVAC Technician

We were unable to determine the discharge location for the condensation drain line. This item requires routine maintenance and it is suggested that you contact the Current Owner, Association or a Licensed HVAC Contractor to determine the discharge location.

Note (when applicable), condensate drain lines should not discharge into crawl spaces. The moisture attracts pests and rodents and encourages organic growth.

Maintenance Information 1

3.4 Water Heater

3.4.2 W/H - Temperature Notice

Qualified Person

The Environmental Protection Agency (EPA) suggests setting water heater temperatures to 120°F. This temperature provides a balance, reducing the risk of scalding while still maintaining water hot enough to minimize the potential for bacteria growth within the unit.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

Water Temperature Chart

Limitation 5

1.1 Limitations

1.1 Limitations

1.1.2 Not Inspected - Condo, Townhome Or Villa

The exterior area of this multi-unit structure is not actually a part of this unit and was not inspected. Any evidence of unusual or notable items visible within the unit, will be noted in their respective areas in the report. It is suggested you contact the "Association" for further details or concerns regarding this system.

2.1 Grounding Conditions

2.1.1 Not Located, Ask Seller/Association/Electrician

Current Owner | Electrician | Home Owners Association

We were unable to locate the main ground connection at the time of inspection. It is common for the ground wire and/or grounding rods to beembedded in building materials and/or buried under landscaping debris. In condominiums and multi-unit buildings this system may be located in non-accessible areas. The main groundperforms an important safety function by grounding the electrical system, but because they are commonly hiddenthese components are assumed to be in place. If you have further concerns about this item we recommend checking with the current owner and/or association for its location or contacting aqualified electrician to evaluate the system.

Note: Grounding systems that rely solely on the plumbing system are no longer considered adequate since the introduction of plastic piping components. These systems should be updated to meet current standards.

2.2 Meter Conditions

2.2.1 Meter - Not Tested - Power Co Property

The electric meters are the property of the local utility company and are not opened or tested.

4.5 Ventilation & Distribution

4.5.1 Ductwork Concealed

The ductwork is concealed in the ceiling/floor system and not visible for inspection. Air flow was sensed at each supply register but flow balance tests are beyond the scope of this inspection and were not performed.

5.5 Shower Pan Conditions

5.5.1 Shower Pan, Not Tested

A definitive test for leaks in a tile shower base requires 2 - 3 inches of water left standing for up to 48 hours. There were no signs of leaks, but this definitive test is beyond the scope of this inspection and was not performed.

Grounds & Exterior Section Standard

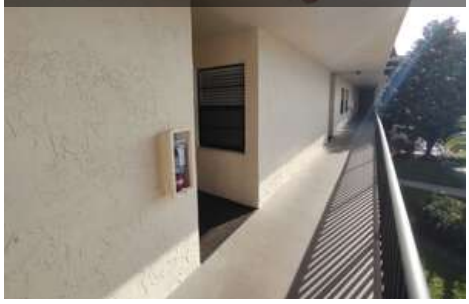
Overview

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, are examined only to the extent that they are affecting the structure.

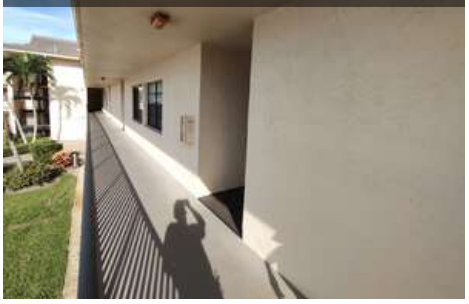
Section Photos

Section Photos

LOCATION: GROUNDS & EXTERIOR



LOCATION: GROUNDS & EXTERIOR



LOCATION: GROUNDS & EXTERIOR

LOCATION: GROUNDS & EXTERIOR

Grounds & Exterior Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the standard home inspection. Auxiliary inspections (for qualifying items) must be purchased in advance or approved before completion of the onsite inspection. Only purchased items will be inspected and are itemized on the invoice.

- Yard accessories and structures such as; fences, gates, sheds, barns, gazebos, children's play equipment, fire pits, mail boxes or posts, decorative ponds, fountains, boat lifts, docks, seawalls, pools, spas, sprinkler systems, etc.
- Subsurface drains and/or underground pipes are not inspected. Their condition, performance, and termination points (if any) are beyond the scope of this inspection. These systems generally require regular maintenance, including periodic flushing, for optimal performance.
- Installation and testing of any hurricane shutter systems, plywood coverings, or other window and door wind protection system or coverings. It is recommended you have the current owner or the component manufacturer/installer demonstrate the operation and benefits of the shutter systems before closing escrow.
- Testing for lead is outside the scope of this inspection. Lead is a material that is medically harmful to human health and development, especially for children. Prior to 1978, many paint and stain products contained lead and adequate testing is required to determine its presents or absence.

