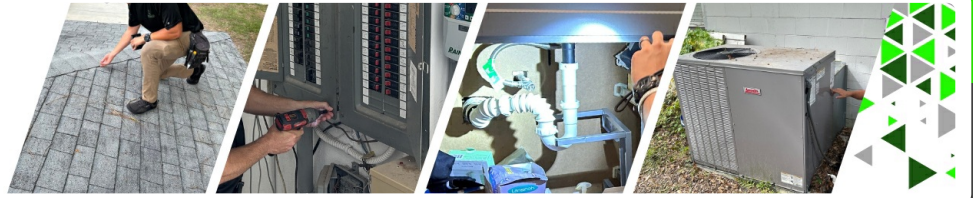




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Robbins Services, Inc.
<http://RobbinsHomeInspections.com>
(727) 475-5252
Support@RobbinsHomeInspections.com

Clients

BW

Bruce Wayne

Inspectors



Chris Robbins



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

Home Inspection Company



Summary Quick Links



2

Safety

[View All](#)



10

Repair / Replace

[View All](#)



11

Consideration / Recommendation

[View All](#)



4

Maintenance Information

[View All](#)



5

Limitation

[View All](#)



Introduction

Property & Inspection Information

Client Name
Bruce Wayne

Year Built
1973

Attendee's
Client(s), Clients 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, Main Sewer Line Inspection

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

Square Footage
2999

Structure Type
Residential, Single Family, 2-Story

Direction Home Faces
East

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

Furnishings
No Furnishings

Bedrooms
3

Weather & Temperature
Clear, Dry, 90-95

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.

Table Of Content

Section Name	
	Report Introduction
	Comment Key Or Definition Of Recommendation
	Report Summary
	1 Foundation & Crawlspcace
	2 Grounds & Exterior
	3 Roof
	4 Garage & Carport
	5 Electrical System
	6 Plumbing & Fuel Systems
	7 Heating Ventilation & Air Conditioning (HVAC) #2
	8 Heating Ventilation & Air Conditioning (HVAC) #1
	9 Attic
	10 Laundry
	11 Bath(s)
	12 Kitchen
	13 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

2

2.4 Patio & Porch

2.4.1 No Railings



Qualified Contractor

No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.

Location: GROUNDS & EXTERIOR



Location: GROUNDS & EXTERIOR



12.4 Stove & Oven Conditions

12.4.1 Anti-Tip Device Notice

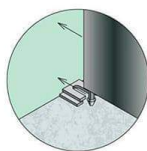


Qualified Contractor

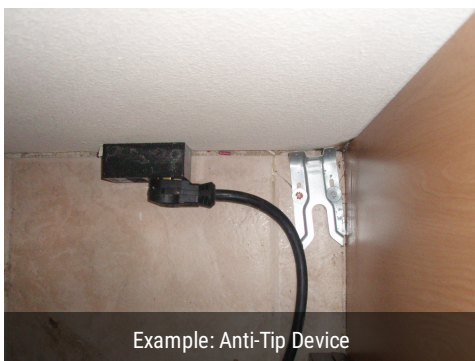
Our inspection does not include moving appliances. However, we strongly recommend verifying that the anti-tip safety device, provided by the range manufacturer and required in installation specifications, is correctly in place. Typically, this device is mounted to the floor or wall behind the unit and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

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



Safety Notice: Anti-Tip Device



Example: Anti-Tip Device



Repair / Replace

10

2.9 Door Conditions

2.9.1 Door - Latching Hardware Problem

Location: CARPORT ENTRY DOOR



Window & Door Contactor

The latching hardware on one or more doors did not function properly. Although replacement is sometimes necessary, in most cases this can be repaired with minor adjustments. A qualified person can perform the work.



Hardware missing

3.3 Flashing Conditions

3.3.1 Drip edge separation

Location: FRONT EXTERIOR



Qualified Contractor

The drip edge is separated at one or more locations around the home. We recommend properly securing and connecting the drip edge at all locations to deter moisture intrusion.



6.3 Supply Line Conditions

6.3.2 Low Pressure - 1+ Locations

Location: KITCHEN SINK



Plumbing Contractor

There was visible evidence of low water pressure at one or more locations. A licensed plumber can evaluate and repair as needed.



