



Robbins Services
Home Inspections



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Clients

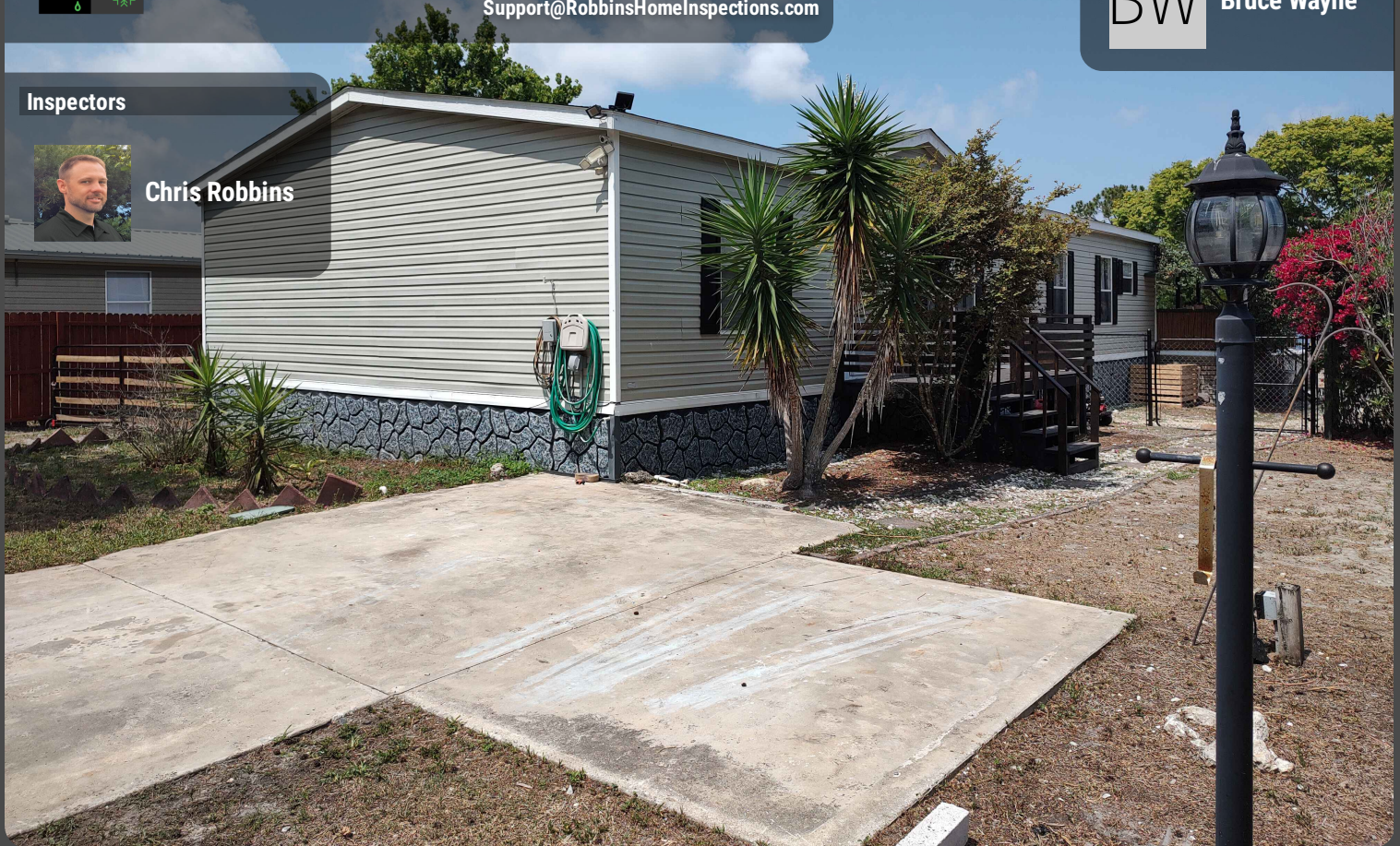


Bruce Wayne

Inspectors



Chris Robbins



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

Home Inspection Company



Summary Quick Links



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Safety

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Not Inspected

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Limitation

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Introduction

Property & Inspection Information

Client Name
Bruce Wayne

Year Built
1973

Attendee's
Seller(s), Sellers Agent

Bathrooms
3

Did the client choose not to proceed with any offered add-on services related to this property?
Yes, Air Quality & Visible Mold, Well Water Testing (3rd Party)

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

Square Footage
2999

Structure Type
Residential, Manufactured Home, 1-Story

Direction Home Faces
North

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

Furnishings
Normal Furnishings

Bedrooms
3

Weather & Temperature
Clear, Dry, 85-90

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, Windows, 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.

Section Name	
 Report Introduction	
 Comment Key Or Definition Of Recommendation	
 Report Summary	
 1 Foundation & Crawlspace	
 2 Grounds & Exterior	
 3 Roof	
 4 Electrical System	
 5 Plumbing & Fuel Systems	
 6 Heating Ventilation & Air Conditioning (HVAC)	
 7 Laundry	
 8 Bath(s)	
 9 Kitchen	
 10 Interiors	

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

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2.5 Deck

2.5.3 Railing balusters (>4")



Qualified Contractor

The openings in the railings are too wide. Openings in railings should not exceed a 4 inches width. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a licensed contractor for repairs and/or information on current standards. Other forms of add-on netting protection devices may be available online.



2.5.4 Deck



Decking Contractor

1. LIMITED FRAMING

Limited and/or unprofessional framing support was observed. Today's construction would require larger / additional framing. Client should consider further evaluation by a licensed decking contractor.

2. IMPROPER FOOTINGS - 2021 IRC R507.3

There are no standard footings as compared with today's construction methods. Posts require footings to support load and deter lateral movement. Proper footings or support should be considered to reduce any shifting or settling.

3. NO JOIST HANGERS

The joists were toe nailed into framing. Ideally, joist hangers would offer proper support. Client is advised to consult a licensed deck contractor for further information and repairs.



2x4 structural supports



No footers



No joist hangers

2.6 Steps & Railings

2.6.1 Staircase - Riser Heights Bad



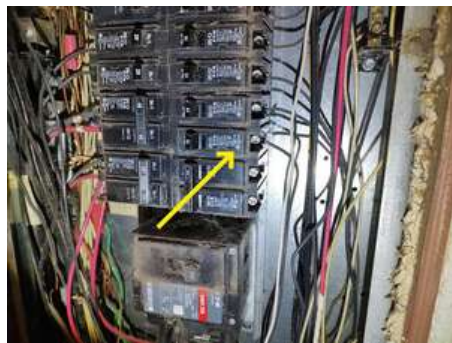
Location: GROUNDS & EXTERIOR



The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.

4.4 Electric Panel

4.4.3 DBL Tap, Breaker(s)



Two or more wires were connected to one breaker at one or more locations within the panel (AKA: Double Tap). This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.

4.4.4 Off / Disconnected, Breaker



One or more breakers in the panel were in the off position, or not in use at the time of this inspection. We did not activate the breaker, or energize the circuit because doing so could create a hazard. In addition, components connected to these breakers were not tested. The owner may have information as to why the breaker is disconnected. If it is not functional, a licensed electrician should make appropriate repairs.

4.5 Wiring Conditions

4.5.1 Exposed Wiring



There is exposed wiring at one or more locations. Industry standards indicate that wiring installed below 7 feet be protected from physical damage. The wiring needs to be installed in properly rated conduit to meet electrical safety standards. A qualified electrician should do the work.

4.6 Receptacles

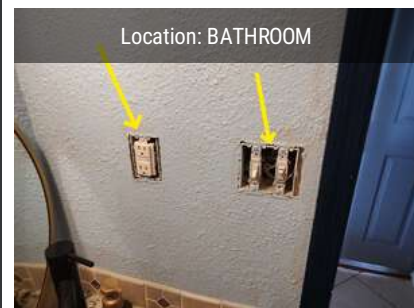
4.6.1 Missing/Damaged Cover



Missing / damaged receptacle or switch covers were observed at one or more locations. Recommend covers be installed for safety.