Not Inspected - Condo, Townhome Or Villa

The exterior area of this multi-unit structure is not actually a part of this unit and was not inspected. Any evidence of unusual or notable items visible within the unit, will be noted in their respective areas in the report. It is suggested you contact the "Association" for further details or concerns regarding this system.

Grounds & Exterior Section Report

Section Items	IN	OBV	NI	NP	
1.1 Balcony	✓				
1.2 Door Conditions (1 comment)		✓ 1			View

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

1.1 Balcony

1.2 Door Conditions

Inspected

Observation

Comment

1.2.1 SGD - Latch Defective

Window & Door Contactor | Safety

The latching hardware on the exterior sliding glass door at one or more locations is damaged. Repair or replacement is recommended.

Electrical System Section Standard

Overview

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of receptacles and switches to determine if there are adverse conditions with the wiring, grounding, bonding and over-current protection.

Electrical System Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- The exact function & purpose of each switch throughout the home was not determined.
- Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection.
- The main breaker panel is opened - if possible - and inspected, but no other cover plates or components were opened or disassembled.
- Evaluation of electric car chargers, solar electric systems and/or other alternative power sources such as generators.
- Evaluation of the telephone, data, video, audio, security system, generator systems, landscape lighting, remote controls for any fixtures or fans, fan speed operation, dimmer switches, the doorbell system - or other low voltage systems, and motion or photocell lights was not included in this inspection unless specifically noted.

Electrical System Material

Grounding Type
Not Located, Ask Seller/Association/Electrician

Meter Location
Locked Meter Room

Service Drop Location
Underground

Service Wire Material
Aluminum

Service Wire Size
1/0

Main Service Voltage/Capacity
100 amp (#2-3 Cop / #1-1/0 Alum), Determined by Cable Size, 120-240 Volts, Adequate

Main Disconnect Location(s)
Main Panel(s)

GFCI's Installed
Some Present

Smoke & Carbon Monoxide (CO) Detectors
Some Smoke Detectors Present, No CO Detector(s) Present

Electrical System Section Report

Section Items	IN	OBV	NI	NP	
2.1 Grounding Conditions (1 comment)			✓ 1		View
2.2 Meter Conditions (1 comment)			✓ 1		View
2.3 Main Electric Service (1 comment)	✓ 1				View
2.4 Electric Panel (3 comments)		✓ 3			View
2.5 Wiring Conditions	✓				
2.6 Receptacles	✓				
2.7 Lighting & Fixtures (1 comment)		✓ 1			View
2.8 GFCI Conditions (1 comment)		✓ 1			View
2.9 Detector Conditions (2 comments)		✓ 2			View

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

2.1 Grounding Conditions

Not Inspected

Comment

2.1.1 Not Located, Ask Seller/Association/Electrician

Limitation

Current Owner | Electrician | HOA Home Owners Association

We were unable to locate the main ground connection at the time of inspection. It is common for the ground wire and/or grounding rods to beembedded in building materials and/or buried under landscaping debris. In condominiums and multi-unit buildings this system may be located in non-accessible areas. The main groundperforms an important safety function by grounding the electrical system, but because they are commonly hiddenthese components are assumed to be in place. If you have further concerns about this item we recommend checking with the current owner and/or association for its location or contacting aqualified electrician to evaluate the system.

Note: Grounding systems that rely solely on the plumbing system are no longer considered adequate since the introduction of plastic piping components. These systems should be updated to meet current standards.

2.2 Meter Conditions

Not Inspected

Comment

2.2.1 Meter - Not Tested - Power Co Property

Limitation

The electric meters are the property of the local utility company and are not opened or tested.

2.3 Main Electric Service

Inspected

Comment

2.3.1 Minimal Amperage (100 amp), Possibly Undersized

Electrician | Consideration / Recommendation

The present 100 amp service to the home is typically not considered adequate once the central air system was added. The electrical needs for homes has increased over the years and products that have been in place for many years degrade and may not function as intended. Many times it becomes necessary to replace an electrical panel to meet current needs and insure safety. An electrician should perform a load calculation to determine if an upgrade to 150 or 200 amps is warranted.