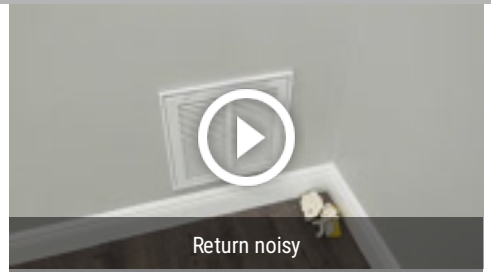
7.1 HVAC Conditions

7.1.1 Return Box, filter dislodged and debris present



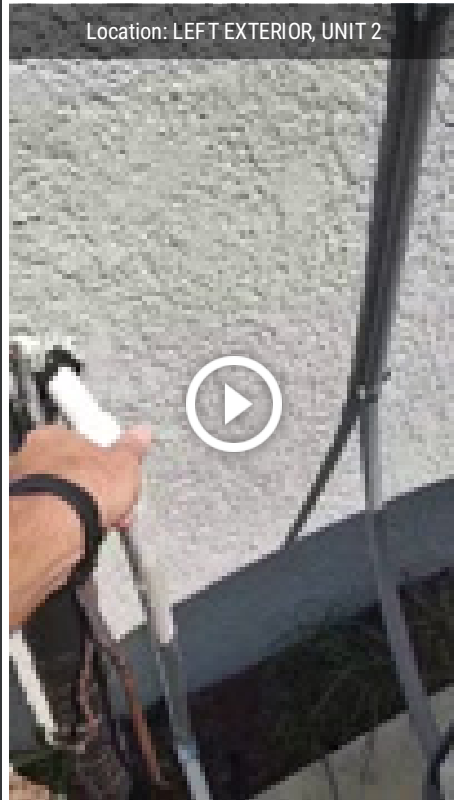
HVAC Technician

The breeze are present in the return box in the living room. In addition the filter was dislodged upon arrival. We reinstalled the filter and it is extremely noisy. It is recommended that all debris be cleared from the return box to keep these items from being sucked into the coil and becoming lodged.



7.4 Condensate Drain

7.4.1 Condensate drain line, loose



The condensate drain line at one or more locations is loose and can be easily moved. This can allow for separation of the pipes and leaks to occur. Repair is recommended.

7.5 Ventilation & Distribution

7.5.1 Ductwork - Leak



One or more leaks are evident in the ductwork in allowing conditioned air to escape. It is recommended a qualified HVAC contractor make repairs as needed.

8.1 HVAC Conditions

8.1.1 Secondary drain line, needs attention



HVAC Technician



The secondary drain line does not appear to be aesthetically cut and trimmed properly. An end fitting that deters cust intrusion is also recommended.

13.1 Wall Conditions

13.1.1 Damage - Interior Walls

Location: WATER CLOSET DOOR, OWNERS SUITE BATHROOM



Qualified Contractor



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

13.4 Interior Window Conditions

13.4.1 Broken/Cracked Panes

Location: UPSTAIRS LEFT FRONT BEDROOM WINDOW



Window & Door Contactor



Broken glass pane(s) were observed at one or more locations. Recommend repair as needed by a licensed window and door specialist.

13.5 Interior Door Conditions

13.5.1 Door - Latching Hardware Problem



The latching hardware on one or more doors did not function properly. Although replacement is sometimes necessary, in most cases this can be repaired with minor adjustments. A qualified person can perform the work.



Consideration / Recommendation

11

2.8 Window Conditions

2.8.1 Screens - Damaged / Missing



Location: GROUNDS & EXTERIOR



Current Owner

One or more screens are missing or damaged. We suggest contacting the "Current Owner" to verify if missing items are in storage.

3.3 Flashing Conditions

3.3.2 RU - Rodent Screens



Handyman

Rodents such as squirrels and rats like to chew on lead flashing materials. If not currently installed, we recommend adding rodent protection to plumbing vents to deter future damage.



4.1 Carport Conditions

4.1.1 Typical shrinkage cracks



Qualified Contractor

Typical shrinkage cracks were observed in the floor slab with no noticeable vertical displacement. The cracks appear to be typical for this type of construction. These cracks are very common and generally take place as the concrete cures. Sealing of these cracks is recommended to deter moisture penetration and further deterioration. A qualified contractor can perform the work.

5.8 Lighting & Fixtures

5.8.1 Light inoperative - timer/sensor, bulb out, no switch



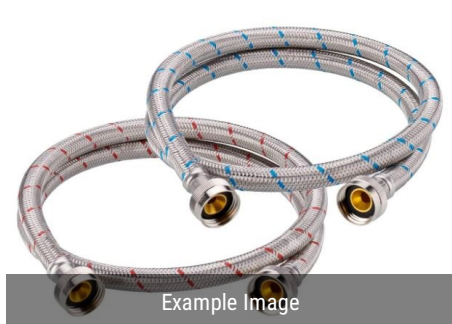
Electrician

Light(s) were out or inoperative at one or more locations. This may simply indicate the fixture is on a timer/sensor, the bulb may be 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.

6.3 Supply Line Conditions

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



Example Image



Plumbing Contractor

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

6.4 Sewer/Waste Line Conditions

6.4.1 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.

7.3 Heating Systems Conditions

7.3.1 Heat Pump - Tested Season Only



HVAC Technician

Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

8.3 Heating Systems Conditions

8.3.1 Heat Pump - Tested Season Only



HVAC Technician

Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

12.5 Built-In Microwave Conditions

12.5.1 Cooking fan reduces speed during microwave operation



The cooking fan reduces its speed when the microwave is operating. This may be a defect in the manufacturing of the microwave. We recommend checking the manual or with the manufacturer to determine if repairs or replacement are needed.

