Robbins Services
Home Inspections

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Robbins Services, Inc.
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Clients

BW **Bruce Wayne**

Inspectors

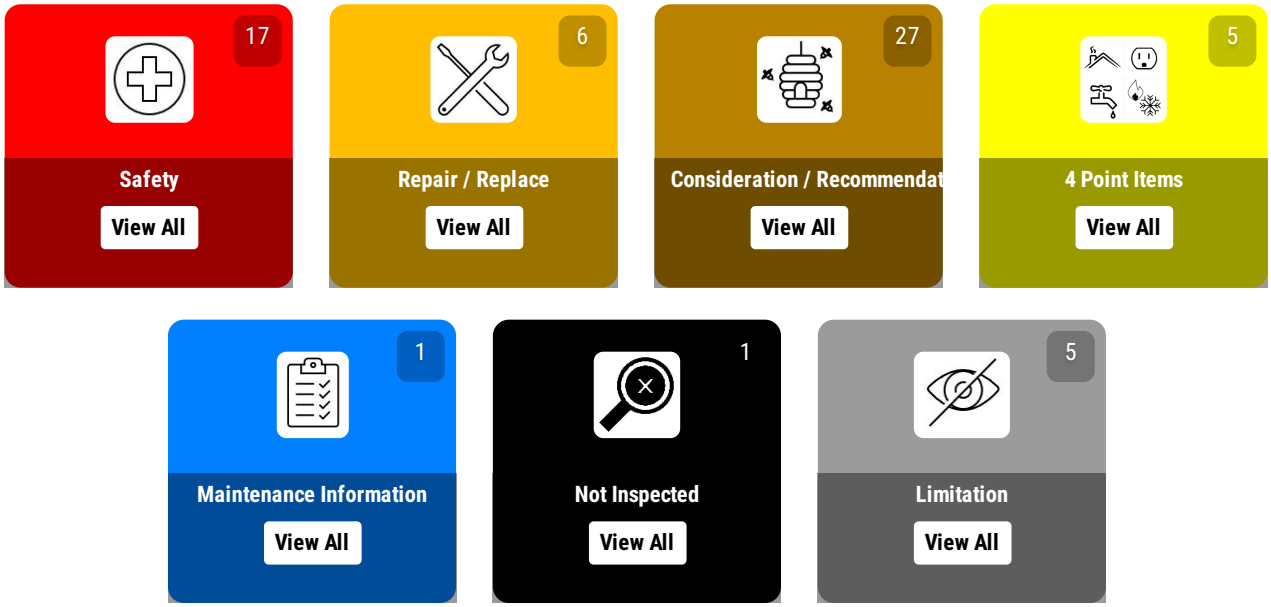
Chris Robbins

Tabitha Crewe

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

Home Inspection Company

Summary Quick Links



Introduction

Property & Inspection Information

Client Name
Bruce Wayne

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

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

Year Built
1973

Square Footage
2999

Furnishings
Normal Furnishings

Attendee's
Clients Agent, Clients Family, Sellers Agent

Structure Type
Residential, Single Family, 1-Story

Bedrooms
3

Bathrooms
2

Direction Home Faces
North

Weather & Temperature
Partly Cloudy, 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, 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, Widows, Doors, Foundation, Attached Porches/ Decks/Balconies/ Patios/ Garages (both structural and condition of.) Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

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

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

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

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

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

Infrared Thermography
An infrared camera may be used during the course of the inspection. This camera allows the inspector to analyze surface temperature differentials which would not ordinarily be visible to the inspector. Prior to using the camera, the inspector may need to take measures to ensure the temperature differential between the interior and the exterior of the home is adequate for the inspection. The camera can aid in the inspector’s identification of moisture intrusion, electrical system defects and other anomalies in the home. This camera does not change the scope of the inspection as defined by the standard of practice nor does it allow the inspector to definitively identify any conditions behind finished surfaces. The camera is a tool, much like an outlet tester or flashlight, that

allows the inspector to make better recommendations to the client regarding current conditions in the home. Any number of factors can negatively affect the inspector's ability to identify thermal anomalies including; atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture, furnishings, and debris. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects.