2.4 Electric Panel

Observation

Material

Panel Type
Main Panel

Panel Location
Hallway

Panel Brand
Zinsco / Sylvania

Panel Main Service Wires
Thermoplastic Coated, Aluminum, Multi-strand

Panel Amperage
100 amp, Adequate, Determined by Main Breaker Size

Panel Branch Wiring
Copper (Single Strand), Copper (Multi-strand), Aluminum (Multi-strand), Thermoplastic Jacket, NM Cable (Plastic Jacket)

Panel Circuit Protection Types
Main: Breakers, Circuits: Breakers

Panel Circuit Fault Protection
None Present

Comment

2.4.1 Section Images (Panel Front / Panel Interior)

Section Images

2.4.2 Panel (Zinsco/Sylvania)

Electrician

Safety 4 Point Items

A Zinsco or Sylvania electric panel was present. These panels have numerous safety concerns and are considered a fire hazard. The panels and breakers have not been manufactured for some time. Replacement of this panel is recommended by a licensed electrician.

For more information visit: https://en.wikipedia.org/wiki/Zinsco

Note: many insurance companies deny coverage for homes with these types of electric panels. You should also check with your insurance agent regarding this panel.

2.4.3 Screws, Wrong Type

Electrician Safety

Replace the sharp tipped screws in the electrical panel cover with the proper type of blunt tipped screws that were provided by the panel manufacturer to prevent the screws from penetrating the wiring casing inside the box and causing a short circuit.

2.5 Wiring Conditions

Inspected

2.6 Receptacles

Inspected

2.7 Lighting & Fixtures

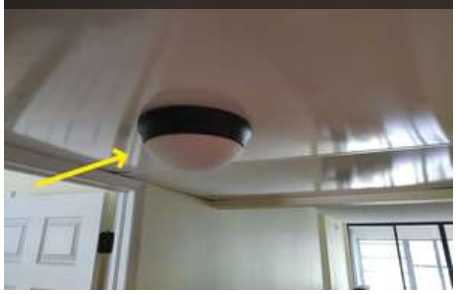
Observation

Comment

2.7.1 Light inoperative - bulb out, no switch

Electrician | Consideration / Recommendation

LOCATION: ENTRY WAY



Light(s) were out or inoperative at one or more locations. This may simply be a bulb is out or we were unable to locate the proper switch. Dismantling and testing oflight fixtures is not performed as part of this inspection. Note,non-working items noted are based on a random sampling and this condition may exist at other locations. Recommend all lights be operable prior to close.

2.8 GFCI Conditions

Observation

Comment

2.8.1 GFCI Upgrade - Some Present

Electrician | Safety

This home has GFCI protection at the locations that were likely required when the home was built. We recommend installing GFCI protection for all locations required by present standards. This includes bathrooms, garages, exteriors, kitchens, wet bars, and laundry. They are also commonly utilized for equipment such as whirlpools, spas and pool equipment. A licensed electrician can advise and install GFCI receptacles or breakers for currently required locations.

2.9 Detector Conditions

Observation

Comment

2.9.1 Smoke Detector - Upgrade

Electrician | Safety

For improved safety, the number and/or type of smoke detectors in the dwelling should be updated to meet current standards. Consult the local building and safety department for a copy of their smoke detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging).

Note: Current fire code requires dual-operation smoke detectors (battery and home electricity), inside and outside each room and on each floor for new construction.

2.9.2 CO Detectors - None Present

Electrician | Safety

No permanently installed carbon monoxide detectors were observed within the dwelling. For improved safety, we recommend installing carbon monoxide detection to meet current standards. Consult the local building and safety department for a copy of their carbon monoxide detector requirements and review the locations recommended by the detector manufacturer (typically on the packaging).

Note: Current standards recommend at least one carbon monoxide detector be installed in all habitable dwellings and require them for dwellings with fuel-fired heaters, fireplaces or attached garages.

Plumbing & Fuel Systems Section Standard

Overview

Our inspection of the plumbing system included a examination of visible areas to determine materials, defects, excessive wear, leakage, and general state of repair. It is possible plumbing leaks can be present but not evident in the course of a normal inspection.