12.7 Refrigerator Conditions

12.7.1 No Ice Fridge



No ice was present in the ice machine at the time of inspection, therefore the ice maker could not be tested. We recommend ensuring the ice maker is turned on and the water supply for the refrigerator is available and properly installed.

12.7.2 No Water Flow, Dispenser



No water flow was evident at the dispenser. This may indicate that the water supply is not connected, has been turned off, a filter change is needed and/or the unit is in need of repairs. Due to safety concerns and/or risk of property damage, operation of valves is not performed. Recommend having the owner demonstrate operation or a licensed plumber or appliance technician evaluate and repair as needed.



Maintenance Information

4

5.5 Electric Panel 2

5.5.2 AFCI/GFCI, Present - Maintenance

5.9 GFCI Conditions

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

5.9.1 GFCI - Reset Locations (Outlets/Breakers)



Reset for all GFCI circuits throughout the home

When tested, the GFCI devices tripped and shut off power, as designed. Many homes have multiple reset locations to restore power after a fault occurs. To restore power to GFCI protected receptacles or devices after a fault, reset the button on the GFCI outlet or breaker. As a convenience, the GFCI main reset locations identified during our inspection are detailed within the comment images.

6.1 Water Main Line & Valve Conditions

6.1.1 PVC Supply Line, Paint Recommended

Location: LEFT EXTERIOR



Qualified Person



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.

6.5 Water Heater

6.5.2 W/H - Temperature Notice



Qualified Person

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

Water Scalding Chart

Set water heater to 120 degrees or less for safety!

Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

Water Temperature Chart



Limitation

2.1.2 Subsurface Drains - Not Inspected

Subsurface drains were observed, but evaluation of the condition, performance, and termination points of underground pipes are beyond the scope of this inspection. These systems generally require regular maintenance, including periodic flushing, for optimal performance.



5.2 Meter Conditions

5.2.1 Meter - Not Tested - Power Co Property

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

10.3 Dryer Duct & Vent Conditions

10.3.1 Limitation - Roof Vent, Not Accessible

The dryer vent terminates above the roof line. Due to excessive height and/or unsafe conditions we were unable gain access to the vent location. We recommend having the vent cleaned by a professional appliance technician.

11.1 Lighting Conditions

11.1.1 Limitation, Shower Light



A light was present in the shower area. It is beyond the scope of this inspection to determine whether light fixtures are water or moisture proof. Client is advised to contact a licensed electrician for further information.



11.6 Shower Pan Conditions

11.6.1 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.

Foundation & Crawlpace 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 & Crawlpace Material

Foundation Type

Slab on Grade

Foundation & Crawlspace Section Report

Section Items	IN	OBV	NI	NP	
1.1 Foundation Conditions	✓				

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

1.1 Foundation Conditions

Inspected

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.

Subsurface Drains - Not Inspected

Subsurface drains were observed, but evaluation of the condition, performance, and termination points of underground pipes are beyond the scope of this inspection. These systems generally require regular maintenance, including periodic flushing, for optimal performance.



Grounds & Exterior Material

Grade of Slope

Nearly Flat

Driveway Material

Concrete

Structure Type

Concrete Block, Wood Frame (2nd Story)

Siding Material

Stucco

Grounds & Exterior Section Report

Section Items	IN	OBV	NI	NP	
2.1 Vegetation, Grading & Drainage Conditions	✓				
2.2 Walkway Conditions	✓				
2.3 Driveway Conditions	✓				
2.4 Patio & Porch (1 comment)		✓ 1			View
2.5 Trim, Fascia & Soffit Conditions	✓				
2.6 Wall & Siding Conditions	✓				
2.7 Gutter & Downspout Conditions	✓				
2.8 Window Conditions (1 comment)		✓ 1			View
2.9 Door Conditions (1 comment)		✓ 1			View

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

2.1 Vegetation, Grading & Drainage Conditions

Inspected

2.2 Walkway Conditions

Inspected

2.3 Driveway Conditions

Inspected

2.4 Patio & Porch

Observation

Comment

2.4.1 No Railings



Qualified Contractor



Safety

No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



2.5 Trim, Fascia & Soffit Conditions

Inspected

2.6 Wall & Siding Conditions

Inspected

2.7 Gutter & Downspout Conditions

Inspected

Comment

2.8.1 Screens - Damaged / Missing



Current Owner



Consideration / Recommendation



One or more screens are missing or damaged. We suggest contacting the "Current Owner" to verify if missing items are in storage.

2.9 Door Conditions

Comment

2.9.1 Door - Latching Hardware Problem



Window & Door Contactor



Repair / Replace



The latching hardware on one or more doors did not function properly. Although replacement is sometimes necessary, in most cases this can be repaired with minor adjustments. A qualified person can perform the work.