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

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

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

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

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

Table Of Content

Comment Key Or Definition Of Recommendation

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

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

Report Summary

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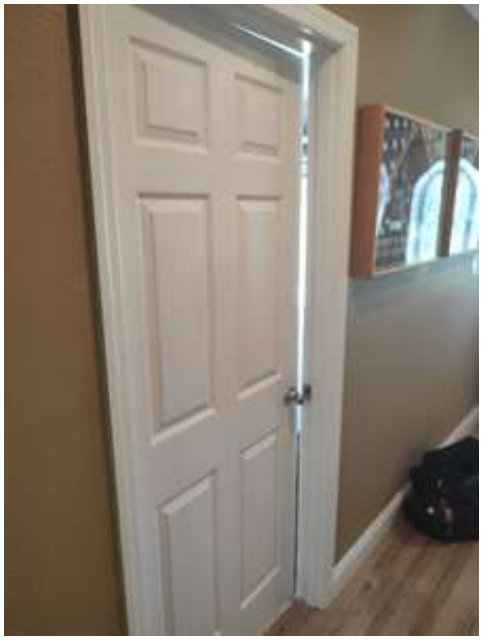
4.5 Pedestrian Door Conditions

4.5.1 Garage Passage Door - Not Fire Rated

Window & Door Contactor

The passage door between the garage and the living space does not appear to be fire rated. Although, this may not have been required at the time of construction the lack of a fire rated door can allow a fire to spread more rapidly. Ideally, an mechanical self-closing fire rated door should be installed. A licensed window and door contractor can perform the work.



5.4 Electric Panel

5.4.2 Mismatched Breakers

Location: POOL PANEL

Sylvania panel, Eton breaker

Electrician

One or more circuit breakers are of a different brand than panel manufacturer. The manufacturer requires only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless indicated on the panel label. A qualified electrician should replace all non-matching breakers with breakers of the same brand as the panel.

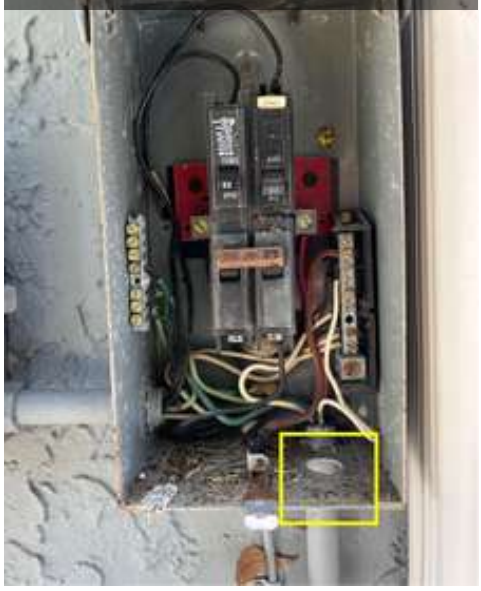
5.5 Wiring Conditions

5.4.3 Knock-Out, Missing

Electrician

One or more panel knock-outs have been removed to accommodate the installation of a conduit run, but no conduit exists leaving an opening in the service panel housing. This opening could allow a person to come in contact with "live" electrical components inside the panel or allow pest entry into the panel. The holes should be closed with a special snap-in filler plug made for this purpose.

Location: POOL PANEL



Location: AC DISCONNECT

5.4.6 Panel (Zinsco/Sylvania)

Electrician

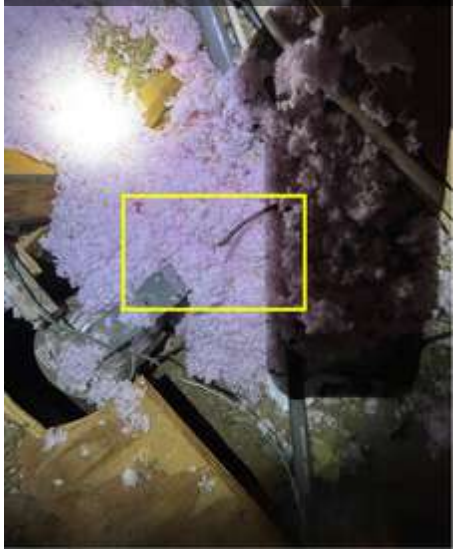
A Zinsco or Sylvania electric panel was present. These panels have numerous safety concerns and are considered a fire hazard. The panels and breakers have not been manufactured for some time. Replacement of this panel is recommended by a licensed electrician.

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

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

5.5.1 Wiring - Open Splice

Location: ATTIC



Electrician

Open wire splices at one or more locations . Open splices can be a shock or fire hazard. A licensed electrician should properly splice all wiring inside UL-listed junction boxes.