4.8 GFCI Conditions

4.9 Detector Conditions



4.6.2 Loose dmgd outlet



Loose / damaged outlet was observed at one or more locations. Recommend further evaluation and repairs by a licensed electrician prior to close.

4.8.1 Receptacle - GFCI - Should Be



There is no Ground Fault Circuit Interrupted (GFCI) protection for the receptacle(s) at one or more locations. Industry standards would have dictated installation of GFCI protection at the time of construction or when the outlet(s) were updated for the exterior, baths, kitchen, laundry and/ or garage. A licensed electrician should install GFCI protection for all locations necessary to meet current electrical safety standards.



4.8.2 GFCI Upgrade - Some Present



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.

4.9.1 Detector, Test Not Responsive



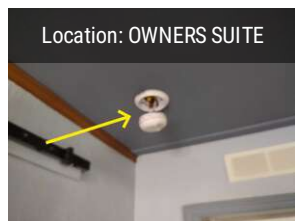
One or more detectors did not respond to the test button. New batteries or replacement is recommend. Smoke detectors have a life expectancy of about 10 years, while carbon monoxide detectors have a useful lifespan of about 5-6 years, replacement is recommended after these time periods.



4.9.2 Detector, Missing/Damaged



Detectors were missing or damaged at one or more locations. Replacement is recommended.



4.9.3 Smoke Detector - Upgrade



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.

4.9.4 CO Detectors - None Present (Fuel Appliances, Fireplace, Attached Garage)



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.

7.3 Dryer Duct & Vent Conditions

7.3.2 Transition Hose, Foil / Vinyl



We recommend the transition vent duct in place for the dryer be changed to a fire-retardant product approved by the dryer manufacturer. Generally, semi-rigid or rigid metal duct products are acceptable.

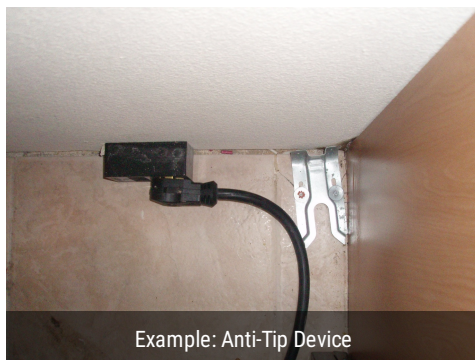
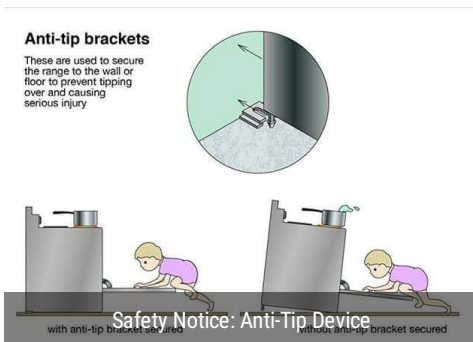
Building codes mandate the use of UL 2158A approved transition vent ducts, but conflicts arise regarding foil transition vent ducts. Many appliance manufacturers explicitly discourage their use with warnings like "Do Not Use Metal Foil Vent" in their instructions. It's not uncommon for manufacturers to establish guidelines that surpass code requirements to guarantee safe and proper installations, and disregarding these instructions can lead to warranty voidance and potential safety risks.

9.4 Stove & Oven Conditions

9.4.1 Anti-Tip Device Notice



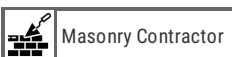
Our inspection does not include moving appliances. However, we strongly recommend verifying that the anti-tip safety device, provided by the range manufacturer and required in installation specifications, is correctly in place. Typically, this device is mounted to the floor or wall behind the unit and 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.



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2.4 Driveway Conditions

2.4.1 Cracks and settlement - Possible Trip Hazards



Cracks and settlement was observed. Trip hazards may be present or occur overtime. Correction is recommended by a qualified masonry contractor to deter further settlement and cracking.

2.5 Deck

2.5.1 Moisture damage / wood rot



Moisture damage and/or wood rot was observed. Replacement of affected materials is recommended. A "Licensed Decking Contractor" can make repairs.



2.5.4 Deck



1. LIMITED FRAMING

Limited and/or unprofessional framing support was observed. Today's construction would require larger / additional framing. Client should consider further evaluation by a licensed decking contractor.

2. IMPROPER FOOTINGS - 2021 IRC R507.3

There are no standard footings as compared with today's construction methods. Posts require footings to support load and deter lateral movement. Proper footings or support should be considered to reduce any shifting or settling.

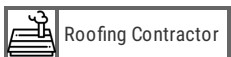
3. NO JOIST HANGERS

The joists were toe nailed into framing. Ideally, joist hangers would offer proper support. Client is advised to consult a licensed deck contractor for further information and repairs.



3.1 Roof Conditions

3.1.1 Loose/Damaged/Missing Shingles



Loose, damaged or missing shingles were observed at one or more locations. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. A licensed roofing contractor should evaluate the roof and repair all damaged areas.

Note, when applicable we are required to note roof concerns on the 4 Point Inspection report. Insurance companies may request repairs prior to providing insurance.



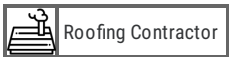
3.1.2 Unprofessional roofing materials



Unprofessional roofing materials were utilized over the back porch area. Areas with this type of material are generally not permitted and replacement is recommended with a qualified roofing product. Holes and damages were present. Recommend farther evaluation by a licensed roofing contractor.



3.1.3 Fasteners/Punctures in Roofing Materials



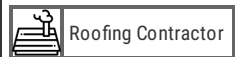
Punctures were noted in roofing materials at one or more locations. We recommend unapproved fasteners be removed and punctures be properly sealed to deter leaks.

Note, conditions noted are based on a random sampling or visible areas. This condition may exist in other locations. The roof should be reviewed by a licensed roofing contractor and repairs should be made as needed.



3.3 Flashing Conditions

3.3.1 Sealant Needed - All Areas



Damaged/deteriorated sealant was noted at numerous locations. Sealantis recommend at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration. Recommend repair as needed by a qualified / licensed contractor.



6.2 Cooling Differential Conditions

6.2.1 *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 indicate that 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.



7.3 Dryer Duct & Vent Conditions

7.3.1 Dryer Vent Hood, Missing/Damaged



Qualified Contractor

7.4 Laundry Sink Conditions



The dryer hood vent is missing/damaged. A qualified technician should repair/replace.

7.4.2 No Shut Off Valves, Sink

Location: LAUNDRY ROOM



Plumbing Contractor

No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order to obtain insurance.

8.2 Sink Plumbing Conditions

8.2.1 No Shut Off Valves, Sink



Plumbing Contractor

No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order to obtain insurance.

Location: OWNERS SUITE



Location: REAR DECK BATHROOM



8.2.2 Unprofessional Repairs

Location: OWNER SUITE, BATHROOM SINK



Plumbing Contractor

Unprofessional plumbing repairs were observed (tape, caulking, etc.). No active leaks were noted. A licensed plumber can make repairs.

8.3 Shower & Tub Conditions

8.3.1 Drain Stopper, Missing/Damaged/Not Operable

Location: FRONT BATH



Plumbing Contractor

The drain stopper was missing, damaged or not operational. A qualified plumber should make repairs.

8.3.2 Slow Drain, Tub/Shower

Location: FRONT BATH



Plumbing Contractor

The bathtub/shower drained slowly. This may require simple cleaning or could be an indication of a plumbing problem.