Roof Section Standard

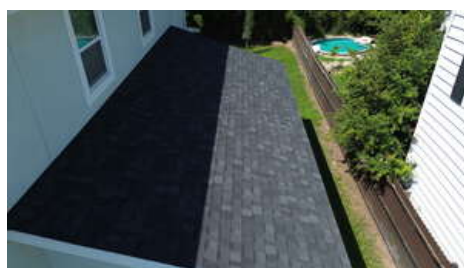
Overview

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 it is 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 accessible 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

Camera Pole

Roof Style

Gable

Roof Pitch

Low / Medium

Roof Covering Materials

Architectural, Asphalt Composition Shingles

Estimated Age Main Roof (Years)

0-1, Original, Approximate Based on Age of Dwelling

Vent Flashing Material

Lead

Roof Section Report

Section Items	IN	OBV	NI	NP	
3.1 Roof Conditions	✓				
3.2 Skylight Conditions					
3.3 Flashing Conditions (2 comments)		✓ 2			View
3.4 Gutter & Downspout Conditions	✓				

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

3.1 Roof Conditions

Inspected

3.2 Skylight Conditions

Not Present

3.3 Flashing Conditions

Observation

3.3.1 Drip edge separation

 Qualified Contractor

 Repair / Replace



The drip edge is separated at one or more locations around the home. We recommend properly securing and connecting the drip edge at all locations to deter moisture intrusion.

3.3.2 RU - Rodent Screens

 Handyman

 Consideration / Recommendation

Rodents such as squirrels and rats like to chew on lead flashing materials. If not currently installed, we recommend adding rodent protection to plumbing vents to deter future damage.



3.4 Gutter & Downspout Conditions

Inspected

Garage & Carport Section Standard

Overview

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Section Photos

Section Photos



Garage & Carport Limitations

Standard Limitations

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

- Sliding screen doors at the overhead garage opening or storm/screen doors at the pedestrian doorway, if present, are beyond the scope of the 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.

Garage & Carport Material

Garage Type

Carport

Garage & Carport Section Report

Section Items	IN	OBV	NI	NP	
4.1 Carport Conditions (1 comment)		✓ 1			View

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

4.1 Carport Conditions

Observation

Comment

4.1.1 Typical shrinkage cracks



Qualified Contractor



Consideration / Recommendation



Typical shrinkage cracks were observed in the floor slab with no noticeable vertical displacement. The cracks appear to be typical for this type of construction. These cracks are very common and generally take place as the concrete cures. Sealing of these cracks is recommended to deter moisture penetration and further deterioration. A qualified contractor can perform the work.

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

UFER

Meter Location

Exterior, Right

Service Drop Location

Underground

Service Wire Material

Aluminum

Service Wire Size

4/0

Main Service Voltage/Capacity

200 amp (2/0 Cop / 4/0 Alum),
Determined by Cable Size, 120-240
Volts, Adequate

Main Disconnect Location(s)

Meter Panel

GFCI's Installed

Present

Smoke & Carbon Monoxide (CO) Detectors

Smoke Detectors Present, CO
Detector(s) Present

Electrical System Section Report

Section Items	IN	OBV	NI	NP	
5.1 Grounding Conditions	✓				
5.2 Meter Conditions (1 comment)	✓ 1				View
5.3 Main Electric Service	✓				
5.4 Electric Panel (1 comment)	✓ 1				View
5.5 Electric Panel 2 (2 comments)	✓ 2				View
5.6 Wiring Conditions	✓				
5.7 Receptacles	✓				
5.8 Lighting & Fixtures (1 comment)		✓ 1			View
5.9 GFCI Conditions (1 comment)		✓ 1			View
5.10 Detector Conditions	✓				