Note, The pictures included may not identify all locations. The hired contractor should evaluate all junctions to and repair as needed for safety.

5.8 GFCI Conditions

5.8.1 GFCI Upgrade - Some Present

Electrician

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

5.9 Detector Conditions

5.9.1 Detector, Test Not Responsive

Location: GARAGE

Electrician

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

5.9.2 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.

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

Electrician

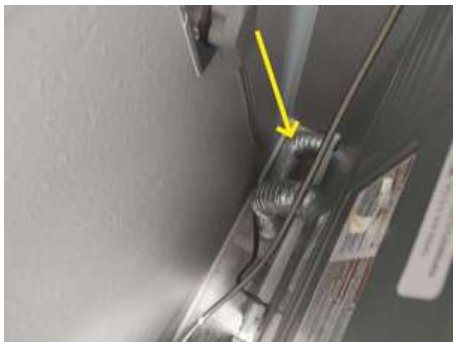
No permanently installed carbon monoxide detectors were observed within the dwelling. For improved safety, we recommend installing carbon monoxide detection to meet current standards. Consult the local building and safety department for a copy of their carbon monoxide detector requirements and review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

9.3 Dryer Duct & Vent Conditions

9.3 Dryer Duct & Vent Conditions

9.3.1 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.

11.2 Sink Plumbing Conditions

11.2.1 Faucet, Hot/Cold Reversed or Unsafe

Plumbing Contractor

The hot and cold water controls are reversed or in an unsafe orientation on the faucet. These conditions can result in hot water burns. Hot water should be situated on the left hand side of the faucet orin the up position on lever faucets for safety. Often this can be easily resolved by switching the flexible pipes to the fixture or rotating the faucet. Consult a qualified plumber for more complex problems.

13.1 Deck, Lanai & Barriers

13.1.1 Child Safety Fence - No Fence or alarm

Alarm Company

Pool Contractor

No child safety fence or door/window alarm system is present between the house and the pool. This safety feature would likely have been required when this pool/spa was installed. Pool barrier regulations vary from jurisdiction to jurisdiction. Consult the local building and safety department for a copy of their pool barrier/fencing requirements. Install child safety protection as needed.

13.1.2 Gate, Auto-Close/Auto-Latch Bad

Fencing Contractor

The gate auto-close/auto-latch device was missing or not functional. When a pool is present, gates should be equipped with auto-close and auto-latch devices that lock on the pool side of the gate for safety. Check current codes and make necessary repairs to meet current pool safety requirements.

13.1.3 Doors Outswing to Pool

Window & Door Contactor

One of more doors swing outward toward the pool area. This can allow children to push doors open that fail to latch properly. Doors should self-latching, self-closing and swing away from the pool for safety. A licensed window & door contractor can perform the work.

13.2 Electrical

13.2.2 Bonding - General 1+ Bond Wire Bad/Missing (8 AWG Solid Copper Req)

Pool Contractor

The equipotential bonding wire at one or more locations is incorrect, damaged, disconnected, loose or missing. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

Not solid wire

Bond wire runs to ground incorrectly

13.2.3 Electrical

Pool Contractor

1. BONDING - GUTTERS NOT BONDED (WITHIN 5' HORZ X 12' H)
The gutters do not appear to be bonded. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

2. BONDING - LANAI NOT BONDED
The lanai framing does not appear to be bonded. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

13.2.4 Pool Components, No GFCI Protection

Electrician

Pool components did not appear to be GFCI protected. Current codes require electrical components such as; pool pumps, heaters and luminaries to have proper GFCI protection. Recommend further evaluation and repair by a licensed electrician.