Section Images

Section Images

Plumbing & Fuel Systems Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection and was not performed.
- Testing of the main water shut off valve is beyond the scope of this inspection. Operation of valves that have not been used for some time may cause them to leak.
- Our review of the plumbing system does not include landscape irrigation systems (unless otherwise stated), water wells, on site and/or private water supply systems, water quality, water conditioning systems (e.g. filters, softeners, etc.), off site community water supply systems or private (septic) waste disposal systems unless specifically noted.
- When present only a limited gas system inspection is performed. The system is not tested for leakage (pressure test) but is only visually inspected. We recommend you obtain an independent gas system inspection from the local gas utility company or a qualified contractor prior to closing on the property. Much of the gas system is not fully visible at the time of the inspection.
- We do not test or evaluate buried gas tanks and are unable to comment on not visible conditions. Buried gas tanks generally last 20-30 years and must be installed and maintained by licensed gas specialists for your safety. Routine maintenance should be performed on buried gas tanks at least once a year. Generally, the gas provider can perform inspections or recommend a qualified company.

Plumbing & Fuel Systems Material

Water Supply Source	Water Main Shut-off Location	Water Service Line Material (Exterior)
Public	Near Water Heater	Copper

Water Distribution Line Material (Interior)	Sewer/Waste Discharges To	Sewer/Waste Line Material
Copper	Local Municipality	Plastic (PVC/ABS)

Main Sewer/Waste Line Clean Out Location	Gas / Fuel Source & Type
Not Present / Unable to Locate	None Present

Plumbing & Fuel Systems Section Report

Section Items	IN	OBV	NI	NP	
3.1 Water Main Line & Valve Conditions	✓				
3.2 Supply Line Conditions (2 comments)	✓ 2				View
3.3 Sewer/Waste Line Conditions (1 comment)	✓ 1				View
3.4 Water Heater (4 comments)		✓ 4			View

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

3.1 Water Main Line & Valve Conditions

Inspected

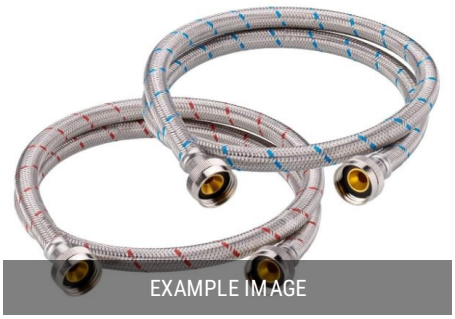
3.2 Supply Line Conditions

Inspected

Comment

3.2.1 Anti-Burst Hoses, Recommendation (If Not Installed)

Plumbing Contractor | Consideration / Recommendation



EXAMPLE IMAGE

If not currently installed, as a preventive measure we recommend installing anti-burst water supply hoses at interior plumbing connections, such as clothes washers, toilets, sinks, and refrigerators. These hoses reduce the risk of excessive water damage due to burst connections.

3.2.2 Copper Piping - Life Exp Info

Plumbing Contractor | Consideration / Recommendation

Copper piping has a life expectancy of 50 to 80 years. Unless a permit is available it is unlikely the piping can be dated, therefore it is considered to be original. If the piping is getting close to the end of its useful life we recommend client consider replacement.

3.3 Sewer/Waste Line Conditions

Inspected

Comment

3.3.1 Sewer Scope 20+ years Disclaimer

Consideration / Recommendation

The inspector is unable to determine or report on the condition of buried / non-visible piping. Buried piping is susceptible to many adverse conditions such as; tree roots, collapse, breakage, etc. Although, new pipes are also prone to damage a sewer scope inspection from a qualified contractor is highly recommended for homes over 20 years old.

3.4 Water Heater

Observation

Material

Water Heater Type	Water Heater Power Source	Water Heater Brand
Tank (conventional)	Electric	General Electric (GE)

Water Heater Year Manufactured	Water Heater Capacity	Water Heater Location
2012	30 gal	Kitchen Cabinet

Comment

3.4.1 Section Images (Unit, Unit Top, Unit Label)

Section Images

3.4.2 W/H - Temperature Notice

Qualified Person | Maintenance Information

The Environmental Protection Agency (EPA) suggests setting water heater temperatures to 120°F. This temperature provides a balance, reducing the risk of scalding while still maintaining water hot enough to minimize the potential for bacteria growth within the unit.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

WATER TEMPERATURE CHART

3.4.3 W/H - Near/Past Life Exp

Plumbing Contractor

Consideration / Recommendation | 4 Point Items

The water heater is near or beyond its general life expectancy. The industry average is 10 - 15 years with longevity dependent on water conditions and other variables. Other than any other conditions noted, the unit appears to be functioning properly at this time.
Important

Note: When required, the units age is documented for the insurance company on the 4 Point inspection report. Some insurance companies require water heaters be replaced once they reach the 10 - 15 year age range or beyond.

