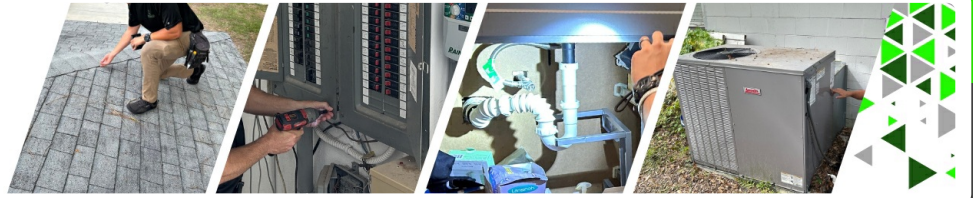




Robbins Services
Home Inspections



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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 - Older Home
Prepared for
Bruce Wayne
Jan 05, 2023 at 06:00 AM

Home Inspection Company



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Introduction

Property & Inspection Information

Client Name Bruce Wayne	Inspection Date & Time Jan 05, 2023 06:00 AM	Full Address 3021 Barrow St, North Pole, Alaska, 99705
Year Built 1973	Square Footage 2999	Furnishings Normal Furnishings
Attendee's Client(s), Seller(s)	Structure Type Residential, Single Family, 1-Story	Bedrooms 2
Bathrooms 1	Direction Home Faces South	Weather & Temperature Clear, Dry, 85-90
Did the client choose not to proceed with any offered add-on services related to this property? Yes, Air Quality & Visible Mold, Lead Paint Testing (3rd Party), Sprinkler System Inspection		

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 & Crawlspace	
 2 Grounds & Exterior	
 3 Roof	
 4 Chimney & Fireplace	
 5 Garage & Carport	
 6 Electrical System	
 7 Plumbing & Fuel Systems	
 8 Heating Ventilation & Air Conditioning (HVAC)	
 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.

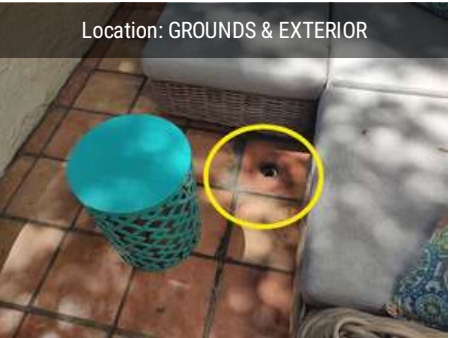
Report Summary

Safety

16

2.5 Patio & Porch

2.5.1 Floor drain, no drain grate



 Qualified Contractor

We recommend adding a drain grate to the floor drain on the front patio for safety from trip hazards and to deter debris from entering.

2.6 Steps & Railings

2.6.1 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.



4.3 Fireplace Conditions

4.3.1 No Smoke Alarms, Fuel Fireplace Room

 Electrician

No smoke alarms were present in the room with a fuel (wood, gas, ethanol) burning fireplace. Installation of a smoke alarm in this room is highly recommended for safety. We recommend checking with current fire codes for further information.

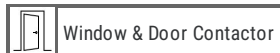
4.3.2 No Carbon Monoxide Alarm, Fuel Fireplace Room



No carbon monoxide alarms were present in the room with a fuel (wood, gas, ethanol) burning fireplace. Installation of a carbon monoxide alarm in this room is highly recommended for safety. We recommend checking with current fire codes for further information.

5.5 Pedestrian Door Conditions

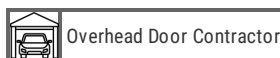
5.5.1 Door - Outswing Over Steps



A passage door swings outward over steps. This is generally considered unsafe as there is no landing step out on. We recommend changing the swing of the door to be in swing for safety. It is suggested that a "Qualified Window & Door Contractor" be contacted for further evaluation and repair.

5.6 Overhead Door Conditions

5.6.1 Spring Tensioner Mounting Board - Loose/Damaged At Wall



The spring tensioner mounting board is loose and/or damaged at the wall. This is a safety issue that may cause injury. Recommend further evaluation and repair by licensed garage door specialist.

6.4 Electric Panel

6.4.2 GRD & Neutral, Share Terminal



Ground and neutral wires share the same terminal screw on the bus bar. Per electrical standards, ground and neutral wires should not share the same lug and must connect to separate bus screws. Have an electrician rearrange the wires as needed to meet standards.

6.5 Wiring Conditions

6.5.1 Panel/J-box - HVAC Quk Disc Cover Missing

Location: LEFT EXTERIOR



HVAC condenser unit disconnect

The deadfront cover plate at the HVAC quick disconnect box is missing. Lack of proper covers on junction boxes is a shockhazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

6.5.2 Wiring - Cloth Wiring



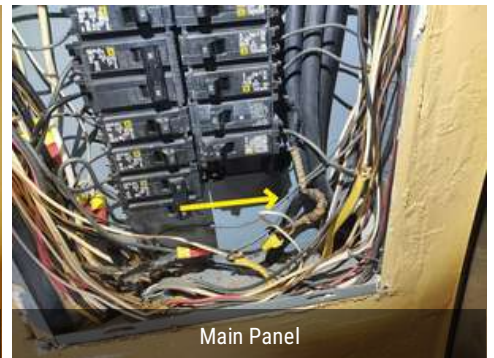
Cloth jacketed cable was observed at one or more locations in the home. This type of wiring was commonly used in structures built in the 1950's and 1960's and may or may not contain a ground wire for safety. Although it is still functional, given the age of this wiring system repairs may be warranted and replacement should be considered. It is beyond the scope of the inspection to determine the overall condition of this wiring and/or identify every location it may exist in the structure. A "Licensed Electrician" can evaluate the system and repair or replace as needed.

Important Note: This observation requires the inspector to specify the existence of cloth wiring on the separate 4 Point Inspection Report that most insurance companies require - some insurance companies will not insure a house with this type of wiring. We advise you consult with your insurance agent or underwriter regarding insurability.

Location: ATTIC, NEAR HATCH



Main Panel



Main Panel

6.6 Receptacles

6.6.1 Open ground

Location: LIVING ROOM, NEAR FRONT ENTRY



An open ground wire condition was observed at outlet(s) located at one or more locations. It is possible this condition could be resolved with minor wiring adjustments or it may be due to an older wiring system within the home. When a number of these conditions are observed, client should consult a licensed electrician.

6.6.2 Reverse Polarity



Reverse polarity was noted at one or more outlet(s). Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.

Note, findings are based on a random sampling. The hired licensed contractor should verify that corrections are not required in other locations.



6.9 Detector Conditions

6.9.1 Smoke Detector - Upgrade



Electrician

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

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

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



Electrician

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

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

10.3 Dryer Duct & Vent Conditions

10.3.1 Permanent Dryer Duct, PVC / Vinyl / Foil



Qualified Contractor

The permanent duct in place for the dryer is a fire hazard and should be changed to a smooth surface non-combustible product in accordance with local building code and the manufacturers instructions.

10.3.2 Transition Hose, Foil / Vinyl



Qualified Contractor



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.

12.4 Stove & Oven Conditions

12.4.1 Anti-Tip Device Notice

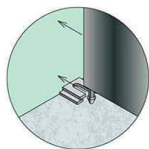


Qualified Contractor

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

15

1.1 Foundation Conditions

1.1.1 Vapor Barrier Missing / Damaged



Foundation Contractor

The vapor barrier in the crawlspace is missing or reflects excessive damage in one or more areas. For older homes in this area, this was commonly never installed. Crawl spaces generally consist of dirt floors that water can easily access adding to already damp conditions that expel moisture. Moisture increases the risk of organic growth, insects, rodents, rust, wood rot and more in the home. We recommend a vapor barrier be repaired or installed by a contractor experienced in this type of construction an installation.