Repair / Replace 6

2.11 Door Conditions

2.11.2 Door Hardware Missing

Qualified Person

Door Hardware Missing

3.1 Roof Conditions

3.1.1 Damaged/Missing Shingles

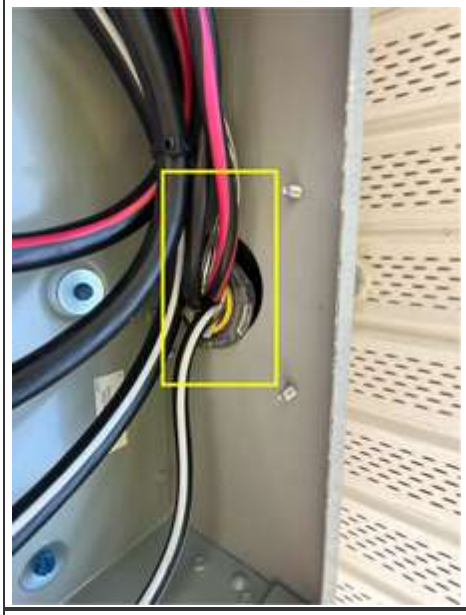
Roofing Contractor

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

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

5.4 Electric Panel

5.4.5 Missing/ Damaged/ Undersized Bushing



Qualified Contractor

Missing/ Damaged/ Undersized Bushing

7.2 Cooling Differential Conditions

7.2.1 *Improper Cooling Differential

HVAC Technician

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

11.7 Dishwasher Conditions

11.7.1 No High Loop

Appliance Technician

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

13.1 Deck, Lanai & Barriers

13.1.5 Drain - Blocked By Debris

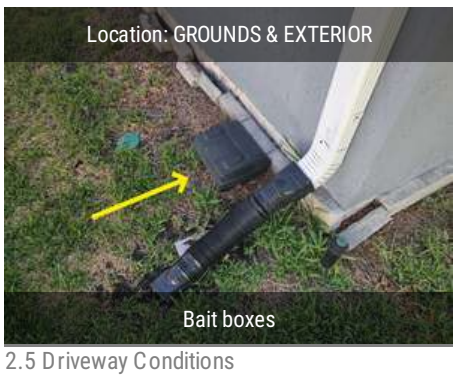
Qualified Person

The pool deck drain is blocked by landscaping debris and or building materials. These systems should be free of debris to allow for proper drainage.

Consideration / Recommendation 27

2.1 Vegetation, Grading & Drainage Conditions

2.1.1 Rodent Evidence



Pest Control Company

There is evidence of rodent activity at the property. No live pests were seen at the time of inspection; however all possible openings (cracks, holes, gaps, etc.) should be sealed with concrete, caulking, wire mesh, wood trim and/or steel wool to eliminate rodent entry. The most common entry points are at the bottom of the metal chase near the condenser unit where the refrigerant lines go up the exterior wall to the attic and under the soffit areas where roof sections meet. The advice and service of a qualified exterminator is recommended if rodent problems continue after the openings in the building have been sealed.

2.5 Driveway Conditions

2.5.1 Typical cracks

Location: GROUNDS & EXTERIOR

Qualified Contractor

Typical settlement type cracks were observed. Minor settlement cracks are very common and occur as the building materials settle and cure over time. No additional attention is required at this time. No immediate attention is required however we recommend keeping these cracks sealed as part of normal maintenance.

2.8 Wall & Siding Conditions

2.8.1 Typical Cracks

Location: RIGHT EXTERIOR

Painting Contractor

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 Decorative Block

Current Owner

Qualified Contractor

The decorative block at the back rear corner of the property is becoming detached from the wall. It is unusual to find decorative blocks attached to a home in this this fashion. We recommend checking with the current owner for the reason these blocks were installed.

Location: REAR EXTERIOR

Location: RIGHT EXTERIOR

2.9 Gutter & Downspout Conditions

2.9.1 Extend Downspouts

Location: GROUNDS & EXTERIOR

Qualified Contractor

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.

2.9.2 Leaks present

Qualified Contractor

Leaks arepresent at the gutters or downspouts in one or more locations. We recommend all gutters be sealed to deter leaks.

2.10 Window Conditions

2.10.1 Screens - Damaged / Missing

Current Owner

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

2.10.2 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.

2.11 Door Conditions

2.11.1 Door, Weather-Strip/Seal/Sweep Damaged

Window & Door Contactor

One or more exterior doors do not seal tightly. The weather-strip and/or door sweep should be repaired/replaced and/or the hardware adjusted to improve efficiency and prevent pest and/or water intrusion.