8.6 Toilet Conditions

8.6.1 Toilet Base Loose

Location: OWNERS SUITE



Plumbing Contractor

The toilet was loose at the floor. While this condition is somewhat common, it can increase the likelihood of leaks from the base wax seal area. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

9.4 Stove & Oven Conditions

9.4.2 Burner didn't operate



Appliance Technician

One or more burners on the cook top did not operate. Repair is needed.



Consideration / Recommendation

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1.1 Foundation Conditions

1.1.1 Skirting Damaged



Qualified Contractor

Skirting around the crawl space was damaged at one or more locations. We recommend repairs be made to deter rodents and other pest from entering the crawl space area.



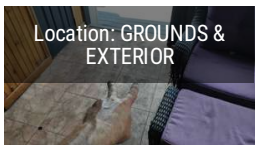
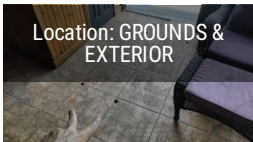
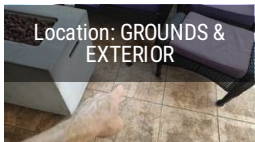
2.5 Deck

2.5.2 Flooring damaged

2.9 Gutter & Downspout Conditions



Flooring was damaged at one or more locations. Recommend repairs as desired.



2.9.1 Gutters Recommended



A gutter system with the proper extensions and splash blocks should be installed for all run-off locations to properly divert moisture away from the structure. Inadequate removal of rainwater from the perimeter of the home is a primary cause for erosion, settlement, and water seepage into crawl spaces and under foundations.

4.4 Electric Panel

4.4.5 Screws, Missing/Stripped/Damaged



Qualified Person



Screws were missing, stripped, or damaged at the electric panel cover at the time of inspection. In many cases, these screws can simply be replaced and are available at most local hardware stores. In cases where the screws require repairs for proper operation we recommend repairs be performed by a licensed electrician.

4.7 Lighting & Fixtures

4.7.1 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 of light 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.

Location: FRONT ENTRY



Location: KITCHEN



5.2 Hose Bib Conditions

5.2.1 Hose Bibs - Back-flow - Notice

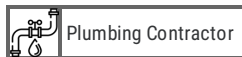


Qualified Person

Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Back-flow devices are recommended at all locations where not currently installed.

5.3 Supply Line Conditions

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



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.

5.3.3 PEX, Insurance Notice



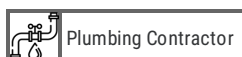
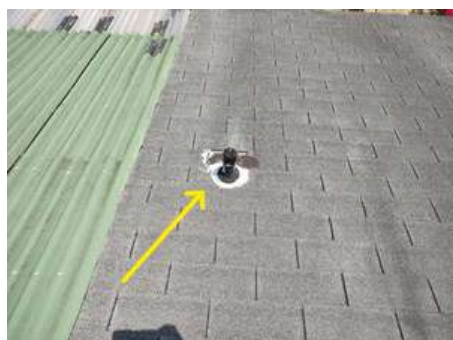
Some insurance companies will not insure properties with Pre-2010 PEX water supply lines due to leak statistics. We advise checking with your insurance provider as to their stance on this type of piping.

5.4 Sewer/Waste Line Conditions

5.4.1 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.

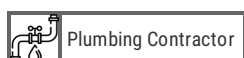
5.4.2 Plumbing vent stack plugged



A plumbing vent stack at one or more locations with plugged and did not appear to be in use. We recommend checking with the current owner to determine the reason. Repairs can be made by a license plumbing contractor.

5.5 Water Heater

5.5.3 W/H - Near/Past Life Exp

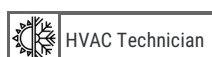


The water heater is near or beyond its general life expectancy. The industry average is 10 - 15 years with longevity dependent on water conditions and other variables. Other than any other conditions noted, the unit appears to be functioning properly at this time. Important

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.

6.1 HVAC Conditions

6.1.1 EOL - Condenser / Pkg Unit / Air Handler



The system appears to be functioning properly at this time, however it is near or beyond its general life expectancy of 10 - 15 years. Other than any conditions noted, the unit appeared to be operational. There is no accurate way for the inspector to predict how long the system or its components will last. Consider replacement with a modern unit conforming to higher efficiency standards.

6.1.2 Past Repairs



 Current Owner

Past repairs were evident at the unit. We recommend requesting all repair documentation from the current owner.

7.4 Laundry Sink Conditions

7.4.1 Faucet Damaged



 Plumbing Contractor

The sink faucet was damaged and did not fully function. Replacement is recommended by a licensed plumbing contractor.

9.4 Stove & Oven Conditions

9.4.3 Control Knob, Missing/Damaged



 Appliance Technician

One or more control knobs and or displays were missing or damaged. Recommend repair.

9.7
Dishwasher
Conditions

9.8
Refrigerator
Conditions

9.4.4 EOL

The unit was examined. It appears to be functioning normally. However, it appears to be at or near the end of its useful life. Client may consider replacement with a more current model.

9.7.1 EOL



 Appliance Technician

The unit was examined. It appears to be functioning normally. However, it appears to be near the end of its useful life. Client may consider replacement with a more current model.

9.8.1 EOL

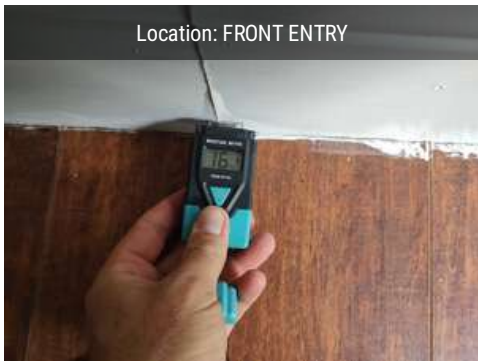


The unit was examined. It appears to be functioning normally. However, it appears to be near the end of its useful life. Client may consider replacement with a more current model.

10.1 Wall Conditions

10.1.1 Moisture Stains - Not Active

Moisture stains and/or damage was observed at one or more locations. A moisture meter indicated the area(s) are currently within normal moisture levels and considered dry. However, if the leak source has not been identified and properly repaired, the leak may return. Contact the current owner to verify this condition has been addressed -or- contact a licensed contractor for repairs.



10.3 Floor Conditions

10.3.1 Tiles, Missing/Damaged



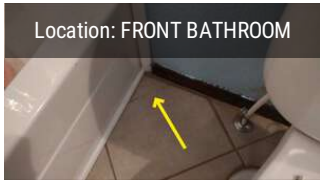
Qualified Contractor

Missing or damaged floor tiles were observed at one or more locations. Recommend repair as needed.

10.4 Interior Window Conditions

10.5 Interior Door Conditions

10.6 Closet Conditions



10.4.1 Limitation - Personal Belongings



Furnishings, personal item storage, and window treatments prevented a full visual inspection of all windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.

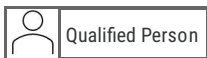
10.5.1 Screens - Damaged / Missing



Qualified Contractor

One or more screens are missing or damaged. A "Qualified Window & Door Contractor" can be contacted for further evaluation and repairs. It is suggested you contact the "Current Owner" to verify if missing items are in storage.

10.6.1 Limitation, Personal Belongings



Qualified Person

Personal belongings within and/or in front of closets prevented full access for inspection. We suggest further inspection of these areas during your final walk through.



4 Point Items

10

3.1 Roof Conditions

3.1.1 Loose/Damaged/Missing Shingles



Loose, damaged or missing shingles were observed at one or more locations. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. A license roofing contractor should evaluate the roof and repair all damaged areas.

Note, when applicable we are required to note roof concernson the 4 Point Inspectionreport. Insurance companies may request repairs prior to providing insurance.