3.4.4 TPR pipe, incorrect material and kinked

Plumbing Contractor | Safety

The TPR discharge pipe on the water heater is comprised of the incorrect material and is kinked. This is a safety concern as it can allow pressure to backup. Recommend repairs by a licensed plumbing contractor.

Heating Ventilation & Air Conditioning (HVAC) Section Standard

Overview

Our inspection of the HVAC system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection includes activating the system via the thermostat and checking for an appropriate temperature response. The temperature differential, as we usually measure it, is, at best, an imprecise tool. It is not always an accurate indication of an air conditioning system's condition. An "abnormal" temperature differential does not always indicate a malfunctioning air conditioning system and a "normal" differential does not always indicate a properly functioning system.

Section Photos

Section Photos

HEAT SATISFACTORY

Heating Ventilation & Air Conditioning (HVAC) Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

- Check and change your return air filters as needed.
- Have the evaporator coil cleaned and the system serviced annually by an HVAC professional.
- Maintenance the condensate drain line by adding bleach or white vinegar in the pipe at the clean out near the air handler and/or flushing out the exterior end of the pipe with a hose in the spring and summer. This will reduce algae growth in the pipe and help to prevent blockages and over flow of the drain collection pan.

Heating Ventilation & Air Conditioning (HVAC) Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- Service panels and covers are not removed and internal components are not inspected.
- Disassembly of furnaces is not performed; therefore heat exchangers are not inspected.
- Zoned systems, fresh air intakes, dampers, float switches, UV lights, and specialty equipment are not included in the inspection.
- Airflow and balancing tests at individual system registers are not conducted.
- HVAC systems are complex pieces of equipment and invasive technical analysis of all components is not performed.
- Window or wall air conditioning units are not inspected.

Heating Ventilation & Air Conditioning (HVAC) Material

HVAC System Type **Split System**	Condenser/Package Unit Brand **Goodman**	Year Mfg (Condenser/Package Unit) **2022**
Air Handler Unit Brand **Unknown / Not labeled**	Year Mfg (Air Handler) **Not Marked/Unknown**	Cooling Type **Forced Air, Straight Air Conditioning**
Cooling Tonnage **2.0**	Heating Type **Electric Strip, Forced Air**	Heating Energy Source **Electric**
Heating System KW/BTU Rating **Not Marked/Unknown**	Ductwork Materials **Condo Unit, Not Visible**	Thermostat Location **Hallway**
Condensate Drain Location **Not Present / Unable to Locate**		

Heating Ventilation & Air Conditioning (HVAC) Section Report

Section Items	IN	OBV	NI	NP	
4.1 HVAC Conditions (2 comments)		✓ 2			View
4.2 Cooling Differential Conditions (1 comment)		✓ 1			View
4.3 Heating Systems Conditions	✓				
4.4 Condensate Drain (1 comment)			✓ 1		View
4.5 Ventilation & Distribution (1 comment)	✓ 1				View
4.6 Thermostat	✓				

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

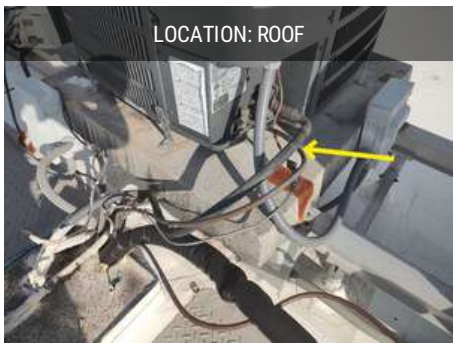
4.1 HVAC Conditions

Observation

Comment

4.1.1 Line Insulation Missing/Damaged

HVAC Technician | Consideration / Recommendation



The insulation on the refrigerant lines was missing or damaged. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores.

4.1.2 Filter Missing/Not Installed Properly

Qualified Person | Repair / Replace

The filter is missing and or improperly installed for the system. The system is not designed to operate without a filter and can result in a decrease in life. A minimum of monthly filter changes is recommended.

4.2 Cooling Differential Conditions

Observation

Comment

4.2.1 *Improper Cooling Differential

HVAC Technician | Repair / Replace

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The readings indicatethat the unit is NOT cooling within standards and may not be working properly. A licensed Heat/Air contractor should further evaluate the system and advise.

SUPPLY

RETURN

4.3 Heating Systems Conditions

Inspected

4.4 Condensate Drain

Not Inspected

Comment

4.4.1 Unable Locate - Check Association/HVAC Contractor

Action Item

HOA Home Owners Association | Current Owner | HVAC Technician

We were unable to determine the discharge location for the condensation drain line. This item requires routine maintenance and it is suggested that you contact the Current Owner, Association or a Licensed HVAC Contractor to determine the discharge location.