1.1.3 Unprofessional / temporary support

Location: UNDER LIVING ROOM AREA



Foundation Contractor

Unprofessional / temporary support was observed. Although no immediate concern was observed, client should contact a qualified foundation contractor for further information and / or evaluation.

1.1.5 Structural Beam Notched



Foundation Contractor

A structural support beam at one or more locations has been notched to allow for plumbing or electrical runs. Generally notching of support beams is not acceptable. We recommend a licensed foundation contractor evaluate and repair as needed.



1.1.6 Sistered Joists



Foundation Contractor

Joists were sistered at one or more locations. This generally indicates the original beams have been damaged and/or where not adequately supporting the load. We recommend further evaluation by a licensed foundation contractor.

2.7 Trim, Fascia & Soffit Conditions

2.7.1 Wood Decay



Qualified Contractor

Repair the area of wood decay at the one or more locations. Replacement of affected materials is considered the best solution.

Note: The defects noted in images are based on a random sampling and may not indicate all affected areas - Contractor should review for additional damage and probe where suspect to insure that all damage is identified and replaced.

Location: REAR EXTERIOR



Location: GROUNDS & EXTERIOR



Location: RIGHT EXTERIOR



Location: RIGHT EXTERIOR



3.1 Roof Conditions

3.1.2 Tile Roof - Tiles Damaged



Roofing Contractor

Damaged and/or missing tiles 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.

Note: The conditions noted are an indication that repairs are warranted and are not intended to define all areas that may require repairs. It is recommended a professional roofing contractor evaluate the entire system and repair all areas as needed.



4.3 Fireplace Conditions

4.3.3 Damper Missing

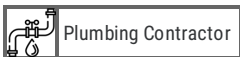


Qualified Contractor

The unit is not equipped with a flue damper. A qualified chimney sweep can evaluate and repair.

7.3 Supply Line Conditions

7.3.3 Low Pressure - 1+ Locations

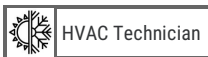


Plumbing Contractor

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

8.4 Condensate Drain

8.4.1 Line Insulation - Condensation Line



HVAC Technician

Insulation pipe wrap should be installed on the condensate line until it exits the structure to stop the condensation from forming and dripping from the line causing damage to the surrounding areas. A "Qualified Person" can perform the work.

8.5 Ventilation & Distribution

8.5.1 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.

9.4 Attic Conditions

9.4.1 Rodent evidence



Pest Control Company

There is evidence of rodent activity in the attic (trails, droppings, carcasses, etc.). Rodent activity is very common but is fixable. These pests can damage wiring, ductwork, etc. All possible openings (cracks, holes, gaps, etc.) should be properly sealed to eliminate rodent entry. A qualified exterminator is recommended.



11.2 Shower & Tub Conditions

11.2.1 Drain Stopper, Missing/Damaged/Not Operable



Plumbing Contractor



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

12.6 Dishwasher Conditions

12.6.1 No High Loop



Appliance Technician



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

13.1 Wall Conditions

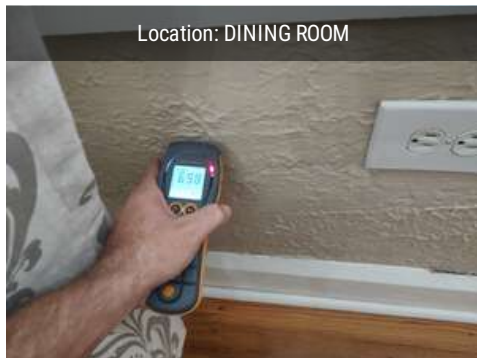
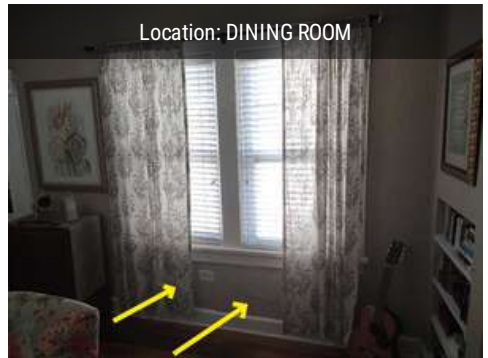
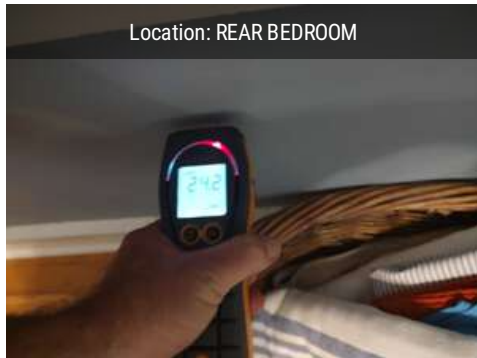
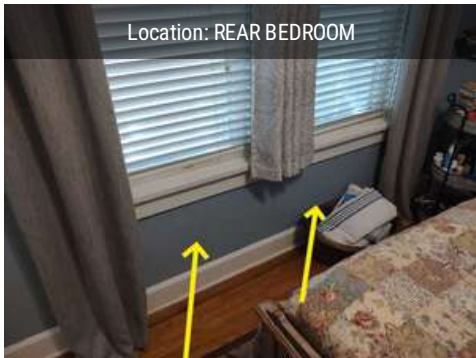
13.1.1 Moisture Stains - Active



Qualified Contractor

Moisture stains were observed at one or more locations. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

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



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

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1.1 Foundation Conditions

1.1.2 Insulation Damaged / Missing



The insulation is damaged or missing under the subfloor. This may not have been required at the time of construction however, current building requirements would require insulation. Client may consider installing insulation for improved energy performance. Contact an "Insulation Contractor" for repairs.

2.4 Driveway Conditions

2.4.1 Raised or Settled



The driveway surface was raised or settled. Trip hazards may be present or become present in time. A slab leveling contractor can evaluate and repair as desired.

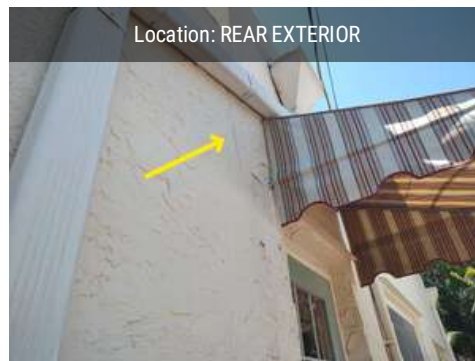
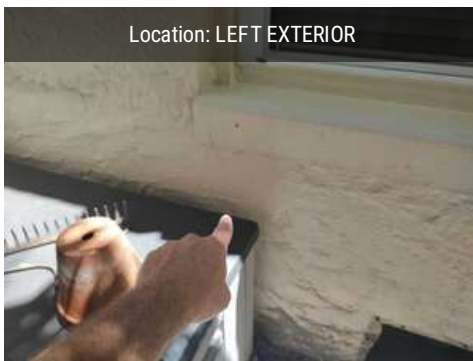
2.8 Wall & Siding Conditions

2.8.1 Typical Cracks



Typical cracks were found in the exterior walls. Minor settlement cracks are very common and occur as the dwelling settles and building materials cure over time. These cracks are not considered serious in nature until they reach a width of 1/8 inches or more. However, they can allow moisture to enter the building components. We recommend sealing and painting to reduce the possibility of water penetration.

Note, this comment may not include all areas requiring attention. The contractor should walk the perimeter of the home and address all areas that require attention.



Location: RIGHT EXTERIOR



2.8.2 Past Repairs - Exterior Walls



Past repairs were noted at one or more locations on exterior walls. Recommend checking with the current owner for information / documentation.