Missing/damaged shingles



Loose shingles



Loose shingles

3.3 Flashing Conditions

3.3.1 Sealant Needed - All Areas

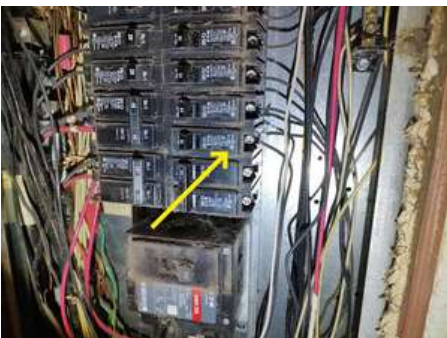


Damaged/deteriorated sealant was noted at numerous locations. Sealantis recommend at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration. Recommendrepair as needed by a qualified / licensed contractor.



4.4 Electric Panel

4.4.3 DBL Tap, Breaker(s)



Two or more wires were connected to one breaker at one or more locations within the panel (AKA: Double Tap). This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.

4.5 Wiring Conditions

4.5.1 Exposed Wiring



Electrician

There is exposed wiring at one or more locations. Industry standards indicate that wiring installed below 7 feet be protected from physical damage. The wiring needs to be installed in properly rated conduit to meet electrical safety standards. A qualified electrician should do the work.

5.3 Supply Line Conditions

5.3.2 Active Leak



Active leaks were observed at one or more locations. Recommend further evaluation and repair by a licensed plumber.

Note;We are required to report past or present leak conditionson the 4 point inspection report (if applicable).

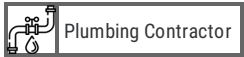
5.3.3 PEX, Insurance Notice



Some insurance companies will not insure properties with Pre-2010PEX water supply lines due to leak statistics. We advise checking with your insurance provider as to their stance on this type of piping.

5.5 Water Heater

5.5.3 W/H - Near/Past Life Exp



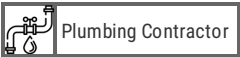
Plumbing Contractor

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.

7.4 Laundry Sink Conditions

7.4.2 No Shut Off Valves, Sink



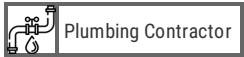
Plumbing Contractor

No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order too obtain insurance.

8.2 Sink Plumbing Conditions

8.2.1 No Shut Off Valves, Sink



Plumbing Contractor

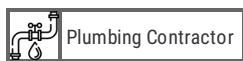
No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order to obtain insurance.



8.6 Toilet Conditions

8.6.1 Toilet Base Loose



Plumbing Contractor

The toilet was loose at the floor. While this condition is somewhat common, it can increase the likelihood of leaks from the base wax seal area. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Maintenance Information

3

4.4 Electric Panel

4.4.2 AFCI/GFCI, Present - Maintenance

Testing of Arch Fault breakers (AFCI) and/or Ground Fault breakers (GFCI) monthly is recommended.

5.1 Water Main Line & Valve Conditions

5.1.1 PVC Supply Line, Paint Recommended



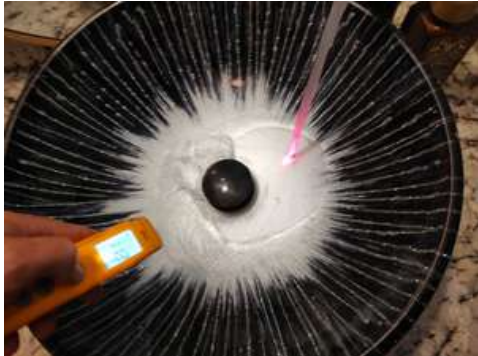
5.5 Water Heater

5.5.2 W/H - Temperature Notice

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



2.1 Limitations

2.1.2 Not Inspected, Out buildings, Sheds, and Water Features

Exterior detached structures such as, out buildings, sheds, gazebos, water features, above ground pools or spas,etcare beyond the scope of the inspection and were not inspected.



2.1.3 Outdoor Kitchens, not inspected



The evaluation of outdoor kitchens are beyond the scope of the inspection. Any comments made by the inspector regarding this area aredone so as a courtesy.



4.2 Meter Conditions

4.2.1 Meter - Not Tested - Power Co Property

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



8.5 Shower Pan Conditions

8.5.1 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.

Foundation & Crawlpace Section Standard

Overview

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing.

Section Photos

Section Photos



Foundation & Crawlspace Limitations

Standard Limitations

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

- Surface finishes partially or completely cover the floor slab, so a visual evaluation of the slab is not possible in most areas. Any observations made by the inspector that may indicate a problem with the slab will be detailed below. It is recommended you review the property disclosure for any seller disclosed active or re-mediated issues such as; sink holes, settlement, etc. Any remaining concerns should be referred to a foundation specialist.
- Building finishes such as floorboards, flooring, wall boards, ceiling panels, wall finishes, exterior siding, etc. block access and inhibit the complete inspection of concealed structural components.
- Personal belongings (when present) inhibit full access to many areas during an inspection. The perception of floor conditions can differ from when furnishings and personal belongings are present verses a vacant area with a clear view. We recommend a careful check of all areas during final walk-through, including, but not limited to, any floor sloping or adverse conditions that may not have been visible at the time of inspection. If desired, re-inspections are available for an additional fee.
- We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Foundation & Crawlspace Material

Foundation Type

CMU Dry-Stacked

Floor Joist Types

Unable to view - finishing material

Crawlspace Access Location(s)

Left Exterior

Crawlspace Method of Inspection

Entered

Foundation & Crawlspace Section Report

Section Items	IN	OBV	NI	NP	
1.1 Foundation Conditions (1 comment)		✓ 1			View

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

1.1 Foundation Conditions

Observation

1.1.1 Skirting Damaged	 Qualified Contractor	 Consideration / Recommendation
Skirting around the crawl space was damaged at one or more locations. We recommend repairs be made to deter rodents and other pest from entering the crawl space area.		
 LOCATION: LEFT EXTERIOR	 LOCATION: LEFT EXTERIOR	 LOCATION: LEFT EXTERIOR
 LOCATION: RIGHTT EXTERIOR		

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



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, Out buildings, Sheds, and Water Features

Exterior detached structures such as, out buildings, sheds, gazebos, water features, above ground pools or spas,etcare beyond the scope of the inspection and were not inspected.



Outdoor Kitchens, not inspected

The evaluation of outdoor kitchens are beyond the scope of the inspection. Any comments made by the inspector regarding this area are done so as a courtesy.



Grounds & Exterior Material

Grade of Slope

Nearly Flat

Driveway Material

Concrete

Walkway Materials

Gravel, Masonary Pavers

Structure Type

Mobile / Modular Home (Prefabricated)

Siding Material

Vinyl Siding

Deck Type

Wood decking / Wood framing

Grounds & Exterior Section Report

Section Items	IN	OBV	NI	NP	
2.1 Vegetation, Grading & Drainage Conditions	✓				
2.2 Retaining Wall Conditions					
2.3 Walkway Conditions	✓				
2.4 Driveway Conditions (1 comment)		✓ 1			View
2.5 Deck (4 comments)		✓ 4			View
2.6 Steps & Railings (1 comment)		✓ 1			View
2.7 Trim, Fascia & Soffit Conditions	✓				
2.8 Wall & Siding Conditions	✓				
2.9 Gutter & Downspout Conditions (1 comment)		✓ 1			View
2.10 Window Conditions	✓				
2.11 Door Conditions	✓				

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

2.1 Vegetation, Grading & Drainage Conditions

Inspected

2.2 Retaining Wall Conditions

Not Present

2.3 Walkway Conditions

Inspected

2.4 Driveway Conditions

Observation

Comment

2.4.1 Cracks and settlement - Possible Trip Hazards

Masonry Contractor

Repair / Replace



Cracks and settlement was observed. Trip hazards may be present or occur overtime. Correction is recommended by a qualified masonry contractor to deter further settlement and cracking.

Comment

2.5.1 Moisture damage / wood rot



Decking Contractor



Repair / Replace

Moisture damage and/or wood rot was observed. Replacement of affected materials is recommended. A "Licensed Decking Contractor" can make repairs.