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

5.1 Grounding Conditions

Inspected

5.2 Meter Conditions

Inspected

Comment

5.2.1 Meter - Not Tested - Power Co Property

 Limitation

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

5.3 Main Electric Service

Inspected

5.4 Electric Panel

Inspected

Material

Panel Type

Main Panel

Panel Location

Exterior, Right

Panel Brand

Square D

Panel Main Service Wires

Thermoplastic Coated, Aluminum, Multi-strand

Panel Amperage

200 amp, Adequate, Determined by Main Breaker Size

Panel Circuit Protection Types

Main: Breakers

Panel Circuit Fault Protection

None Required for this Panel

Comment

5.4.1 Section Images (Panel Front / Panel Interior)

Section Images



5.5 Electric Panel 2

Inspected

Material

#2 Panel Type

Sub Panel

#2 Panel Location

Laundry Room

#2 Panel Brand

Square D

#2 Panel Main Service Wires

Thermoplastic Coated, Aluminum, Multi-strand

#2 Panel Amperage

200 amp, Adequate, Determined by Main Breaker Size

#2 Panel Circuit Protection Types

Circuits: Breakers

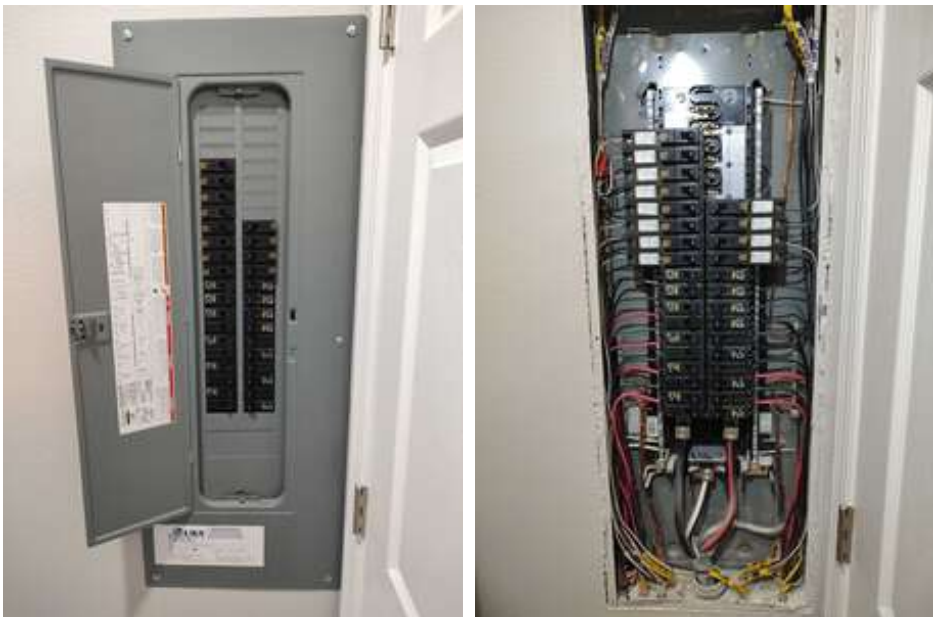
#2 Panel Circuit Fault Protection

Arch Fault/GFCI Combo Breakers

Comment

5.5.1 Section Images (Panel Front / Panel Interior)

Section Images



5.5.2 AFCI/GFCI, Present - Maintenance

 Maintenance Information

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

5.6 Wiring Conditions

Inspected

5.7 Receptacles

Inspected

5.8 Lighting & Fixtures

Observation

Comment

5.8.1 Light inoperative - timer/sensor, bulb out, no switch

 Electrician

 Consideration / Recommendation



Light(s) were out or inoperative at one or more locations. This may simply indicate the fixture is on a timer/sensor, the bulb may be 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.

Comment

5.9.1 GFCI - Reset Locations (Outlets/Breakers)

 Maintenance Information



When tested, the GFCI devices tripped and shut off power, as designed. Many homes have multiple reset locations to restore power after a fault occurs. To restore power to GFCI protected receptacles or devices after a fault, reset the button on the GFCI outlet or breaker. As a convenience, the GFCI main reset locations identified during our inspection are detailed within the comment images.

Plumbing & Fuel Systems Section Standard

Overview

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

Section Images

Section Images



Plumbing & Fuel Systems Limitations

Standard Limitations

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

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

Plumbing & Fuel Systems Material

Water Supply Source

Public

Water Main Shut-off Location

Left Exterior

Water Service Line Material (Exterior)

PVC

Water Distribution Line Material (Interior)

CPVC

Sewer/Waste Discharges To

Local Municipality

Sewer/Waste Line Material

PVC

Main Sewer/Waste Line Clean Out Location

Left Exterior, Front Exterior

Gas / Fuel Source & Type

None Present

Plumbing & Fuel Systems Section Report

Section Items	IN	OBV	NI	NP	
6.1 Water Main Line & Valve Conditions (1 comment)	✓ 1				View
6.2 Hose Bib Conditions	✓				
6.3 Supply Line Conditions (2 comments)		✓ 2			View
6.4 Sewer/Waste Line Conditions (1 comment)	✓ 1				View
6.5 Water Heater (2 comments)	✓ 2				View

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

Comment

6.1.1 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.

6.2 Hose Bib Conditions

Inspected

6.3 Supply Line Conditions

Observation

Comment

6.3.1 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.

6.3.2 Low Pressure - 1+ Locations

 Plumbing Contractor

 Repair / Replace



There was visible evidence of low water pressure at one or more locations. A licensed plumber can evaluate and repair as needed.

6.4 Sewer/Waste Line Conditions

Inspected

Comment

6.4.1 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.

6.5 Water Heater

Inspected

Material

Water Heater Type

On-demand

Water Heater Power Source

Electric

Water Heater Brand

Rheem

Water Heater Year Manufactured

2023

Water Heater Capacity

27 kW

Water Heater Location

Laundry Room

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

Section Images



6.5.2 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



Heating Ventilation & Air Conditioning (HVAC) #2 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) #2 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) #2 Limitations

Standard Limitations

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

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

Heating Ventilation & Air Conditioning (HVAC) #2 Material

HVAC System Type

Split System

Condenser/Package Unit Brand

Goodman

Year Mfg (Condenser/Package Unit)

2023

Air Handler Unit Brand

Goodman

Year Mfg (Air Handler)

2023

Cooling Type

Forced Air, Heat Pump (Air to Air)