3.4 Flashing Conditions

3.4.1 RU - Rodent Screens

Handyman

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

4.1 Wall Conditions

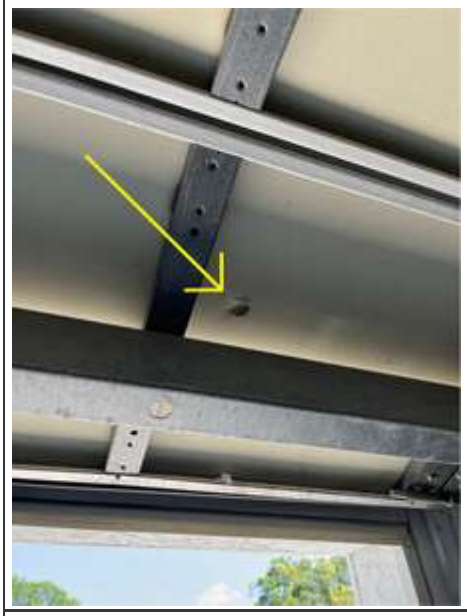
4.1.1 Cracks - Typical

Painting Contractor

Typicalsettlement type cracks were observed. These appear aestheticin nature. Patch and spackle as desired.

4.6 Overhead Door Conditions

4.6.1 Overhead Door - Cosmetic Damage



The vehicle door(s) had minor damaged. The damage appears to be cosmetic in nature and no immediate repairs are necessary.

5.4 Electric Panel

5.4.4 Rust / Corrosion (Minimal), Monitor

Location: POOL PUMP PANEL

Rust and / or corrosion was observed at the panel box. No corrections appear necessary at this time. Keep an eye on the area and if conditions worsen consultant an electrician.

5.7 Lighting & Fixtures

5.7.1 Light inoperative - bulb out, no switch

Electrician

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

Location: FRONT EXTERIOR

Location: ATTIC

6.2 Hose Bib Conditions

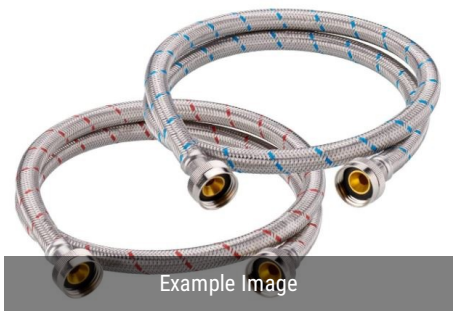
6.2.1 Hose Bibs - Back-flow - Notice

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.

6.3 Supply Line Conditions

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


Example Image

Plumbing Contractor

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

6.3.2 Copper Piping - Life Exp Info

Plumbing Contractor

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

6.4 Sewer/Waste Line Conditions

6.4.1 Sewer Scope 20+ years Disclaimer

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

6.4.2 Plumbing vent, abandoned

Current Owner

A plumbing van at one or more locations was abandoned and it was capped off at the roof. This is likely due to fixtures being moved within the structure. We recommend checking with the current owner as to what was moved and having the vent sealed off at the next roof replacement..

7.1 HVAC Conditions

7.1.1 EOL - Condenser / Pkg Unit / Air Handler

HVAC Technician

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

7.1.2 Limitation - Heat Pump, Seasonal Testing Only

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

7.3 Heating Systems Conditions

7.3.1 Heat Pump - Tested Season Only

HVAC Technician

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

7.5 Ventilation & Distribution

7.5.1 Returns, Not operational

Location: REAR RIGHT BEDROOM

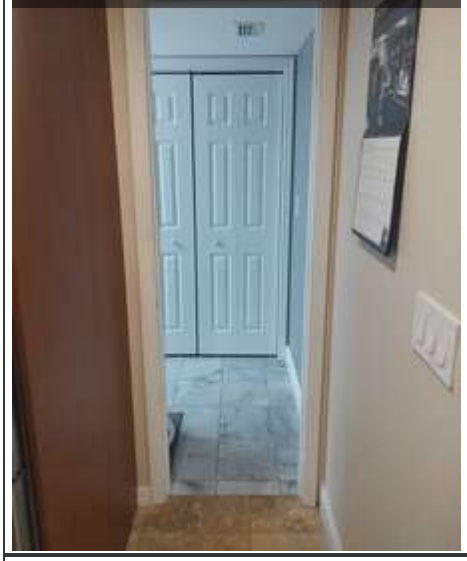
Current Owner

Some returns appear to have been moved in the previous ones still exist but don't appear operational. We recommend checking with the current owner as to which returns are still active..

12.5 Interior Door Conditions

12.5.1 Closet Doors - Missing

Location: LAUNDRY ROOM



Window & Door Contactor

Closet doors were missing at one or more locations. A licensed window and door contractor can perform the work.