2.5.2 Flooring damaged



Qualified Contractor



Consideration / Recommendation

Flooring was damaged at one or more locations. Recommend repairs as desired.



2.5.3 Railing balusters (>4")



Qualified Contractor



Safety

The openings in the railings are too wide. Openings in railings should not exceed a 4 inches width. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a licensed contractor for repairs and/or information on current standards. Other forms of add-on netting protection devices may be available online.



2.5.4 Deck



1. LIMITED FRAMING

Limited and/or unprofessional framing support was observed. Today's construction would require larger / additional framing. Client should consider further evaluation by a licensed decking contractor.

2. IMPROPER FOOTINGS - 2021 IRC R507.3

There are no standard footings as compared with today's construction methods. Posts require footings to support load and deter lateral movement. Proper footings or support should be considered to reduce any shifting or settling.

3. NO JOIST HANGERS

The joists were toe nailed into framing. Ideally, joist hangers would offer proper support. Client is advised to consult a licensed deck contractor for further information and repairs.



Comment

2.6.1 Staircase - Riser Heights Bad



Carpenter



Safety

LOCATION: GROUNDS & EXTERIOR



The heights of the various risers at one or more of the staircases are not uniform. This creates a potential trip hazard. Generally, industry standard dictates that "step risers" (the vertical distance from one step up to the next) not exceed 7-3/4" high and all be within 3/8" of the smallest riser. A "Licensed Carpenter or General Contractor" should repair or modify the stairs to ensure they are safe.

2.7 Trim, Fascia & Soffit Conditions

Inspected

2.8 Wall & Siding Conditions

Inspected

2.9 Gutter & Downspout Conditions

Observation

Comment

2.9.1 Gutters Recommended



Qualified Contractor



Consideration / Recommendation

A gutter system with the proper extensions and splash blocks should be installed for all run-off locations to properly divert moisture away from the structure. Inadequate removal of rainwater from the perimeter of the home is a primary cause for erosion, settlement, and water seepage into crawl spaces and under foundations.

2.10 Window Conditions

Inspected

2.11 Door Conditions

Inspected

Roof Section Standard

Overview

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage, that may require a specialist to repair. The items listed may not be a complete list of deficiencies and other deficiencies may be discovered upon closer examination of this system. If defects are noted we recommended the specialist conduct their own professional investigation of the entire system for additional defects that may require attention. The inspector cannot predict when or if a roof might leak in the future.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warrantee or guarantee of the roof system.

Section Photos

Section Photos



Roof Limitations

Standard Limitations

- Evaluation of the following are beyond the scope of the home inspection;
- All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashing's. While we conduct a thorough evaluation of the roof surfaces, our inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks.
 - The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits are concealed by low roof clearances and insulation. Some areas may not be inaccessible due to stored items, A/C ductwork, air handlers, radiant heat barriers, spray foam insulation, and framework arrangement. Most homes have some inaccessible areas.

Roof Material

Method of Inspection

Walked Surface

Roof Style

Gable

Roof Pitch

Low-Sloped

Roof Covering Materials

3-Tab, Asphalt Composition Shingles

Estimated Age Main Roof (Years)

Original, Approximate Based on Age of Dwelling, 12

Vent Flashing Material

Plastic (Perma-boot)

Roof Section Report

Section Items	IN	OBV	NI	NP	
3.1 Roof Conditions (3 comments)		✓ 3			View
3.2 Skylight Conditions					
3.3 Flashing Conditions (1 comment)		✓ 1			View
3.4 Gutter & Downspout Conditions					

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

3.1 Roof Conditions

Observation

3.1.1 Loose/Damaged/Missing Shingles

 Roofing Contractor

 Repair / Replace  4 Point Items

Loose, damaged or missing shingles were observed at one or more locations. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. A license roofing contractor should evaluate the roof and repair all damaged areas.

Note, when applicable we are required to note roof concernson the 4 Point Inspectionreport. Insurance companies may request repairs prior to providing insurance.



3.1.2 Unprofessional roofing materials

 Roofing Contractor

 Repair / Replace

Unprofessional roofing materials were utilized over the back porch area. Areas with this type of material are generally not permitted and replacement is recommended with a qualified roofing product. Holes and damages were present. Recommend farther evaluation by a licensed roofing contractor.



3.1.3 Fasteners/Punctures in Roofing Materials



Roofing Contractor



Repair / Replace



Punctures were noted in roofing materials at one or more locations. We recommend unapproved fasteners be removed and punctures be properly sealed to deter leaks.

Note, conditions noted are based on a random sampling or visible areas. This condition may exist in other locations. The roof should be reviewed by a licensed roofing contractor and repairs should be made as needed.

3.2 Skylight Conditions

Not Present

3.3 Flashing Conditions

Observation

Comment

3.3.1 Sealant Needed - All Areas



Roofing Contractor



Repair / Replace



4 Point Items

Damaged/deteriorated sealant was noted at numerous locations. Sealantis recommend at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration.Recommendrepair as needed by a qualified / licensed contractor.



3.4 Gutter & Downspout Conditions

Not Present

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 Driven Rod	Meter Location Exterior, Right	Service Drop Location Underground
Service Wire Material Aluminum	Service Wire Size 4/0	Main Service Voltage/Capacity Determined by Main Breaker Size, Adequate, 150 Amp
Main Disconnect Location(s) Meter Panel	GFCI's Installed Some Present	Smoke & Carbon Monoxide (CO) Detectors Some Smoke Detectors Present, No CO Detector(s) Present

Section Items	IN	OBV	NI	NP	
4.1 Grounding Conditions	✓				
4.2 Meter Conditions (1 comment)	✓ 1				View
4.3 Main Electric Service	✓				
4.4 Electric Panel (5 comments)		✓ 5			View
4.5 Wiring Conditions (1 comment)		✓ 1			View
4.6 Receptacles (2 comments)		✓ 2			View
4.7 Lighting & Fixtures (1 comment)		✓ 1			View
4.8 GFCI Conditions (2 comments)		✓ 2			View
4.9 Detector Conditions (4 comments)		✓ 4			View

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

4.1 Grounding Conditions

Inspected

4.2 Meter Conditions

Inspected

Comment

4.2.1 Meter - Not Tested - Power Co Property

 Limitation

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



4.3 Main Electric Service

Inspected

4.4 Electric Panel

Observation

Material

Panel Type Main Panel	Panel Location Laundry Room	Panel Brand Eaton
Panel Main Service Wires Thermoplastic Coated, Aluminum, Multi-strand	Panel Amperage 200 amp, Adequate, Determined by Main Breaker Size	Panel Branch Wiring Copper (Single Strand), Copper (Multi-strand), Thermoplastic Jacket, NM Cable (Plastic Jacket)
Panel Circuit Protection Types Main: Breakers, Circuits: Breakers	Panel Circuit Fault Protection No GFCI Breakers, No Arch Fault Breakers (2002+)	

Comment

4.4.1 Section Images (Panel Front / Panel Interior)

Section Images



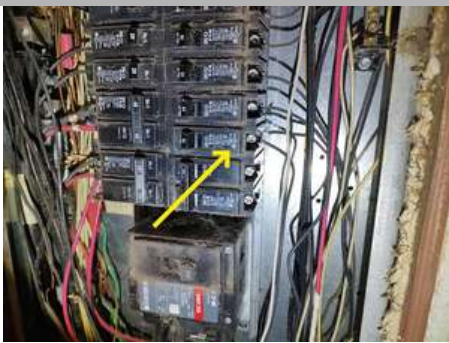
4.4.2 AFCI/GFCI, Present - Maintenance

 Maintenance Information

Testing of Arch Fault breakers (AFCI) and/or Ground Fault breakers (GFCI) monthly is recommended.

4.4.3 DBL Tap, Breaker(s)





 Safety

 4 Point Items

Two or more wires were connected to one breaker at one or more locations within the panel (AKA: Double Tap). This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.