Location: LEFT EXTERIOR



Location: RIGHT EXTERIOR



Location: FRONT EXTERIOR



Location: RIGHT EXTERIOR



Location: FRONT EXTERIOR



2.9
Gutter
&



Location: FRONT EXTERIOR



Location: FRONT EXTERIOR

Downspout Conditions

2.9.1 Extend Downspouts



Location: GROUNDS & EXTERIOR



Recommend gutter downspouts be kept in good condition and extended / routed away from the building for proper drainage. Ponding, flooding and water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

2.10 Window Conditions

2.10.1 Caulking or Glazing Deteriorated



Location: REAR EXTERIOR



The window caulking, putty and/or glazing compound was cracking or deteriorated. We recommend caulking to deter moisture and pest intrusion. A qualified person can perform the work.

Note, this condition is based on a random sampling and likely exists in other locations. The contractor obtained to do this job should check all windows and doors and reseal as needed.

2.10.2 Window removed, window HVAC unit

Location: REAR EXTERIOR



Current Owner



A window is been removed at one or more locations to accommodate a window style air conditioning unit. Although no adverse conditions are noted we recommend checking with the current owners see if the original window is still in storage.

2.10.3 Thermal Seal Damaged



Window & Door Contactor

The thermal pane window(s) appear to have lost their thermal seal at one or more locations. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

Note images are based on a random sampling of windows. The issue may exist in other locations.

Location: RIGHT EXTERIOR



Location: GROUNDS & EXTERIOR



2.11 Door Conditions

2.11.1 Door - Latching Hardware Problem

Location: REAR EXTERIOR



Window & Door Contactor



Stationary door

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.

3.1 Roof Conditions

3.1.1 Roof information



Current Owner

The main roof appears to be a Modified Bitumen product with a elastomeric spray-on coating. It appears to be a commercial grade coating but without documentation we cannot verify. We estimate the roof to have a remaining life of 10 years however we recommend obtaining documentation on product information and warranties from the current owner.

3.1.3 Tile roof - Common cracks

Location: LEFT SIDE



Roofing Contractor

Minor cracking noted at mortar joints. Minor cracking at mortar joints on tile roofing is fairly common. We suggest annual review with maintenance and repair performed as needed. This usually consists of repair or replacement of any damaged mortar or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis.

5.4 Window Conditions

5.4.1 Windows Old, Operational



Window & Door Contactor

The windows are an old wood frame style window and although they are operational they reflected moderate to heavy wear and tear. Replacement may be required in the future.

7.1 Water Main Line & Valve Conditions

7.1.1 Homeowner Main Shut-off, Unable Locate



Plumbing Contractor



Current Owner

I could not locate the homeowner friendly main shut-off valve for the water supply to the house that is typically located somewhere on or near the structure. Please ask the current owners for the location - sometimes they are located in a box in the ground that can get overgrown or covered with landscape materials or concealed by stored items in the garage. Otherwise, if you need to shut off the water to the house, you will need to use a water meter key at the water company meter near the street or have a plumber install a valve at the main water supply line at the house.

7.2 Hose Bib Conditions

7.2.1 Hose Bibs - Back-flow - Notice



Qualified Person

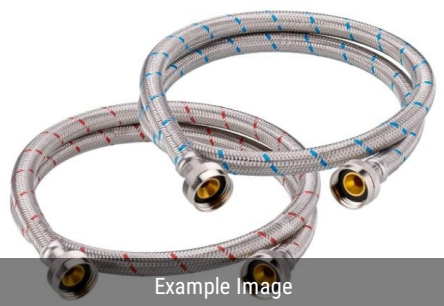
Back-flow prevention devices are now required on exterior hose bibs under current plumbing standards to prevent cross contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Back-flow devices are recommended at all locations where not currently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

7.3 Supply Line Conditions

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



Plumbing Contractor



Example Image

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

7.3.2 Galvanized piping



Plumbing Contractor

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside out resulting in water clarity conditions, leaks, and reduced water flow/pressure. The best-known remedy for this type of piping is replacement. The client is advised to consult with a licensed plumber for additional information.

Note: This observation requires the inspector to specify the existence of this piping on the separate 4 Point Inspection Report that most insurance companies require. Some insurance companies may not insure a house with this type of piping. We advise you to consult with your insurance agent or underwriter regarding insurability.



7.3.4 Copper Piping - Life Exp Info



Plumbing Contractor

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

7.4 Sewer/Waste Line Conditions

7.4.1 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.

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.

9.3 Roof Frame Conditions

9.3.1 Old Frame 2x4



General Contractor

The roof framing consists of old style 2x4 frame. This is not considered adequate in today's building practices. Deflection and sagging may exist and/or occur overtime. Recommend review by a general contractor if you have concerns about this area.

9.3.2 Additional Supports Added, Structural Consideration



 Current Owner

One or more additional supports have been added. Additional supports are typically considered structural and should be planned by an engineer. Although this appears satisfactory, we recommend checking with the current owner for documentation regarding this repair.

10.3 Dryer Duct & Vent Conditions

10.3.3 Dryer Vent, Interior Vent Kit



 Qualified Contractor

The dryer exhaust vents to an interior venting kit. Although this is considered acceptable, we recommend routing the dryer exhaust to the exterior to reduce lint and humidity inside the structure.

12.7 Refrigerator Conditions

12.7.1 No Ice Fridge



 Appliance Technician

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.

13.2 Ceiling Conditions

13.2.1 Moisture Stains - Not Active

 Roofing Contractor

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.

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

Location: FRONT BEDROOM

Location: FRONT BEDROOM



13.2.2 Damage - Ceilings

Location: LIVING ROOM



Drywall / Finishing Contractor

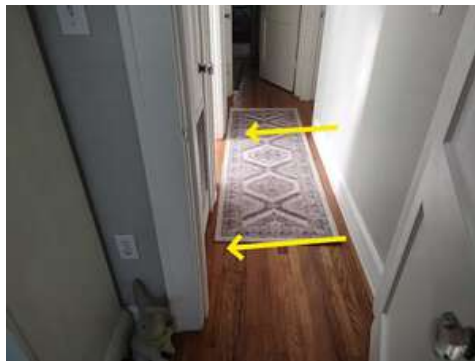


The ceilings were damaged at one or more locations. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

13.3 Floor Conditions

13.3.1 Sloping, Minor

Minor floor sloping was observed at one or more locations. From the visible and accessible areas, no immediate concern was observed. This may not however, be an indication of future conditions.



4 Point Items

6

3.1 Roof Conditions

3.1.2 Tile Roof - Tiles Damaged



Roofing Contractor

Damaged and/or missing tiles 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.

Note: The conditions noted are an indication that repairs are warranted and are not intended to define all areas that may require repairs. It is recommended a professional roofing contractor evaluate the entire system and repair all areas as needed.



6.5 Wiring Conditions

6.5.1 Panel/J-box - HVAC Quk Disc Cover Missing

Location: LEFT EXTERIOR



HVAC condenser unit disconnect

The deadfront cover plate at the HVAC quick disconnect box is missing. Lack of proper covers on junction boxes is a shockhazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

6.5.2 Wiring - Cloth Wiring



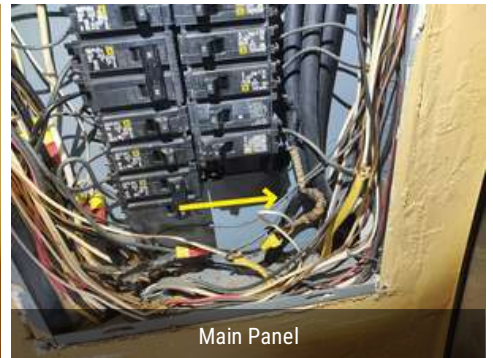
Cloth jacketed cable was observed at one or more locations in the home. This type of wiring was commonly used in structures built in the 1950's and 1960's and may or may not contain a ground wire for safety. Although it is still functional, given the age of this wiring system repairs may be warranted and replacement should be considered. It is beyond the scope of the inspection to determine the overall condition of this wiring and/or identify every location it may exist in the structure. A "Licensed Electrician" can evaluate the system and repair or replace as needed.