Cooling Tonnage

1.5

Heating Type

Forced Air, Heat Pump (Air to Air)

Heating Energy Source

Electric

Heating System KW/BTU Rating

5 kW, Based on Previous Installation Markings

Ductwork Materials

Fiberglass Duct Board, Fiberglass Flexible Duct

Thermostat Location

Living Room

Condensate Drain Location

Left Exterior

Section Items	IN	OBV	NI	NP	
7.1 HVAC Conditions (1 comment)		✓ 1			View
7.2 Cooling Differential Conditions (1 comment)	✓ 1				View
7.3 Heating Systems Conditions (1 comment)			✓ 1		View
7.4 Condensate Drain (1 comment)	✓ 1				View
7.5 Ventilation & Distribution (1 comment)		✓ 1			View
7.6 Thermostat	✓				

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

7.1 HVAC Conditions

Observation

Comment

7.1.1 Return Box, filter dislodged and debris present

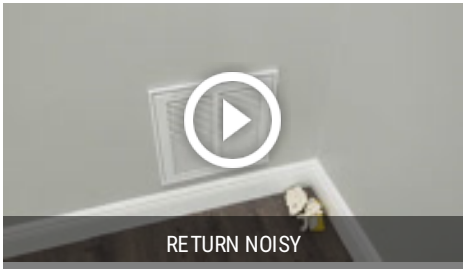


HVAC Technician



Repair / Replace

The breeze are present in the return box in the living room. In addition the filter was dislodged upon arrival. We reinstalled the filter and it is extremely noisy. It is recommended that all debris be cleared from the return box to keep these items from being sucked into the coil and becoming lodged.



7.2 Cooling Differential Conditions

Inspected

Comment

7.2.1 *Proper Cooling Differential

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The readings indicatethat the unit is cooling within industry standards.



7.3 Heating Systems Conditions

Not Inspected

Comment

7.3.1 Heat Pump - Tested Season Only

HVAC Technician

Consideration / Recommendation

Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

7.4 Condensate Drain

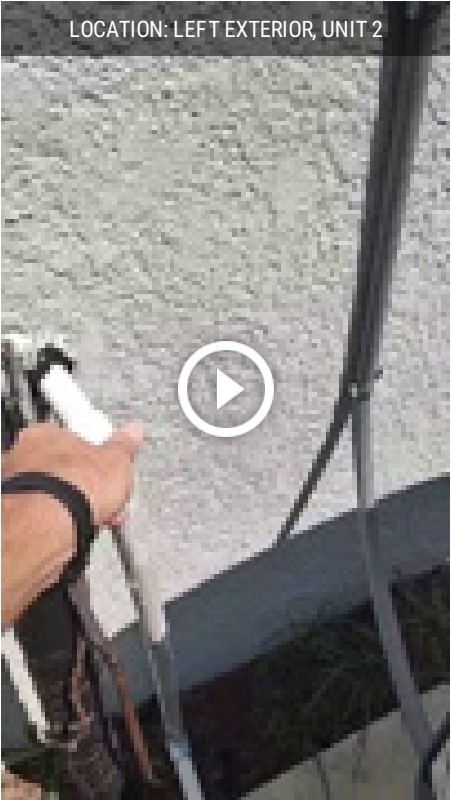
Inspected

Comment

7.4.1 Condensate drain line, loose

 HVAC Technician

 Repair / Replace



The condensate drain line at one or more locations is loose and can be easily moved. This can allow for separation of the pipes and leaks to occur. Repair is recommended.

7.5 Ventilation & Distribution

Observation

Comment

7.5.1 Ductwork - Leak

 HVAC Technician

 Repair / Replace



One or more leaks are evident in the ductwork in allowing conditioned air to escape. It is recommended a qualified HVAC contractor make repairs as needed.

7.6 Thermostat

Inspected

Heating Ventilation & Air Conditioning (HVAC) #1 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) #1 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) #1 Limitations

Standard Limitations

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

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

Heating Ventilation & Air Conditioning (HVAC) #1 Material

HVAC System Type Split System	Condenser/Package Unit Brand Goodman	Year Mfg (Condenser/Package Unit) 2023
Air Handler Unit Brand Goodman	Year Mfg (Air Handler) 2023	Cooling Type Forced Air, Heat Pump (Air to Air)
Cooling Tonnage 2.0	Heating Type Forced Air, Heat Pump (Air to Air)	Heating Energy Source Electric
Heating System KW/BTU Rating 5 kW, Based on Previous Installation Markings	Ductwork Materials Fiberglass Duct Board, Fiberglass Flexible Duct	Thermostat Location Upstairs Hallway
Condensate Drain Location Left Exterior		

Section Items	IN	OBV	NI	NP	
8.1 HVAC Conditions (1 comment)		✓ 1			View
8.2 Cooling Differential Conditions (1 comment)	✓ 1				View
8.3 Heating Systems Conditions (1 comment)			✓ 1		View
8.4 Condensate Drain	✓				
8.5 Ventilation & Distribution	✓				
8.6 Thermostat	✓				

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

8.1 HVAC Conditions

Observation

Comment

8.1.1 Secondary drain line, needs attention



HVAC Technician



Repair / Replace



The secondary drain line does not appear to be aesthetically cut and trimmed properly. An end fitting that deters cust intrusion is also recommended.