4.4.4 Off / Disconnected, Breaker

 Current Owner

 Safety



One or more breakers in the panel were in the off position, or not in use at the time of this inspection. We did not activate the breaker, or energize the circuit because doing so could create a hazard. In addition, components connected to these breakers were not tested. The owner may have information as to why the breaker is disconnected. If it is not functional, a licensed electrician should make appropriate repairs.

4.4.5 Screws, Missing/Stripped/Damaged

 Qualified Person

 Consideration / Recommendation



Screws were missing, stripped, or damaged at the electric panel cover at the time of inspection. In many cases, these screws can simply be replaced and are available at most local hardware stores. In cases where the screws require repairs for proper operation we recommend repairs be performed by a licensed electrician.

4.5 Wiring Conditions

Observation

Comment

4.5.1 Exposed Wiring

 Electrician



 Safety

 4 Point Items

There is exposed wiring at one or more locations. Industry standards indicate that wiring installed below 7 feet be protected from physical damage. The wiring needs to be installed in properly rated conduit to meet electrical safety standards. A qualified electrician should do the work.

4.6 Receptacles

Observation

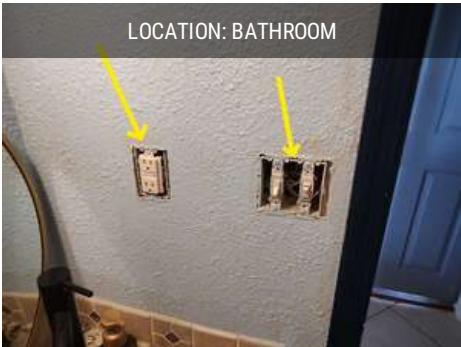
Comment

4.6.1 Missing/Damaged Cover

 Electrician

 Safety

Missing / damaged receptacle or switch covers were observed at one or more locations. Recommend covers be installed for safety.



4.6.2 Loose dmgd outlet

 Electrician

 Safety



Loose / damaged outlet was observed at one or more locations. Recommend further evaluation and repairs by a licensed electrician prior to close.

4.7 Lighting & Fixtures

Observation

4.7.1 Light inoperative - bulb out, no switch

Electrician

Consideration / Recommendation

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 of light 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.



4.8 GFCI Conditions

Observation

Comment

4.8.1 Receptacle - GFCI - Should Be

 Electrician

 Safety

There is no Ground Fault Circuit Interrupted (GFCI) protection for the receptacle(s) at one or more locations. Industry standards would have dictated installation of GFCI protection at the time of construction or when the outlet(s) were updated for the exterior, baths, kitchen, laundry and/ or garage. A licensed electrician should install GFCI protection for all locations necessary to meet current electrical safety standards.



4.8.2 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.

4.9 Detector Conditions

Observation

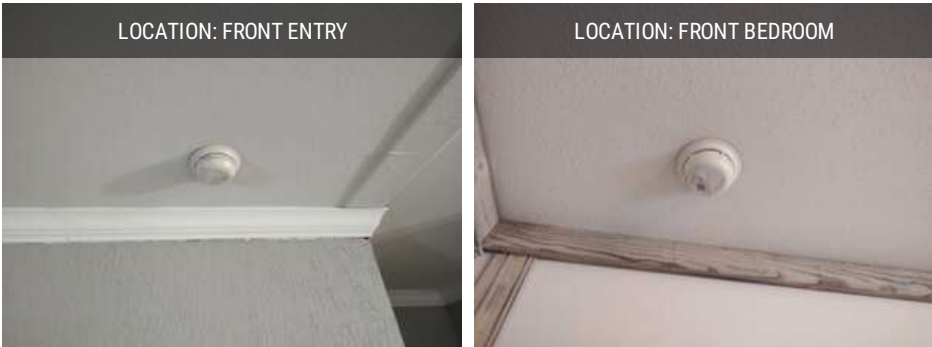
Comment

4.9.1 Detector, Test Not Responsive

 Electrician

 Safety

One or more detectors did not respond to the test button. New batteries or replacement is recommend. Smoke detectors have a life expectancy of about 10 years, while carbon monoxide detectors have a useful lifespan of about 5-6 years, replacement is recommended after these time periods.

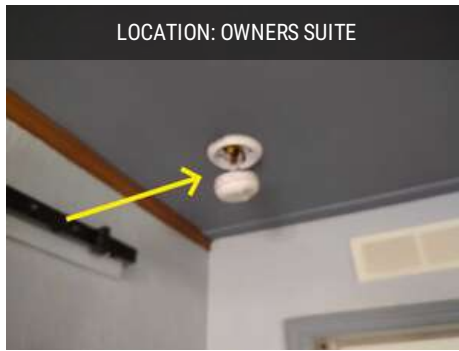


4.9.2 Detector, Missing/Damaged

 Qualified Contractor

 Safety

Detectors were missing or damaged at one or more locations. Replacement is recommended.



4.9.3 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.

4.9.4 CO Detectors - None Present (Fuel Appliances, Fireplace, Attached Garage)



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.

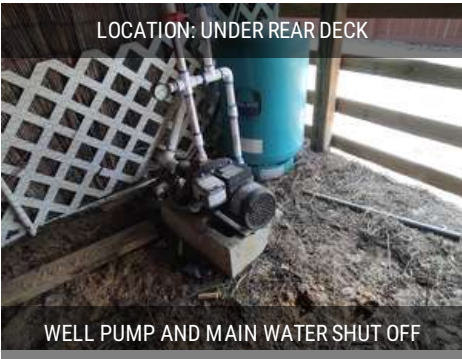
Plumbing & Fuel Systems Section Standard

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.

Private well

The domestic water appears to be supplied by a private well system. Sub-surface or concealed components are outside the scope of this inspection. A water test is advised.

Plumbing & Fuel Systems Material

Water Supply Source

Private Well

Water Main Shut-off Location

Rear Exterior, Under Deck

Water Service Line Material (Exterior)

PVC

Water Distribution Line Material (Interior)

PEX

Sewer/Waste Discharges To

Private Septic System

Sewer/Waste Line Material

PVC

Main Sewer/Waste Line Clean Out Location

Right Exterior

Gas / Fuel Source & Type

None Present

Plumbing & Fuel Systems Section Report

Section Items	IN	OBV	NI	NP	
5.1 Water Main Line & Valve Conditions (1 comment)	✓ 1				View
5.2 Hose Bib Conditions (1 comment)	✓ 1				View
5.3 Supply Line Conditions (3 comments)		✓ 3			View
5.4 Sewer/Waste Line Conditions (2 comments)		✓ 2			View
5.5 Water Heater (3 comments)	✓ 3				View

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

5.1 Water Main Line & Valve Conditions

Inspected

Comment

5.1.1 PVC Supply Line, Paint Recommended



Qualified Person



Maintenance Information



PVC pipes are susceptible to UV rays which can cause them to breakdown over time. As part of normal maintenance we recommend exterior PVC water lines be kept painted for best performance. A qualified person can perform the work.

5.2 Hose Bib Conditions

Inspected

Comment

5.2.1 Hose Bibs - Back-flow - Notice



Qualified Person



Consideration / Recommendation

Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Back-flow devices are recommended at all locations where not currently installed.

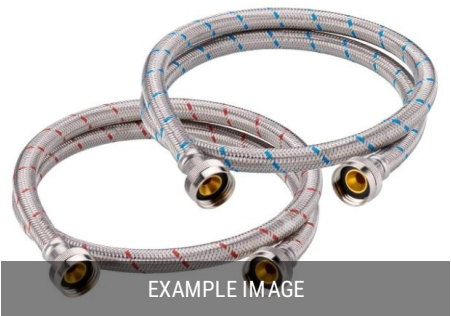
5.3 Supply Line Conditions

Observation

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

 Plumbing Contractor

 Consideration / Recommendation



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.