Important Note: This observation requires the inspector to specify the existence of cloth wiring on the separate 4 Point Inspection Report that most insurance companies require - some insurance companies will not insure a house with this type of wiring. We advise you consult with your insurance agent or underwriter regarding insurability.

Location: ATTIC, NEAR HATCH



Main Panel



Main Panel

6.6 Receptacles

6.6.2 Reverse Polarity



Reverse polarity was noted at one or more outlet(s). Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.

Note, findings are based on a random sampling. The hired licensed contractor should verify that corrections are not required in other locations.

Location: DINING ROOM



Location: LIVING ROOM



7.3 Supply Line Conditions

7.3.2 Galvanized piping



Plumbing Contractor

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside out resulting in water clarity conditions, leaks, and reduced water flow/pressure. The best-known remedy for this type of piping is replacement. The client is advised to consult with a licensed plumber for additional information.

Note: This observation requires the inspector to specify the existence of this piping on the separate 4 Point Inspection Report that most insurance companies require. Some insurance companies may not insure a house with this type of piping. We advise you to consult with your insurance agent or underwriter regarding insurability.

Location: FRONT LEFT CORNER



Location: CRAWL SPACE



13.1 Wall Conditions

13.1.1 Moisture Stains - Active



Qualified Contractor

Moisture stains were observed at one or more locations. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

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

Location: REAR BEDROOM



Location: REAR BEDROOM



Location: DINING ROOM





Action Item

1

1.1 Foundation Conditions

1.1.4 Foundation Repairs, Appear Professional



Current Owner

Foundation repairs with added structural support jacks or evident in one or more locations. These appear to be professionally done and we advise obtaining all documentation and warranty information from the current owner prior to close.



Maintenance Information

2

6.8 GFCI Conditions

6.8.1 GFCI - Reset Locations (Outlets/Breakers)



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.

7.5 Water Heater

7.5.2 W/H - Temperature Notice

Qualified Person

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

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.

Limitation

5

6.1 Grounding Conditions

6.1.1 Not Located, Ask Seller/Association/Electrician

Current Owner

Electrician

Home Owners Association

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

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

6.2 Meter Conditions

6.2.1 Meter - Not Tested - Power Co Property

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

9.1 Limitations

9.1.1 Access Restrictions

We could not access one or more attic areas over the home due to one or more of the following restrictions: no access, low headroom, unsafe conditions, etc. he had a carrier was viewed from the hallway attic access only.

10.1 Clothes Washer Conditions

10.1.1 Limitation, Personal Belongings

Current Owner

Personal belongings inhibited the ability to inspect the unit during the inspection. We recommend having the "Current Owner" demonstrate the operation of this unit prior to closing.

13.6 Closet Conditions

13.6.1 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.



Foundation & CrawlSpace 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 Stemwall, Brick Piers

Floor Joist Types

Wood

Crawlspace Access Location(s)

Numerous Locations

Crawlspace Method of Inspection

Crawlspace Robot

Foundation & Crawlspace Section Report

Section Items	IN	OBV	NI	NP	
1.1 Foundation Conditions (6 comments)		✓ 6			View
1.2 Floor Support Conditions	✓				

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

1.1 Foundation Conditions

Observation

1.1.1 Vapor Barrier Missing / Damaged



Foundation Contractor



Repair / Replace

The vapor barrier in the crawlspace is missing or reflects excessive damage in one or more areas. For older homes in this area, this was commonly never installed. Crawl spaces generally consist of dirt floors that water can easily access adding to already damp conditions that expel moisture. Moisture increases the risk of organic growth, insects, rodents, rust, wood rot and more in the home. We recommend a vapor barrier be repaired or installed by a contractor experienced in this type of construction an installation.

1.1.2 Insulation Damaged / Missing



Insulation Contractor



Consideration / Recommendation

The insulation is damaged or missing under the subfloor. This may not have been required at the time of construction however, current building requirements would require insulation. Client may consider installing insulation for improved energy performance. Contact an "Insulation Contractor" for repairs.

1.1.3 Unprofessional / temporary support



Foundation Contractor



Repair / Replace



Unprofessional / temporary support was observed. Although no immediate concern was observed, client should contact a qualified foundation contractor for further information and / or evaluation.

1.1.4 Foundation Repairs, Appear Professional



Current Owner



Action Item

Foundation repairs with added structural support jacks or evident in one or more locations. These appear to be professionally done and we advise obtaining all documentation and warranty information from the current owner prior to close.



1.1.5 Structural Beam Notched



Foundation Contractor



Repair / Replace

A structural support beam at one or more locations has been notched to allow for plumbing or electrical runs. Generally notching of support beams is not acceptable. We recommend a licensed foundation contractor evaluate and repair as needed.



1.1.6 Sistered Joists



Foundation Contractor



Repair / Replace



Joists were sistered at one or more locations. This generally indicates the original beams have been damaged and/or where not adequately supporting the load. We recommend further evaluation by a licensed foundation contractor.

1.2 Floor Support 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.

Grounds & Exterior Material

Grade of Slope

Nearly Flat

Driveway Material

Brick

Walkway Materials

Brick

Structure Type

Concrete Block

Siding Material

Stucco

Grounds & Exterior Section Report

Section Items	IN	OBV	NI	NP	
2.1 Vegetation, Grading & Drainage Conditions	✓				
2.2 Fences & Gates	✓				
2.3 Walkway Conditions	✓				
2.4 Driveway Conditions (1 comment)		✓ 1			View
2.5 Patio & Porch (1 comment)	✓ 1				View
2.6 Steps & Railings (1 comment)		✓ 1			View
2.7 Trim, Fascia & Soffit Conditions (1 comment)		✓ 1			View
2.8 Wall & Siding Conditions (2 comments)		✓ 2			View
2.9 Gutter & Downspout Conditions (1 comment)		✓ 1			View
2.10 Window Conditions (3 comments)		✓ 3			View
2.11 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 Fences & Gates

Inspected

2.3 Walkway Conditions

Inspected

2.4 Driveway Conditions

Observation

Comment

2.4.1 Raised or Settled



Qualified Contractor



Consideration / Recommendation

LOCATION: GROUNDS & EXTERIOR



The driveway surface was raised or settled. Trip hazards may be present or become present in time. A slab leveling contractor can evaluate and repair as desired.

2.5 Patio & Porch

Inspected

Comment

2.5.1 Floor drain, no drain grate



Qualified Contractor



Safety



We recommend adding a drain grate to the floor drain on the front patio for safety from trip hazards and to deter debris from entering.

2.6 Steps & Railings

Observation

Comment

2.6.1 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.



2.7 Trim, Fascia & Soffit Conditions

Observation

2.7.1 Wood Decay

 Qualified Contractor

 Repair / Replace

Repair the area of wood decayat the one or more locations. Replacement of affected materials is considered the best solution.

Note: The defects noted in images are based on a random sampling and may not indicate all affected areas - Contractor should review for additional damage and probe where suspect to insure that all damage is identified and replaced.



2.8 Wall & Siding Conditions

Observation

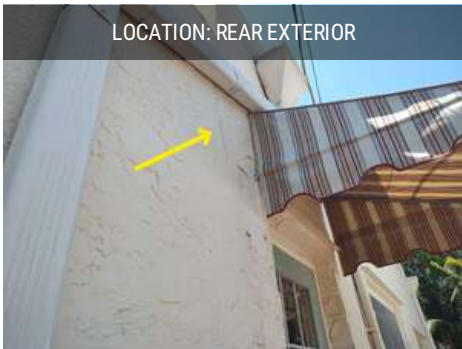
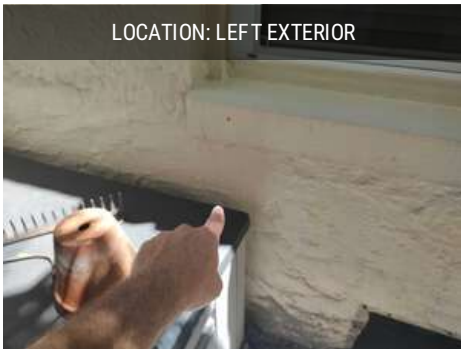
2.8.1 Typical Cracks

Painting Contractor

Consideration / Recommendation

Typical cracks were found in the exterior walls. Minor settlement cracks are very common and occur as the dwelling settles and building materials cure over time. These cracks are not considered serious in nature until they reach a width of 1/8 inches or more. However, they can allow moisture to enter the building components. We recommend sealing and painting to reduce the possibility of water penetration.