Note (when applicable), condensate drain lines should not discharge into crawl spaces. The moisture attracts pests and rodents and encourages organic growth.

4.5 Ventilation & Distribution

Inspected

Comment

4.5.1 Ductwork Concealed — Limitation

The ductwork is concealed in the ceiling/floor system and not visible for inspection. Air flow was sensed at each supply register but flow balance tests are beyond the scope of this inspection and were not performed.

4.6 Thermostat

Inspected

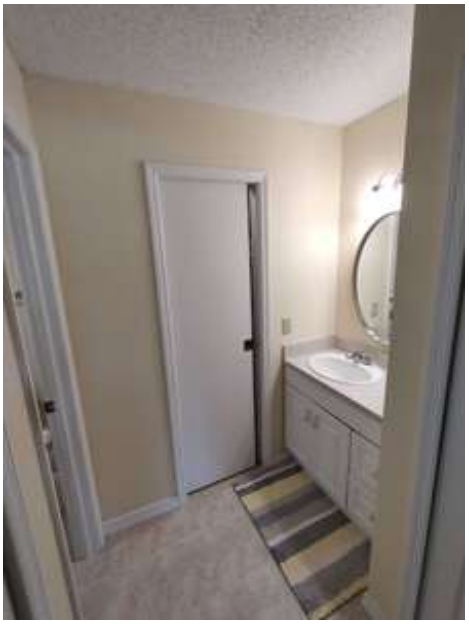
Bath(s) Section Standard

Overview

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Conditions behind finished surfaces are concealed and not visible or accessible for inspection.

Section Photos

Section Photos


Bath(s) Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

- Re-caulking at the counter tops, tub walls and floors in baths is recommended periodically to deter moisture intrusion.
- Inspect supply lines and drain pipes at least bi-annually for leaks.

Bath(s) Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- Testing of angle stop valves (fixture water supply valves) are outside the scope of this inspection. Operation of valves that have not been used for some time may cause them to leak. If you chose to check any valve that has not been operated recently, leaks may develop that will require repair or replacement of the rubber washers.
- Shower doors and enclosures require regular maintenance and unless newly installed, evidence of some moisture penetration/scaling is typical. Damaged caulking and/or seals should be repaired and routinely checked to ensure proper function and longevity.
- Shower pans are reviewed for visible evidence of leaks however, water tests are not performed. A definitive water test for leaks in a tile shower base requires 2 - 3 inches of water left standing for up to 48 hours.
- Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.
- Personal belongings (when present) inhibit full access to many areas during an inspection. If the home was occupied at the time of inspection we recommend a walk-through after the area has been cleared and made fully accessible and prior to closing. If desired, re-inspections are available for an additional fee.

Bath(s) Material

Countertop Materials
Laminate

Cabinet Materials
Thermofoil

Shower Wall Materials
Tile

Ventilation Types
Vent Fan

Bath(s) Section Report

Section Items	IN	OBV	NI	NP	
5.1 Counter Top & Cabinet Conditions	✓				
5.2 Sink Plumbing Conditions	✓				
5.3 Shower & Tub Conditions (1 comment)		✓ 1			View
5.4 Shower Enclosure Conditions (1 comment)		✓ 1			View
5.5 Shower Pan Conditions (1 comment)	✓ 1				View
5.6 Toilet Conditions	✓				
5.7 Vent Fan Conditions	✓				

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

5.1 Counter Top & Cabinet Conditions

Inspected

5.2 Sink Plumbing Conditions

Inspected

5.3 Shower & Tub Conditions

Observation

Comment

5.3.1 Caulk Recommended, Walls/Floors

Qualified Contractor | Repair / Replace

Caulk and/or grout is recommended at the tub walls and/or floors in bath. Conditions behind wall or under floor were concealed and not visible or accessible for inspection.

5.4 Shower Enclosure Conditions

Observation

Comment

5.4.1 Shower Door, No Visible Safety Glass Markings

Qualified Contractor | Consideration / Recommendation

The glass at the shower/tub enclosure has no visible markings indicating that it is safety glass. (A thorough cleaning of the glass may reveal the label indicating its composition). Consider having a qualified technician install safety glazing in accordance with present standards.

5.5 Shower Pan Conditions

Inspected

Comment

5.5.1 Shower Pan, Not Tested

Limitation

A definitive test for leaks in a tile shower base requires 2 - 3 inches of water left standing for up to 48 hours. There were no signs of leaks, but this definitive test is beyond the scope of this inspection and was not performed.