5.3.2 Active Leak

 4 Point Items



Active leaks were observed at one or more locations. Recommend further evaluation and repair by a licensed plumber.

Note;We are required to report past or present leak conditionson the 4 point inspection report (if applicable).

5.3.3 PEX, Insurance Notice



 Consideration / Recommendation

 4 Point Items

Some insurance companies will not insure properties with Pre-2010PEX water supply lines due to leak statistics. We advise checking with your insurance provider as to their stance on this type of piping.

5.4 Sewer/Waste Line Conditions

Observation

Comment

5.4.1 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.

5.4.2 Plumbing vent stack pluggeg

 Consideration / Recommendation



A plumbing vent stack at one or more locations with plugged and did not appear to be in use. We recommend checking with the current owner to determine the reason. Repairs can be made by a license plumbing contractor.

5.5 Water Heater

Inspected

Material

Water Heater Type	Water Heater Power Source	Water Heater Brand
Tank (conventional)	Electric	Bradford White
Water Heater Year Manufactured	Water Heater Capacity	Water Heater Location
2011	40 gal	Laundry Room

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

Section Images



5.5.2 W/H - Temperature Notice

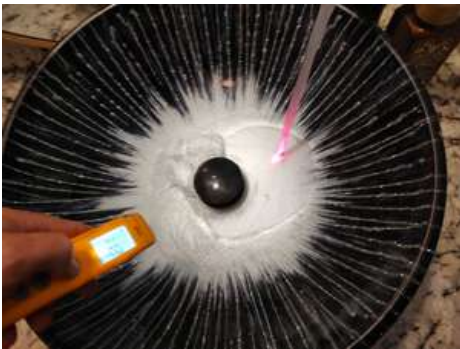
Qualified Person

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



5.5.3 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.

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



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, 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

Package Unit

Condenser/Package Unit Brand

Miller

Year Mfg (Condenser/Package Unit)

Not Marked/Unknown

Cooling Type

Forced Air, Straight Air Conditioning

Cooling Tonnage

Not Marked/Unknown

Heating Type

Electric Strip, Forced Air

Heating Energy Source

Electric

Heating System KW/BTU Rating

Not Marked/Unknown

Ductwork Materials

Fiberglass Duct Board, Fiberglass Flexible Duct

Thermostat Location

Dining Room

Condensate Drain Location

Near Condenser Unit

Heating Ventilation & Air Conditioning (HVAC) Section Report

Section Items	IN	OBV	NI	NP	
6.1 HVAC Conditions (2 comments)		✓ 2			View
6.2 Cooling Differential Conditions (1 comment)		✓ 1			View
6.3 Heating Systems Conditions (1 comment)	✓ 1				View
6.4 Condensate Drain	✓				
6.5 Ventilation & Distribution	✓				
6.6 Thermostat	✓				

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

6.1 HVAC Conditions

Observation

Comment

6.1.1 EOL - Condenser / Pkg Unit / Air Handler



HVAC Technician



Consideration / Recommendation

The system appears to be functioning properly at this time, however it is near or beyond its general life expectancy of 10 - 15years. Other than any conditions noted, the unit appeared to be operational. There is no accurate way for the inspector to predict how long the system or its components will last. Consider replacement with a modern unit conforming to higher efficiency standards.

6.1.2 Past Repairs



Current Owner



Consideration / Recommendation



Past repairs were evident at the unit. We recommend requesting all repair documentation from the current owner.

6.2 Cooling Differential Conditions

Observation

Comment

6.2.1 *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 indicate that 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.



6.3 Heating Systems Conditions

Inspected

Comment

6.3.1 Heat okay



The heat responded when tested and no defects were noted. We suggest periodic review and servicing by a qualified HVAC contractor for continued safe and efficient operation.

6.4 Condensate Drain

Inspected

6.5 Ventilation & Distribution

Laundry Section Standard

Overview

When the washer and dryer convey with the property we will usually run the units through a basic cycle. We will note any significant discrepancies such as noisy operation, obvious damage, or leaks. We will also inspect the general condition of the visible water supply, drain, dryer vent, and electric and/or gas connections. If present, laundry sink features will be inspected. On your final walk-through, you should examine & operate the components.

Section Photos

Section Photos



Laundry Important Information

Routine Safety & Maintenance

Please consider these ongoing safety and maintenance tips;

- Inspect supply lines at least bi-annually for leaks.
- Clean the lint filter before/after each load of laundry.
- Remove any visible lint within the dryer.
- After acquiring the property and at least once a year thereafter, have a professional technician clean the dryer exhaust pipe.
- Ensure exterior vent hoods are clear of obstructions that may inhibit the damper from fully opening.
- Avoid overloading the dryer or drying soaking wet laundry; ensure its wrung out or processed by the washing machine's spin cycle.
- Turn off the dryer when leaving home and before going to bed.
- When present, gas dryers should be cleaned and serviced regularly by a professional.
- A fire extinguisher and smoke alarm in the laundry area is recommended. When gas appliances are present, CO detectors are also recommended.

Note: The National Fire Protection Association (NFPA) reports that dryers and washing machines cause an average of 15,970 fires each year, with dryers causing 92% of them.

Laundry Limitations

Standard Limitations

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

- Testing of the water shut off valves. Operation of valves that have not been used for some time may cause them to leak.
- Testing beyond the basic operation of the clothes washer and dryer. We cannot feasibly verify that the units completed each phase of the cycle properly, therefore we do not warrant/guarantee their operation.
- 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.
- Inspection of and/or knowledge about specific manufacturer's recommendations or the local applicable codes.

Not Inspected - Does not Convey

We were informed the laundry equipment does not convey with the property by the realtor and/or client, therefore they were not inspected.

Laundry Material

Clothes Washer & Dryer Type

Do Not Convey

Dryer Power Source

220v (4-Prong Outlet)

Dryer Duct Material

Flexible Foil (Transition Hose)

Laundry Section Report

Section Items	IN	OBV	NI	NP	
7.1 Clothes Washer Conditions			✓		
7.2 Dryer Conditions			✓		
7.3 Dryer Duct & Vent Conditions (2 comments)		✓ 2			View
7.4 Laundry Sink Conditions (2 comments)		✓ 2			View

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

7.1 Clothes Washer Conditions

Not Inspected

7.2 Dryer Conditions

Not Inspected

7.3 Dryer Duct & Vent Conditions

Observation

7.3.1 Dryer Vent Hood, Missing/Damaged

 Qualified Contractor

 Repair / Replace



The dryer hood vent is missing/damaged. A qualified technician should repair/replace.

7.3.2 Transition Hose, Foil / Vinyl

 Qualified Contractor

 Safety



We recommend the transition vent duct in place for the dryer be changed to a fire-retardant product approved by the dryer manufacturer. Generally, semi-rigid or rigid metal duct products are acceptable.

Building codes mandate the use of UL 2158A approved transition vent ducts, but conflicts arise regarding foil transition vent ducts. Many appliance manufacturers explicitly discourage their use with warnings like "Do Not Use Metal Foil Vent" in their instructions. It's not uncommon for manufacturers to establish guidelines that surpass code requirements to guarantee safe and proper installations, and disregarding these instructions can lead to warranty voidance and potential safety risks.

7.4 Laundry Sink Conditions

Observation

7.4.1 Faucet Damaged

 Plumbing Contractor

 Consideration / Recommendation



The sink faucet was damaged and did not fully function. Replacement is recommended by a licensed plumbing contractor.

7.4.2 No Shut Off Valves, Sink

 Plumbing Contractor



 Repair / Replace

 4 Point Items

No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order to obtain insurance.