Note, this comment may not include all areas requiring attention. The contractor should walk the perimeter of the home and address all areas that require attention.

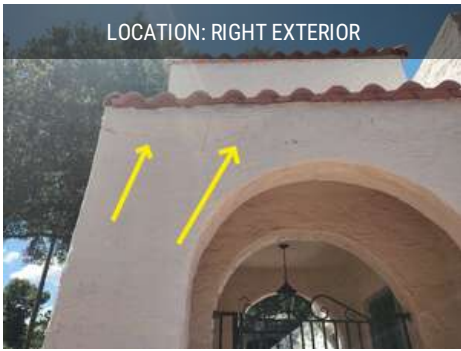


2.8.2 Past Repairs - Exterior Walls

Current Owner

Consideration / Recommendation

Past repairs were noted at one or more locations on exterior walls. Recommend checking with the current owner for information / documentation.



2.9 Gutter & Downspout Conditions

Observation

Comment

2.9.1 Extend Downspouts

 Qualified Contractor

 Consideration / Recommendation

LOCATION: GROUNDS & EXTERIOR



Recommend gutter downspouts be kept in good condition and extended / routed away from the building for proper drainage. Ponding, flooding and water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

2.10 Window Conditions

Observation

Comment

2.10.1 Caulking or Glazing Deteriorated

 Qualified Contractor

 Consideration / Recommendation

LOCATION: REAR EXTERIOR



The window caulking, putty and/or glazing compound was cracking or deteriorated. We recommend caulking to deter moisture and pest intrusion. A qualified person can perform the work.

Note, this condition is based on a random sampling and likely exists in other locations. The contractor obtained to do this job should check all windows and doors and reseal as needed.

2.10.2 Window removed, window HVAC unit

 Current Owner

 Consideration / Recommendation

LOCATION: REAR EXTERIOR



A window is been removed at one or more locations to accommodate a window style air conditioning unit. Although no adverse conditions are noted we recommend checking with the current owners see if the original window is still in storage.

2.10.3 Thermal Seal Damaged

 Window & Door Contactor

 Consideration / Recommendation

The thermal pane window(s) appear to have lost their thermal seal at one or more locations. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

Note images are based on a random sampling of windows. The issue may exist in other locations.



2.11 Door Conditions

Observation

Comment

2.11.1 Door - Latching Hardware Problem

 Window & Door Contactor

 Consideration / Recommendation



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 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



Permits Records#		
11-7000448/0012 002 ROOF-00		
Permits Information		
Permit Type: Roof permit	Work Class: Roof	Job Cost: \$ 6000
Description:		
Permit Status		
Status	Effective Date	
Complete	Jul 19, 2011	
Contractor		
Name: Dean Wilson Roofing INC	Oldest: Jul 19, 2011	Latest: Jul 19, 2011

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

Flat, Gable, Hip

Roof Pitch

Flat, Low-Sloped

Roof Covering Materials

Clay Tile (Non-Walkable), Modified Bitumen, Elastameric Coating

Estimated Age Main Roof (Years)

13, Permit Specified

Vent Flashing Material

Lead

Roof Section Report

Section Items	IN	OBV	NI	NP	
3.1 Roof Conditions (3 comments)		✓ 3			View
3.2 Skylight Conditions					

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

3.1 Roof Conditions

Observation

3.1.1 Roof information

Current Owner

Consideration / Recommendation

The main roof appears to be a Modified Bitumen product with a elastomeric spray-on coating. It appears to be a commercial grade coating but without documentation we cannot verify. We estimate the roof to have a remaining life of 10 years however we recommend obtaining documentation on product information and warranties from the current owner.

3.1.2 Tile Roof - Tiles Damaged

Roofing Contractor

Repair / Replace 4 Point Items

Damaged and/or missing tiles 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.

Note: The conditions noted are an indication that repairs are warranted and are not intended to define all areas that may require repairs. It is recommended a professional roofing contractor evaluate the entire system and repair all areas as needed.



3.1.3 Tile roof - Common cracks

Roofing Contractor

Consideration / Recommendation



Minor cracking noted at mortar joints. Minor cracking at mortar joints on tile roofing is fairly common. We suggest annual review with maintenance and repair performed as needed. This usually consists of repair or replacement of any damaged mortar or missing shingles. This maintenance should help to ensure the water tightness of the building and should be performed on a regular basis.

3.2 Skylight Conditions

Not Present

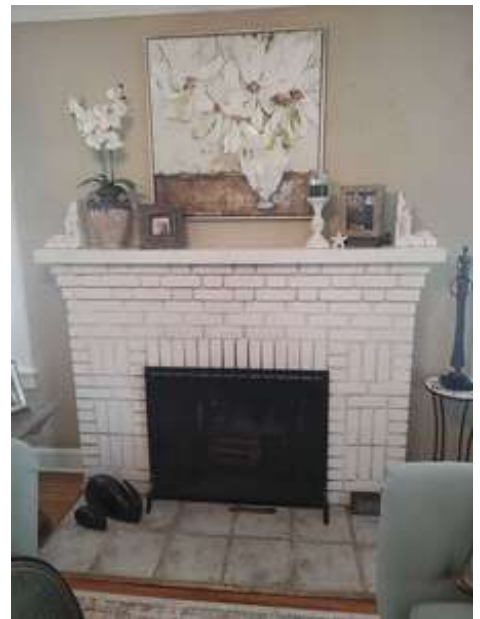
Chimney & Fireplace Section Standard

Overview

Our chimney and fireplace inspection reviews readily accessible and visible portions of the fireplaces and chimneys, lintels above the fireplace openings, damper doors by opening and closing them when readily accessible and manually operable, cleanout doors and frames, and the presents of smoke and carbon monoxide detectors.

Section Photos

Section Photos



Chimney & Fireplace Important Information

Important Information

We are not certified chimney professionals and clean chimneys are less likely to catch on fire. A cleaning and Level II Inspection by a CSIA (Chimney Safety Institute of America) certified chimney sweep of the fireplaces and chimney flues is recommended before use of the fireplace. Additional information can be found at www.csia.org.

Routine Maintenance

- Fireplaces and flues should be inspected by a certified chimney sweep annually.
- The firebox is where the logs in your fireplace burn. When the fireplace is in use, the firebox should be cleaned weekly.
- (When applicable) An ash box is a containment area below the firebox where ash is dumped through a trap door in the base of the firebox. Generally, a cleanout door will be present at the exterior behind the firebox. The cleanout door should be clear of obstructions and kept in good working order. The ash box should be cleaned as needed and at the end of the season.

Chimney & Fireplace Limitations

Standard Limitations

Evaluation of the following are beyond the scope of the standard home inspection.

Flue's or vent systems, interiors of chimneys or flues, fire doors or screens, seals or gaskets, mantels, determining the need for a chimney sweep, operation of gas fireplace inserts, lighting of pilot flames, igniting or extinguishing fires, determining the appropriateness of any installation, automatic fuel-fed devices, combustion and/or make-up air devices, heat-distribution assists or whether they are gravity-controlled or fan-assisted, determining the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, performing a smoke tests, dismantling or removing any components, performing National Fire Protection Association (NFPA)-style inspections, performing Level I, II or III fireplace and chimney inspections.