8.2 Cooling Differential Conditions

Inspected

Comment

8.2.1 *Proper Cooling Differential

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The readings indicatethat the unit is cooling within industry standards.



8.3 Heating Systems Conditions

Not Inspected

Comment

8.3.1 Heat Pump - Tested Season Only



Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

8.4 Condensate Drain

Inspected

8.5 Ventilation & Distribution

Inspected

8.6 Thermostat

Inspected

Attic Section Standard

Overview & Standard Limitations

Our inspection of the attic included a visual examination of the readily accessible areas to look for signs of defects, water intrusion, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only. Some areas are typically inaccessible due to A/C duct and truss arrangement.

Section Photos

Section Photos





Attic Material

Method of Inspection

Entered Attic

Attic Inspection Limited By

Blocked Areas (Due to Construction),
Soffit Baffles, HVAC
Equipment/Ductwork, Insulation,
Truss/Rafter Configuration

Attic Ventilation Type

Ridge Vents, Soffit Vents

Attic Insulation Type & Approximate Depth (inches)

R-30, Blown (Fiberglass)

Attic Lights Installed

Yes

Roof Frame Type

Wood Truss Framing

Attic Section Report

Section Items	IN	OBV	NI	NP	
9.1 Attic Access Conditions	✓				
9.2 Attic Ventilation Conditions	✓				
9.3 Roof Frame Conditions	✓				
9.4 Attic Conditions	✓				
9.5 Attic Insulation Conditions	✓				

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

9.1 Attic Access Conditions

Inspected

9.2 Attic Ventilation Conditions

Inspected

9.3 Roof Frame Conditions

Inspected

9.4 Attic Conditions

Inspected

9.5 Attic Insulation Conditions

Inspected

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.

Limitation, No Equipment Present, Valves/Drain Not Tested

No laundry equipment was present at the time of inspection. Therefore, the supply valves and/or drain system for the washing machine were not tested.

Laundry Material

Clothes Washer & Dryer Type

None Present

Dryer Power Source

220v (4-Prong Outlet)

Dryer Duct Material

Rigid Metal

Dryer Vent Location

Roof (Not Accessible)

Laundry Section Report

Section Items	IN	OBV	NI	NP	
10.1 Clothes Washer Conditions					
10.2 Dryer Conditions					
10.3 Dryer Duct & Vent Conditions (1 comment)	 Robbins Home Inspections	✓ 1			View
10.4 Laundry Sink Conditions					

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

10.1 Clothes Washer Conditions

Not Present

10.2 Dryer Conditions

Not Present

10.3 Dryer Duct & Vent Conditions

Inspected

Comment

10.3.1 Limitation - Roof Vent, Not Accessible

 Limitation

The dryer vent terminates above the roof line. Due to excessive height and/or unsafe conditions we were unable gain access to the vent location. We recommend having the vent cleaned by a professional appliance technician.

10.4 Laundry Sink Conditions

Not Present

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

Tile

Ventilation Types

Vent Fan, Vent Fan & Window

Bath(s) Section Report

Section Items	IN	OBV	NI	NP	
11.1 Lighting Conditions (1 comment)	✓ 1				View
11.2 Counter Top & Cabinet Conditions	✓				
11.3 Sink Plumbing Conditions	✓				
11.4 Shower & Tub Conditions	✓				
11.5 Shower Enclosure Conditions	✓				
11.6 Shower Pan Conditions (1 comment)	✓ 1				View
11.7 Toilet Conditions	✓				
11.8 Vent Fan Conditions	✓				

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

11.1 Lighting Conditions

Inspected

Comment

11.1.1 Limitation, Shower Light

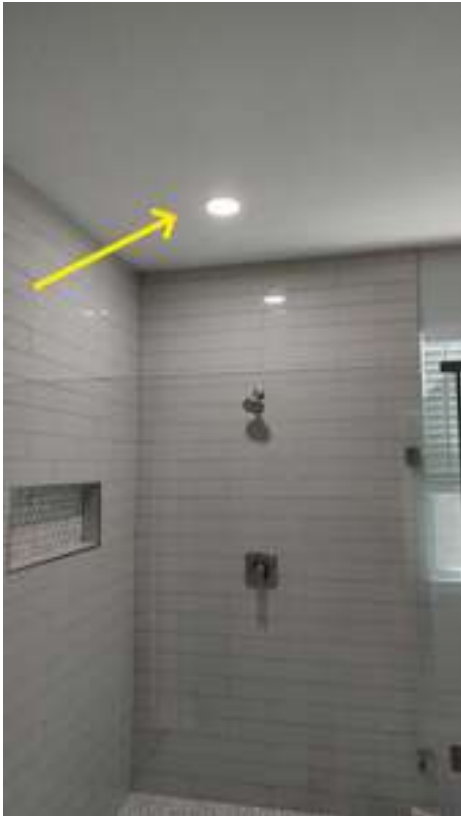


Electrician



Limitation

A light was present in the shower area. It is beyond the scope of this inspection to determine whether light fixtures are water or moisture proof. Client is advised to contact a licensed electrician for further information.