13.1 Deck, Lanai & Barriers

13.1.4 Pool deck - common cracks

Qualified Contractor

Common cracks were found. Minor settlement cracks are very common and occur as the concrete settles and building materials cure over time. These cracks are not considered serious in nature and are considered aesthetic in nature. We recommend sealing and painting as desired.

13.1.6 Subsurface drains - Not Inspected

Subsurface drains were observed. These drains were not tested as a part of this inspection and we are unable to comment on their performance. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.

13.4 Pump(s)

13.4.1 Pump Motor - Hot & EOL (8-10 yrs)

Qualified Contractor

The pump motor was extremely hot during our inspection. These pumps generally have a life expectancy of 8 to 10 years. Although the pump is currently functional replacement may be needed in the near future.

4 Point Items 5

3.1 Roof Conditions

3.1.1 Damaged/Missing Shingles

Roofing Contractor

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

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

5.4 Electric Panel

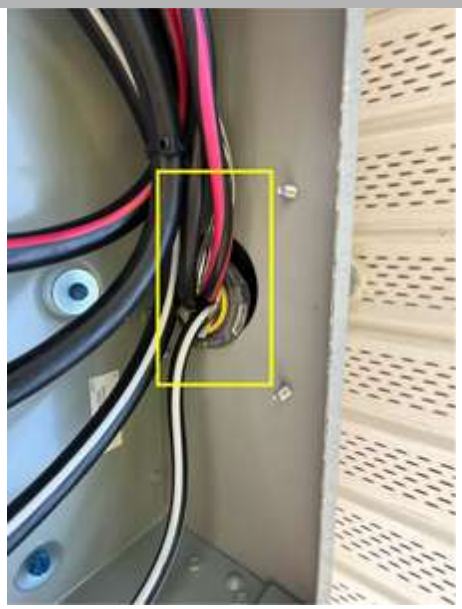
5.4.3 Knock-Out, Missing

Electrician

One or more panel knock-outs have been removed to accommodate the installation of a conduit run, but no conduit exists leaving an opening in the service panel housing. This opening could allow a person to come in contact with "live" electrical components inside the panel or allow pest entry into the panel. The holes should be closed with a special snap-in filler plug made for this purpose.

5.4.5 Missing/ Damaged/ Undersized Bushing

5.5 Wiring Conditions



Qualified Contractor

Missing/ Damaged/ Undersized Bushing

5.4.6 Panel (Zinsco/Sylvania)

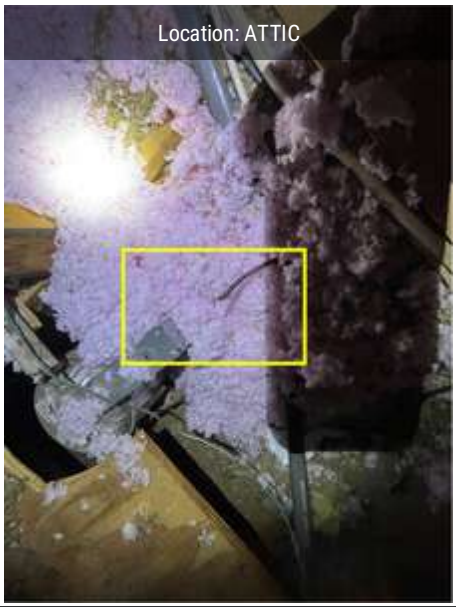
Electrician

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

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

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

5.5.1 Wiring - Open Splice



Electrician

Open wire splices at one or more locations . Open splices can be a shock or fire hazard. A licensed electrician should properly splice all wiring inside UL-listed junction boxes.

Note, The pictures included may not identify all locations. The hired contractor should evaluate all junctions to and repair as needed for safety.

Maintenance Information 1

6.5 Water Heater

6.5.2 W/H - Temperature Notice

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

Qualified Person

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

Not Inspected 1

2.1 Limitations

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

Location: GROUNDS & EXTERIOR

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

Limitation 5

4.1 Limitations

4.1.2 Limitation - Flooring Materials Present

No deficiencies were visible, however the floor was covered with flooring materials (carpet, tile, gym mats, etc). Moving, removal, or lifting of rugs or flooring materials is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through.