Chimney & Fireplace Section Report

Section Items	IN	OBV	NI	NP	
4.1 Gas Vents & Flues					
4.2 Chimney Conditions	✓				
4.3 Fireplace Conditions (3 comments)		✓ 3			View

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

4.1 Gas Vents & Flues

Not Present

Material

Chimney / Flue Material

Terra-cotta Flue, Masonry Chimney

4.2 Chimney Conditions

Inspected

Material

Chimney / Flue Material

Terra-cotta Flue, Masonry Chimney

4.3 Fireplace Conditions

Observation

Material

Fireplace Type

Masonry Built

Safety Devices Present

No Carbon Monoxide Detector (Fuel
Fireplace), No Smoke Detector (Fuel
Fireplace)

4.3.1 No Smoke Alarms, Fuel Fireplace Room

Electrician

Safety

No smoke alarms were present in the room with a fuel (wood, gas, ethanol) burning fireplace. Installation of a smoke alarm in this room is highly recommended for safety. We recommend checking with current fire codes for further information.

4.3.2 No Carbon Monoxide Alarm, Fuel Fireplace Room

Electrician

Safety

No carbon monoxide alarms were present in the room with a fuel (wood, gas, ethanol) burning fireplace. Installation of a carbon monoxide alarm in this room is highly recommended for safety. We recommend checking with current fire codes for further information.

4.3.3 Damper Missing

Qualified Contractor

Repair / Replace



The unit is not equipped with a flue damper. A qualified chimney sweep can evaluate and repair.

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

Attached, Manually Operated Door, 1 Door, 1 Car, Door Appears Wind or Impact Rated (Not Labeled)

Garage & Carport Section Report

Section Items	IN	OBV	NI	NP	
5.1 Wall Conditions	✓				
5.2 Ceiling Conditions	✓				
5.3 Floor Conditions	✓				
5.4 Window Conditions (1 comment)		✓ 1			View
5.5 Pedestrian Door Conditions (1 comment)		✓ 1			View
5.6 Overhead Door Conditions (1 comment)		✓ 1			View

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

5.1 Wall Conditions

Inspected

5.2 Ceiling Conditions

Inspected

5.3 Floor Conditions

Inspected

5.4 Window Conditions

Observation

Comment

5.4.1 Windows Old, Operational



Window & Door Contactor



Consideration / Recommendation



The windows are an old wood frame style window and although they are operational they reflected moderate to heavy wear and tear. Replacement may be required in the future.

5.5 Pedestrian Door Conditions

Observation

Comment

5.5.1 Door - Outswing Over Steps

Window & Door Contactor

Safety



A passage door swings outward over steps. This is generally considered unsafe as there is no landing step out on. Werecommend changing the swing of the door to be in in swing for safety. It is suggested that a "Qualified Window & Door Contractor" be contacted for further evaluation and repair.

5.6 Overhead Door Conditions

Observation

Comment

5.6.1 Spring Tensioner Mounting Board - Loose/Damaged At Wall

Overhead Door Contractor

Safety



The spring tensioner mounting board is loose and/or damaged at the wall. This is a safety issue that may cause injury. Recommend farther evaluation and repair by licensed garage door specialist.

Electrical System Section Standard

Overview

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

Electrical System Limitations

Standard Limitations

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

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

Electrical System Material

Grounding Type

Not Located, Ask
Seller/Association/Electrician

Meter Location

Exterior, Back

Service Drop Location

Overhead

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)

Main Panel(s)

GFCI's Installed

Present

Smoke & Carbon Monoxide (CO) Detectors

No Smoke Detectors Present, No CO
Detector(s) Present

Electrical System Section Report

Section Items	IN	OBV	NI	NP	
6.1 Grounding Conditions (1 comment)			✓ 1		View
6.2 Meter Conditions (1 comment)	✓ 1				View
6.3 Main Electric Service	✓				
6.4 Electric Panel (2 comments)		✓ 2			View
6.5 Wiring Conditions (2 comments)		✓ 2			View
6.6 Receptacles (2 comments)		✓ 2			View
6.7 Lighting & Fixtures	✓				
6.8 GFCI Conditions (1 comment)	✓ 1				View
6.9 Detector Conditions (2 comments)		✓ 2			View

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

6.1 Grounding Conditions

Not Inspected

Comment

6.1.1 Not Located, Ask Seller/Association/Electrician

 Limitation

-  Current Owner
-  Electrician
-  Home Owners Association

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

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

6.2 Meter Conditions

Inspected

Comment

6.2.1 Meter - Not Tested - Power Co Property

 Limitation

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

6.3 Main Electric Service

Inspected

Material

Panel Type

Main Panel

Panel Location

Laundry Room

Panel Brand

Square D

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), Cloth Jacketed "Rag Wire"

Panel Circuit Protection Types

Main: Breakers, Circuits: Breakers

Panel Circuit Fault Protection

None Present

6.4.1 Section Images (Panel Front / Panel Interior)

Section Images



6.4.2 GRD & Neutral, Share Terminal



Electrician



Safety



Ground and neutral wires share the same terminal screw on the bus bar. Per electrical standards, ground and neutral wires should not share the same lug and must connect to separate bus screws. Have an electrician rearrange the wires as needed to meet standards.

6.5 Wiring Conditions

Observation

6.5.1 Panel/J-box - HVAC Quk Disc Cover Missing

 Electrician



 Safety  4 Point Items

The deadfront cover plate at the HVAC quick disconnect box is missing. Lack of proper covers on junction boxes is a shockhazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

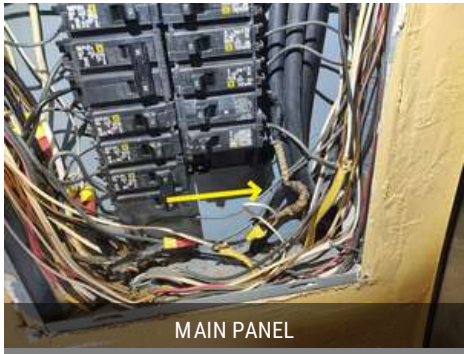
6.5.2 Wiring - Cloth Wiring

 Electrician

 Safety  4 Point Items

Cloth jacketed cable was observed at one or more locations in the home. This type of wiring was commonly used in structures built in the 1950's and 1960's and may or may not contain a ground wire for safety. Although it is still functional, given the age of this wiring system repairs may be warranted and replacement should be considered. It is beyond the scope of the inspection to determine the overall condition of this wiring and/or identify every location it may exist in the structure. A "Licensed Electrician" can evaluate the system and repair or replace as needed.

Important Note: This observation requires the inspector to specify the existence of cloth wiring on the separate 4 Point Inspection Report that most insurance companies require - some insurance companies will not insure a house with this type of wiring. We advise you consult with your insurance agent or underwriter regarding insurability.



6.6 Receptacles

Observation

6.6.1 Open ground

 Electrician

 Safety



An open ground wire condition was observed at outlet(s) located at one or more locations. It is possible this condition could be resolved with minor wiring adjustments or it may be due to an older wiring system within the home. When a number of these conditions are observed, client should consult a licensed electrician.

6.6.2 Reverse Polarity

 Electrician

 Safety

 4 Point Items

Reverse polarity was noted at one or more outlet(s). Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.

Note, findings are based on a random sampling. The hired licensed contractor should verify that corrections are not required in other locations.



6.7 Lighting & Fixtures

Inspected

6.8 GFCI Conditions

Inspected

Comment

6.8.1 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.

6.9 Detector Conditions

Observation

Comment

6.9.1 Smoke Detector - Upgrade

Electrician Safety

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

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

6.9.2 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.