11.2 Counter Top & Cabinet Conditions

Inspected

- 11.3 Sink Plumbing Conditions
- 11.4 Shower & Tub Conditions
- 11.5 Shower Enclosure Conditions
- 11.6 Shower Pan Conditions

Inspected

Inspected

Inspected

Inspected

Comment

11.6.1 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.

- 11.7 Toilet Conditions
- 11.8 Vent Fan Conditions

Inspected

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

Microwave Unit, Vents to Exterior

Refrigerator Types

Ice Equipment Present, Water Present

Kitchen Section Report

Section Items	IN	OBV	NI	NP	
12.1 Cabinet/Countertop Conditions	✓				
12.2 Sink Plumbing Conditions	✓				
12.3 Garbage Disposal Conditions	✓				
12.4 Stove & Oven Conditions (1 comment)	✓ 1				View
12.5 Built-In Microwave Conditions (1 comment)		✓ 1			View
12.6 Dishwasher Conditions	✓				
12.7 Refrigerator Conditions (2 comments)		✓ 2			View

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

12.1 Cabinet/Countertop Conditions

12.2 Sink Plumbing Conditions

12.3 Garbage Disposal Conditions

12.4 Stove & Oven Conditions

Inspected

Inspected

Inspected

Inspected

Comment

12.4.1 Anti-Tip Device Notice

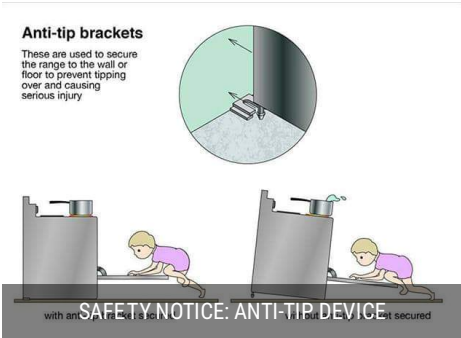


Qualified Contractor



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.



12.5 Built-In Microwave Conditions

Observation

Comment

12.5.1 Cooking fan reduces speed during microwave operation



Appliance Technician



Consideration / Recommendation



The cooking fan reduces its speed when the microwave is operating. This may be a defect in the manufacturing of the microwave. We recommend checking the manual or with the manufacturer to determine if repairs are replacement are needed.

12.6 Dishwasher Conditions

Inspected

12.7 Refrigerator Conditions

Observation

12.7.1 No Ice Fridge

 Appliance Technician

 Consideration / Recommendation



No ice was present in the ice machine at the time of inspection, therefore the ice maker could not be tested. We recommend ensuring the ice maker is turned on and the water supply for the refrigerator is available and properly installed.

12.7.2 No Water Flow, Dispenser

 Appliance Technician

 Consideration / Recommendation



No water flow was evident at the dispenser. This may indicate that the water supply is not connected, has been turned off, a filter change is needed and/or the unit is in need of repairs. Due to safety concerns and/or risk of property damage, operation of valves is not performed. Recommend having the owner demonstrate operation or a licensed plumber or appliance technician evaluate and repair as needed.

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





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

Window Types

Single Hung

Window Frame Materials

Vinyl

Window Glazing

Double-pane, Impact Windows

Section Items	IN	OBV	NI	NP	
13.1 Wall Conditions (1 comment)		✓ 1			View
13.2 Ceiling Conditions	✓				
13.3 Floor Conditions	✓				
13.4 Interior Window Conditions (1 comment)		✓ 1			View
13.5 Interior Door Conditions (1 comment)		✓ 1			View
13.6 Closet Conditions	✓				
13.7 Stair & Railing Conditions	✓				

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

13.1 Wall Conditions

Observation

Comment

13.1.1 Damage - Interior Walls



Qualified Contractor



Repair / Replace

LOCATION: WATER CLOSET DOOR, OWNERS SUITE
BATHROOM



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

13.2 Ceiling Conditions

Inspected

13.3 Floor Conditions

Inspected

13.4 Interior Window Conditions

Observation

Comment

13.4.1 Broken/Cracked Panes

 Window & Door Contactor

 Repair / Replace



Broken glass pane(s) were observed at one or more locations. Recommend repair as needed by a licensed window and door specialist.

13.5 Interior Door Conditions

Observation

Comment

13.5.1 Door - Latching Hardware Problem

 Qualified Contractor

 Repair / Replace



The latching hardware on one or more doors did not function properly. Although replacement is sometimes necessary, in most cases this can be repaired with minor adjustments. A qualified person can perform the work.

13.6 Closet Conditions

Inspected

13.7 Stair & Railing Conditions

Inspected