5.6 Toilet Conditions

Inspected

5.7 Vent Fan Conditions

Inspected

Kitchen Section Standard

Overview

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic functions of the major built-in appliances using normal operating controls.

Section Photos

Section Photos

Kitchen Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

- Re-caulking at the counter tops and sink surrounds is recommended periodically to deter moisture intrusion.
- Inspect supply lines and drain pipes at least bi-annually for leaks.

Kitchen Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- Testing of the water shut off valves is beyond the scope of this inspection. Operation of valves that have not been used for some time may cause them to leak.
- Accuracy and/or function of clocks, timers, temperature controls, special features, and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.
- Personal belongings (when present) inhibit accessibility and/or operation for areas and components during an inspection.
- Movement of appliances and/or fixtures from there currently installed locations.

Kitchen Material

Countertop Materials	Cabinet Materials	Sink Materials
Laminate	Wood	Stainless Steel

Range Types	Exhaust Vent Types	Refrigerator Types
Electric	Hood Vent, Ductless System	No Ice Equipment, No Water Present

Kitchen Section Report

Section Items	IN	OBV	NI	NP	
6.1 Cabinet/Countertop Conditions	✓				
6.2 Sink Plumbing Conditions (1 comment)		✓ 1			View
6.3 Garbage Disposal Conditions					
6.4 Stove & Oven Conditions (1 comment)	✓ 1				View
6.5 Hood Fan Conditions	✓				
6.6 Built-In Microwave Conditions					
6.7 Dishwasher Conditions (1 comment)		✓ 1			View
6.8 Refrigerator Conditions	✓				

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

6.1 Cabinet/Countertop Conditions

Inspected

6.2 Sink Plumbing Conditions

Observation

Comment

6.2.1 Spray wand, under sink

Plumbing Contractor | Repair / Replace

The spray one for the kitchen sink is stored in a bag under the sink but appears to be connected. We recommend installing this properly on the upper side of the sink or removing it to avoid leaks in the cabinet.

6.3 Garbage Disposal Conditions

Not Present

6.4 Stove & Oven Conditions

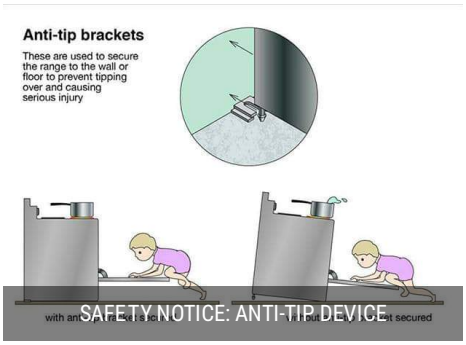
Inspected

Comment

6.4.1 Anti-Tip Device Notice

Qualified Contractor | Safety

Our inspection does not include moving appliances. However, we strongly recommend verifying that the anti-tip safety device, provided by the range manufacturer and required in installation specifications, is correctly in place. Typically, this device is mounted to the floor or wall behind the unit and placed to catch a leveling bolt to prevent the unit from tipping forward. This safety measure is crucial to prevent injury or fatalities, especially involving children.



SAFETY NOTICE: ANTI-TIP DEVICE


EXAMPLE: ANTI-TIP DEVICE

6.5 Hood Fan Conditions

Inspected

6.6 Built-In Microwave Conditions

Not Present

6.7 Dishwasher Conditions

Observation

Comment

6.7.1 No High Loop

Appliance Technician | Repair / Replace

No high loop was evident for the drain hose for the dishwasher. A high loop is required to keep drainage from back flowing into the dishwasher. High loops are generally built into the newer dishwashers however, the manufacturers still recommend an additional high loop under the sink before the drain hose is connected. Recommend routing the hose so a high loop is present. A "Qualified person" can perform the work.

6.8 Refrigerator Conditions

Inspected

Interiors Section Standard

Overview

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components were inspected. Generally, some light wear and tear can be found throughout most homes but is normally considered a typical cosmetic condition.