Plumbing & Fuel Systems Material

Water Supply Source

Public

Water Main Shut-off Location

At Meter

Water Service Line Material (Exterior)

Not Visible / Unable to locate

Water Distribution Line Material (Interior)

Copper, Galvanized

Sewer/Waste Discharges To

Local Municipality

Sewer/Waste Line Material

Cast Iron, Plastic (PVC/ABS)

Main Sewer/Waste Line Clean Out Location

Left Exterior

Gas / Fuel Source & Type

Public, Natural Gas

Gas / Fuel Main Shut-off Location

Right Exterior, At Meter

Plumbing & Fuel Systems Section Report

Section Items	IN	OBV	NI	NP	
7.1 Water Main Line & Valve Conditions (1 comment)		✓ 1			View
7.2 Hose Bib Conditions (1 comment)	✓ 1				View
7.3 Supply Line Conditions (4 comments)		✓ 4			View
7.4 Sewer/Waste Line Conditions (1 comment)	✓ 1				View
7.5 Water Heater (2 comments)	✓ 2				View
7.6 Gas Main Line & Valve Conditions	✓				

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

7.1 Water Main Line & Valve Conditions

Observation

Comment

7.1.1 Homeowner Main Shut-off, Unable Locate

 Consideration / Recommendation

I could not locate the homeowner friendly main shut-off valve for the water supply to the house that is typically located somewhere on or near the structure. Please ask the current owners for the location - sometimes they are located in a box in the ground that can get overgrown or covered with landscape materials or concealed by stored items in the garage. Otherwise, if you need to shut off the water to the house, you will need to use a water meter key at the water company meter near the street or have a plumber install a valve at the main water supply line at the house.

7.2 Hose Bib Conditions

Inspected

Comment

7.2.1 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.

7.3 Supply Line Conditions

Observation

Comment

7.3.1 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.

7.3.2 Galvanized piping

 Plumbing Contractor

 Consideration / Recommendation

 4 Point Items

Galvanized piping was observed. Although this type of piping was commonly used in older homes, galvanized piping is no longer used in today's construction. Galvanized piping has a tendency to rust from the inside out resulting in water clarity conditions, leaks, and reduced water flow/pressure. The best-known remedy for this type of piping is replacement. The client is advised to consult with a licensed plumber for additional information.

Note: This observation requires the inspector to specify the existence of this piping on the separate 4 Point Inspection Report that most insurance companies require. Some insurance companies may not insure a house with this type of piping. We advise you to consult with your insurance agent or underwriter regarding insurability.



7.3.3 Low Pressure - 1+ Locations



Plumbing Contractor



Repair / Replace



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

7.3.4 Copper Piping - Life Exp Info



Plumbing Contractor



Consideration / Recommendation

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

7.4 Sewer/Waste Line Conditions

Inspected

Comment

7.4.1 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.

7.5 Water Heater

Inspected

Material

Water Heater Type

On-demand

Water Heater Power Source

Gas

Water Heater Brand

Rinnai

Water Heater Year Manufactured

2024, Per the current owner

Water Heater Capacity

199,000 BTU

Water Heater Location

Exterior, Right

Comment

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

Section Images



7.5.2 W/H - Temperature Notice



Qualified Person



Maintenance Information

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

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.

7.6 Gas Main Line & Valve Conditions

Inspected

Heating Ventilation & Air Conditioning (HVAC) Section Standard

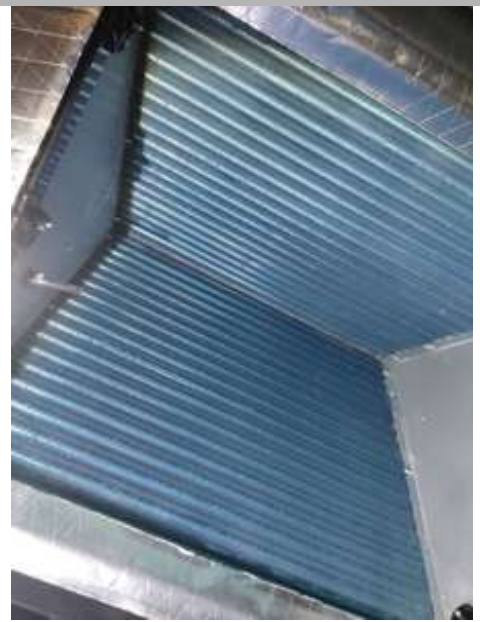
Overview

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.

Window units - Not inspected

Inspection of window or wall air conditioning units are beyond the scope of the inspection and are not tested. Only central air conditioning units are inspected as part of our services.



Heating Ventilation & Air Conditioning (HVAC) Material

HVAC System Type

Split System

Condenser/Package Unit Brand

Trane

Year Mfg (Condenser/Package Unit)

2023

Air Handler Unit Brand

Trane

Year Mfg (Air Handler)

2023

Cooling Type

Forced Air, Heat Pump (Air to Air)

Cooling Tonnage

3.0

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

Hallway

Left Exterior

Heating Ventilation & Air Conditioning (HVAC) Section Report

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

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

8.1 HVAC Conditions

Inspected

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

Comment

8.3.1 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.

8.4 Condensate Drain

Observation

Comment

8.4.1 Line Insulation - Condensation Line



HVAC Technician



Repair / Replace



Insulation pipe wrap should be installed on the condensation line until it exits the structure to stop the condensation from forming and dripping from the line causing damage to the surrounding areas. A "Qualified Person" can perform the work.

8.5 Ventilation & Distribution

Observation

Comment

8.5.1 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.

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 Limitations

Access Restrictions

We could not access one or more attic areas over the home due to one or more of the following restrictions: no access, low headroom, unsafe conditions, etc. he had a carrier was viewed from the hallway attic access only.

Attic Material

Method of Inspection

Viewed from Access

Attic Inspection Limited By

Limited Space, HVAC
Equipment/Ductwork, Insulation,
Truss/Rafter Configuration

Attic Ventilation Type

Gable Vents

Attic Insulation Type & Approximate Depth
(inches)

Blown (Fiberglass), 6-9"

Attic Lights Installed

No

Roof Frame Type

Rafter 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 (2 comments)		✓ 2			View
9.4 Attic Conditions (1 comment)		✓ 1			View
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

Observation

Comment

9.3.1 Old Frame 2x4

 General Contractor

 Consideration / Recommendation



The roof framing consists of old style 2x4 frame. This is not considered adequate in today's building practices. Deflection and sagging may exist and/or occur overtime. Recommend review by a general contractor if you have concerns about this area.

9.3.2 Additional Supports Added, Structural Consideration

 Current Owner

 Consideration / Recommendation



One or more additional supports have been added. Additional supports are typically considered structural and should be planned by an engineer. Although this appears satisfactory, we recommend checking with the current owner for documentation regarding this repair.

9.4 Attic Conditions

Observation

Comment

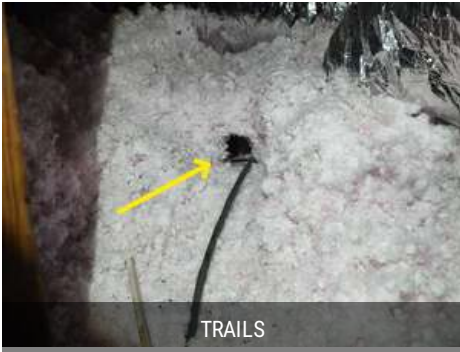
9.4.1 Rodent evidence

 Pest Control Company

 Repair / Replace

There is evidence of rodent activity in the attic (trails, droppings, carcasses, etc.). Rodent activity is very common but is fixable. These pests can damage wiring, ductwork, etc. All possible openings (cracks, holes, gaps, etc.) should be properly sealed to eliminate rodent entry. A qualified exterminator is recommended.





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.