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

Polished Stone (eg. Granite, Marble, Quartz, Manufactured Materials)

Cabinet Materials

Wood

Shower Wall Materials

Plastic/Fiberglass Panels

Ventilation Types

Vent Fan, Vent Fan & Window

Bath(s) Section Report

Section Items	IN	OBV	NI	NP	
8.1 Counter Top & Cabinet Conditions	✓				
8.2 Sink Plumbing Conditions (2 comments)		✓ 2			View
8.3 Shower & Tub Conditions (2 comments)		✓ 2			View
8.4 Shower Enclosure Conditions	✓				
8.5 Shower Pan Conditions (1 comment)	✓ 1				View
8.6 Toilet Conditions (1 comment)		✓ 1			View
8.7 Vent Fan Conditions	✓				

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

8.1 Counter Top & Cabinet Conditions

Inspected

8.2 Sink Plumbing Conditions

Comment

8.2.1 No Shut Off Valves, Sink

Plumbing Contractor

Repair / Replace 4 Point Items

No shut off valves were present for the sink at the time of inspection. Recommended a licensed plumber install.

Note, Images of all plumbing valves are required for the 4-Point Inspection report (if applicable). Many insurance companies require shut-off valves at fixtures in order to obtain insurance.



8.2.2 Unprofessional Repairs

Plumbing Contractor

Repair / Replace



Unprofessional plumbing repairs were observed (tape, caulking, etc.). No active leaks were noted. A licensed plumber can make repairs.

8.3 Shower & Tub Conditions

Comment

8.3.1 Drain Stopper, Missing/Damaged/Not Operable

Plumbing Contractor

Repair / Replace



The drain stopper was missing, damaged or not operational. A qualified plumber should make repairs.

8.3.2 Slow Drain, Tub/Shower

Plumbing Contractor

Repair / Replace



The bathtub/shower drained slowly. This may require simple cleaning or could be an indication of a plumbing problem.

8.4 Shower Enclosure Conditions

Inspected

8.5 Shower Pan Conditions

Inspected

Comment

8.5.1 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.

8.6 Toilet Conditions

Observation

8.6.1 Toilet Base Loose

 Plumbing Contractor



 Repair / Replace

 4 Point Items

The toilet was loose at the floor. While this condition is somewhat common, it can increase the likelihood of leaks from the base wax seal area. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

8.7 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

Polished Stone (eg. Granite, Marble, Quartz, Manufactured Materials)

Cabinet Materials

Wood

Sink Materials

Stainless Steel

Range Types

Electric

Exhaust Vent Types

Hood Vent, Ductless System

Refrigerator Types

Ice Equipment Present, Water Present

Kitchen Section Report

Section Items	IN	OBV	NI	NP	
9.1 Cabinet/Countertop Conditions	✓				
9.2 Sink Plumbing Conditions	✓				
9.3 Garbage Disposal Conditions					
9.4 Stove & Oven Conditions (4 comments)		✓ 4			View
9.5 Hood Fan Conditions	✓				
9.6 Built-In Microwave Conditions					
9.7 Dishwasher Conditions (1 comment)	✓ 1				View
9.8 Refrigerator Conditions (1 comment)	✓ 1				View

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

9.1 Cabinet/Countertop Conditions

Inspected

9.2 Sink Plumbing Conditions

Inspected

9.3 Garbage Disposal Conditions

Not Present

9.4.1 Anti-Tip Device Notice

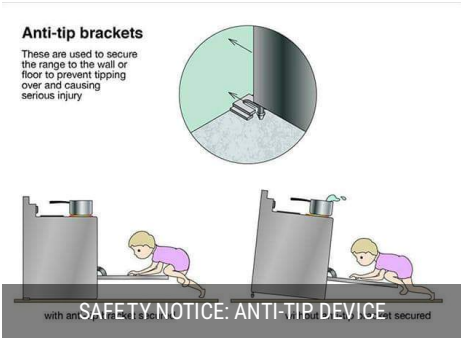


Qualified Contractor



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.



9.4.2 Burner didn't operate



Appliance Technician



Repair / Replace



One or more burners on the cook top did not operate. Repair is needed.

9.4.3 Control Knob, Missing/Damaged



Appliance Technician



Consideration / Recommendation



One or more control knobs and or displays were missing or damaged. Recommend repair.

9.4.4 EOL



Consideration / Recommendation

The unit was examined. It appears to be functioning normally. However, it appears to be at or near the end of its useful life. Client may consider replacement with a more current model.

9.5 Hood Fan Conditions
9.6 Built-In Microwave Conditions
9.7 Dishwasher Conditions

Inspected

Not Present

Inspected

Comment

9.7.1 EOL

Appliance Technician

Consideration / Recommendation



The unit was examined. It appears to be functioning normally. However, it appears to be near the end of its useful life. Client may consider replacement with a more current model.

9.8 Refrigerator Conditions

Inspected

Comment

9.8.1 EOL

Consideration / Recommendation



The unit was examined. It appears to be functioning normally. However, it appears to be near the end of its useful life. Client may consider replacement with a more current model.

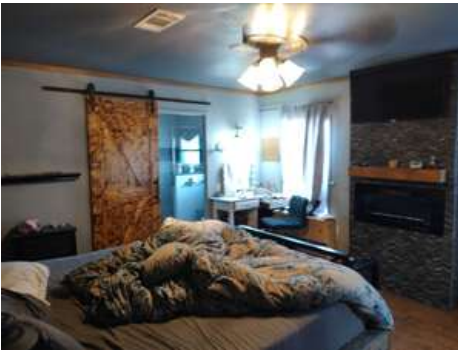
Interiors Section Standard

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

Engineered interlocking vinyl and/or wood, Tile

Window Types

Single Hung

Window Frame Materials

Aluminum

Window Glazing

Single-pane

Interiors Section Report

Section Items	IN	OBV	NI	NP	
10.1 Wall Conditions (1 comment)	✓ 1				View
10.2 Ceiling Conditions	✓				
10.3 Floor Conditions (1 comment)		✓ 1			View
10.4 Interior Window Conditions (1 comment)	✓ 1				View
10.5 Interior Door Conditions (1 comment)		✓ 1			View
10.6 Closet Conditions (1 comment)	✓ 1				View

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

10.1 Wall Conditions

Inspected

Comment

10.1.1 Moisture Stains - Not Active

 Consideration / Recommendation

Moisture stains and/or damage was observed at one or more locations. A moisture meter indicated the area(s) are currently within normal moisture levels and considered dry. However, if the leak source has not been identified and properly repaired, the leak may return. Contact the current owner to verify this condition has been addressed -or- contact a licensed contractor for repairs.



10.2 Ceiling Conditions

Inspected

10.3 Floor Conditions

Observation

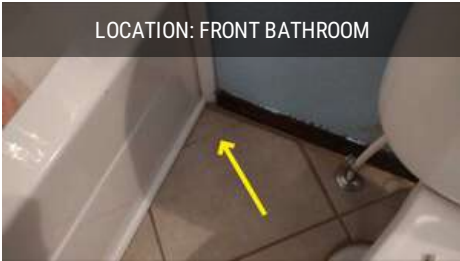
Comment

10.3.1 Tiles, Missing/Damaged

 Qualified Contractor

 Consideration / Recommendation

Missing or damaged floor tiles were observed at one or more locations. Recommend repair as needed.



10.4 Interior Window Conditions

Inspected

Comment

10.4.1 Limitation - Personal Belongings

 Consideration / Recommendation



Furnishings, personal item storage, and window treatments prevented a full visual inspection of all windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.

10.5 Interior Door Conditions

Observation

Comment

10.5.1 Screens - Damaged / Missing

 Qualified Contractor

 Consideration / Recommendation



One or more screens are missing or damaged. A "Qualified Window & Door Contractor" can be contacted for further evaluation and repairs. It is suggested you contact the "Current Owner" to verify if missing items are in storage.

10.6 Closet Conditions

Inspected

Comment

10.6.1 Limitation, Personal Belongings

 Qualified Person

 Consideration / Recommendation

Personal belongings within and/or in front of closets prevented full access for inspection. We suggest further inspection of these areas during your final walk through.