Section Photos

Section Photos






Interiors Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the home inspection;

- Personal belongings (when present) inhibit full access to many areas during an inspection. If the home was occupied at the time of inspection we recommend a walk-through after the area has been cleared and made fully accessible and prior to closing. If desired, re-inspections are available for an additional fee.
- Testing of central vacuum systems is outside the scope of the inspection and are not evaluated.
- Window treatments such as tents and films are beyond the scope of a home inspection and are not evaluated.
- Fire sprinkler systems are beyond the scope of a home inspection and are not evaluated. If applicable; client is advised to obtain information on operation and certification from the current owner, association and / or local fire / building department.
- Testing for Lead is outside the scope of this inspection. Prior to 1978, many paint and stain products contained lead. Lead is a material that is medically harmful to human health and development, especially children. Only by testing can one determine the presence or absence of lead in either the interior or exterior painted or stained surfaces. Check with local authorities for any testing requirements. Have a qualified technician perform any tests as desired.
- Testing for Chinese Drywall is outside the scope of this inspection. The majority of drywall is manufactured in the United States; however, due to shortages during the real estate boom in Florida between 2002 & 2008 drywall was imported from China. There is evidence that drywall imported from China during this period may be emitting excessive amounts of Hydrogen Sulfide Fumes and Ammonia Gas that pose health concerns and can cause damage to metals in the home. Accurate identification of drywall manufactured in China requires laboratory testing or on-site chemical analysis that is outside the scope of a general home inspection and our expertise; therefore, detecting, and/or reporting on the existence or non-existence of Chinese drywall is beyond the scope of this inspection. Discolored/pitted metals, soot covered copper and/or a strong sulfur (rotten egg) smell in the home can be indicators of Chinese drywall but could also have other explanations. If any such findings are noted in the report, it is done so only as a client courtesy. Regardless of any notations in this report, it is the responsibility of the client to determine if they desire independent testing at their own expense by a qualified environmental testing company. If the home was built between 2002 - 2008, or if the home has undergone renovations that required the installation of new drywall within that time period, we recommend that the client contact a qualified indoor environmental contractor prior to closing. Consumers with questions about Chinese drywall can find out more information on the regularly updated Frequently Asked Questions section on www.floridashealth.com or search the key words Chinese Drywall.

Interiors Material

Wall Materials
Drywall/Sheetrock

Ceiling Materials
Drywall/Sheetrock

Flooring Materials
Carpet, Tile

Window Types
Awning, Single Hung

Window Frame Materials
Metal

Window Glazing
Single-pane

Interiors Section Report

Section Items	IN	OBV	NI	NP	
7.1 Wall Conditions	✓				
7.2 Ceiling Conditions (2 comments)		✓ 2			View
7.3 Floor Conditions	✓				
7.4 Interior Window Conditions (1 comment)		✓ 1			View
7.5 Interior Door Conditions	✓				
7.6 Closet Conditions	✓				

(IN = Inspected , OBV = Observation, NI = Not Inspected, NP = Not Present)

7.1 Wall Conditions

Inspected

7.2 Ceiling Conditions

Observation

Comment

7.2.1 Popcorn Ceilings, Possible Asbestos 1950s -1980s

Qualified Contractor | Consideration / Recommendation

Asbestos was commonly used as a material in popcorn ceilings from the 1950's through the 1980's. In 1978 the Clean Air Act banned spray-on asbestos products, however the law allowed businesses to use existing inventory well into the 1980's. This type of ceiling is found in many homes from that time period. Asbestos material generally does not pose a hazard until particles become airborne. We recommend having it tested by qualified technicians if you have further concerns or prior to starting any construction projects that may disturb it.

7.2.2 Damage - Ceilings

Drywall / Finishing Contractor | Consideration / Recommendation

The ceilings were damaged at one or more locations. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

7.3 Floor Conditions

Inspected

7.4 Interior Window Conditions

Observation

Comment

7.4.1 Moderate wear & operation issues

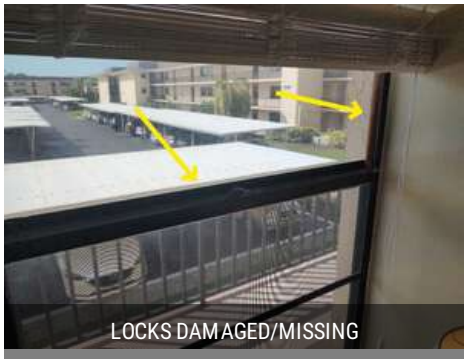
Window & Door Contactor | Repair / Replace

Windows reflected moderate wear and some windows did not operate or were difficult to operate. We recommend repairs and/or replacement as needed.

Note: The defects noted in images are based on a random sampling and may not indicate all affected areas.


WON'T STAY OPEN


DOESN'T CLOSE ALL THE WAY


LOCKS DAMAGED/MISSING

7.5 Interior Door Conditions

Inspected

7.6 Closet Conditions

Inspected