Laundry Material

Clothes Washer & Dryer Type

All In One Unit

Dryer Power Source

220v (3-Prong Outlet)

Dryer Duct Material

Flexible Foil, Flexible Foil (Transition Hose)

Dryer Vent Location

Garage, Interior Vent Kit

Laundry Section Report

Section Items	IN	OBV	NI	NP	
10.1 Clothes Washer Conditions (1 comment)			✓ 1		View
10.2 Dryer Conditions	✓				
10.3 Dryer Duct & Vent Conditions (3 comments)		✓ 3			View
10.4 Laundry Sink Conditions					

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

10.1 Clothes Washer Conditions

Not Inspected

Comment

10.1.1 Limitation, Personal Belongings



Current Owner



Limitation



Personal belongings inhibited the ability to inspect the unit during the inspection. We recommend having the "Current Owner" demonstrate the operation of this unit prior to closing.

10.2 Dryer Conditions

Inspected

10.3 Dryer Duct & Vent Conditions

Observation

10.3.1 Permanent Dryer Duct, PVC / Vinyl / Foil



Qualified Contractor



Safety



The permanent duct in place for the dryer is a fire hazard and should be changed to a smooth surface non-combustible product in accordance with local building code and the manufacturers instructions.

10.3.2 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.

10.3.3 Dryer Vent, Interior Vent Kit



Qualified Contractor



Consideration / Recommendation



The dryer exhaust vents to an interior venting kit. Although this is considered acceptable, we recommend routing the dryer exhaust to the exterior to reduce lint and humidity inside the structure.

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

Porcelain sink

Cabinet Materials

Pedestal sink

Shower Wall Materials

Tile

Ventilation Types

Vent Fan

Bath(s) Section Report

Section Items	IN	OBV	NI	NP	
11.1 Sink Plumbing Conditions	✓				
11.2 Shower & Tub Conditions (1 comment)		✓ 1			View
11.3 Toilet Conditions	✓				
11.4 Vent Fan Conditions	✓				

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

11.1 Sink Plumbing Conditions

Inspected

11.2 Shower & Tub Conditions

Observation

Comment

11.2.1 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.

11.3 Toilet Conditions

Inspected

11.4 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

Gas

Exhaust Vent Types

Microwave Unit, Ductless System

Refrigerator Types

Ice Equipment Present, No 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	✓				
12.6 Dishwasher Conditions (1 comment)		✓ 1			View
12.7 Refrigerator Conditions (1 comment)		✓ 1			View

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

12.1 Cabinet/Countertop Conditions

Inspected

12.2 Sink Plumbing Conditions

Inspected

12.3 Garbage Disposal Conditions

Inspected

12.4 Stove & Oven Conditions

Inspected

Comment

12.4.1 Anti-Tip Device Notice

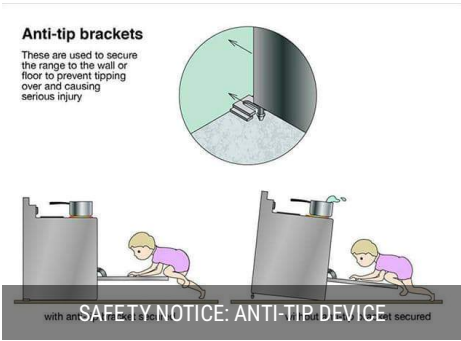


Qualified Contractor



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

12.6 Dishwasher Conditions

Inspected
Observation

Comment

12.6.1 No High Loop



Appliance Technician



Repair / Replace



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

12.7 Refrigerator Conditions

Observation

Comment

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.

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/Plaster

Ceiling Materials

Drywall/Plaster

Flooring Materials

Hardwood, Tile

Window Types

Awning, Single Hung, Glass Block,
Sliding

Window Frame Materials

Vinyl, Wood

Window Glazing

Single-pane, Double-pane

Section Items	IN	OBV	NI	NP	
13.1 Wall Conditions (1 comment)		✓ 1			View
13.2 Ceiling Conditions (2 comments)		✓ 2			View
13.3 Floor Conditions (1 comment)		✓ 1			View
13.4 Interior Window Conditions	✓				
13.5 Interior Door Conditions (1 comment)		✓ 1			View
13.6 Closet Conditions (1 comment)		✓ 1			View

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

13.1 Wall Conditions

Observation

Comment

13.1.1 Moisture Stains - Active

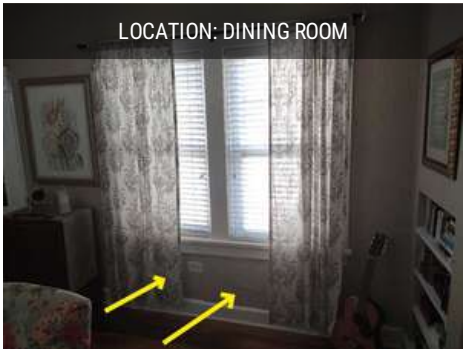
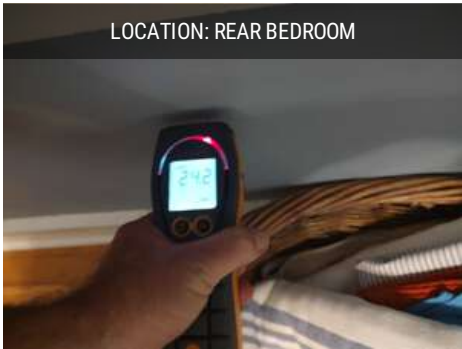
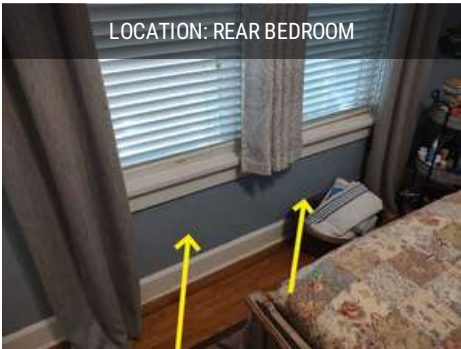
 Qualified Contractor

 Repair / Replace

 4 Point Items

Moisture stains were observed at one or more locations. When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

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



13.2 Ceiling Conditions

Observation

13.2.1 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.

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



13.2.2 Damage - Ceilings



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

13.3 Floor Conditions

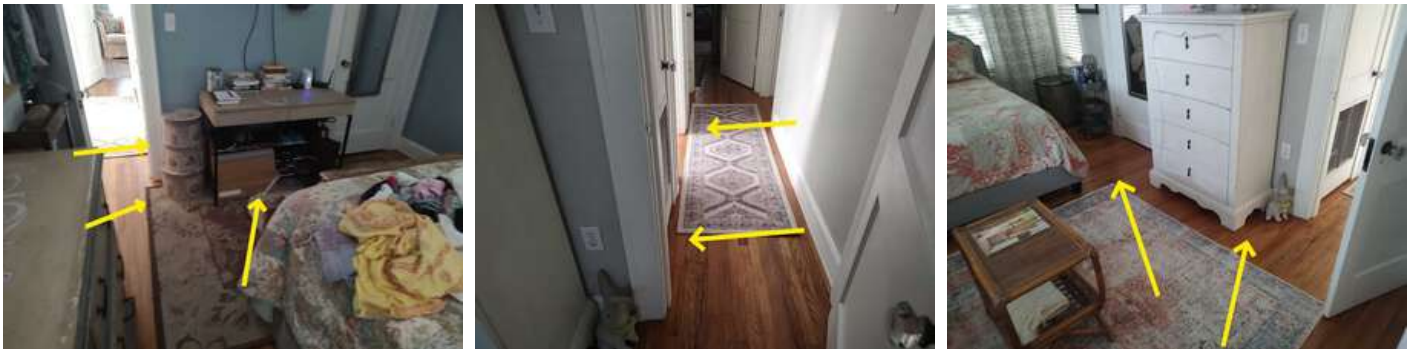
Observation

Comment

13.3.1 Sloping, Minor

 Consideration / Recommendation

Minor floor sloping was observed at one or more locations. From the visible and accessible areas, no immediate concern was observed. This may not however, be an indication of future conditions.



13.4 Interior Window Conditions

Inspected

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

Observation

13.6.1 Limitation, Personal Belongings

 Qualified Person

 Limitation

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.