5.2 Meter Conditions

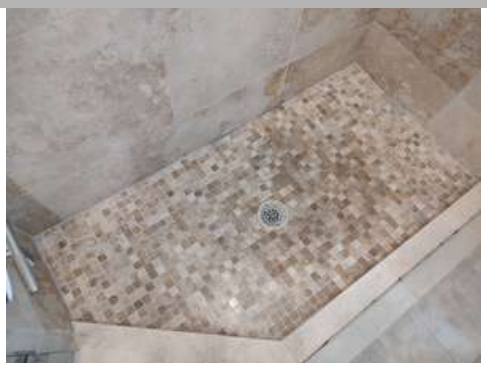
5.2.1 Meter - Not Tested - Power Co Property

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

10.5 Shower Pan Conditions

10.5.1 Shower Pan, Not Tested

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

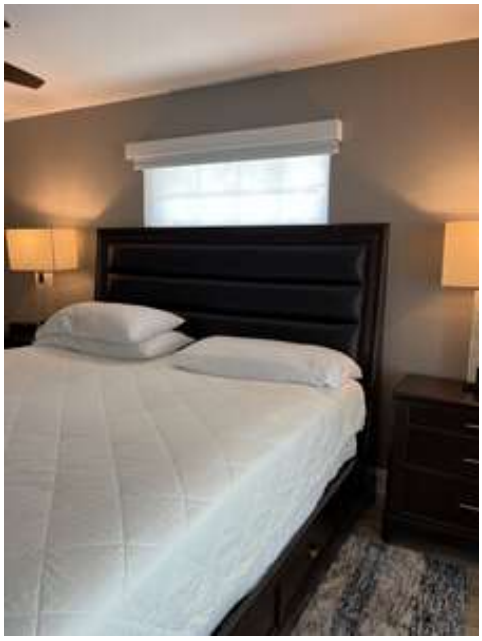



12.4 Interior Window Conditions

12.4.1 Limitation - Personal Belongings

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





13.3 Plumbing

13.3.1 Limitation - Valves not tested

Current Owner

Valves that are not used regularly have a tendency to leak and/or break when used. Due to the risk of property damage, testing of valves is not performed. We recommend having the current owner demonstrate their operation prior to closing.

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.

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

Slab on Grade, Concrete

Foundation & Crawlspace Section Report

Section Items	IN	OBV	NI	NP	
1.1 Foundation Conditions	✓				

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

1.1 Foundation Conditions

Inspected

Grounds & Exterior Section Standard

Overview

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

Section Photos

Section Photos

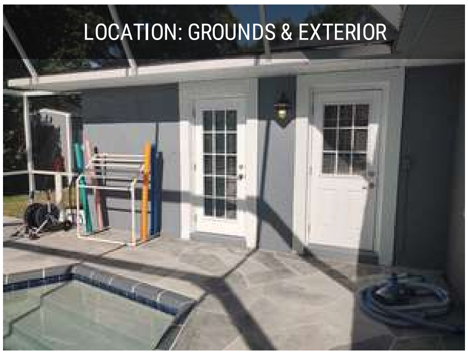

LOCATION: GROUNDS & EXTERIOR


LOCATION: GROUNDS & EXTERIOR


LOCATION: GROUNDS & EXTERIOR


LOCATION: GROUNDS & EXTERIOR


LOCATION: GROUNDS & EXTERIOR


LOCATION: GROUNDS & EXTERIOR

LOCATION: GROUNDS & EXTERIOR

LOCATION: GROUNDS & EXTERIOR

Grounds & Exterior Limitations

Standard Limitations

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

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

Not Inspected, Out buildings, Sheds, and Water Features

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

Location: GROUNDS & EXTERIOR

Grounds & Exterior Material

Grade of Slope
Nearly Flat

Driveway Material
Concrete

Walkway Materials
Concrete

Structure Type
Concrete Block

Siding Material
Stucco

Grounds & Exterior Section Report

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

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

2.1 Vegetation, Grading & Drainage Conditions

Observation

Comment

2.1.1 Rodent Evidence

Pest Control Company | Consideration / Recommendation

There is evidence of rodent activity at the property. No live pests were seen at the time of inspection; however all possible openings (cracks, holes, gaps, etc.) should be sealed with concrete, caulking, wire mesh, wood trim and/or steel wool to eliminate rodent entry. The most common entry points are at the bottom of the metal chase near the condenser unit where the refrigerant lines go up the exterior wall to the attic and under the soffit areas where roof sections meet. The advice and service of a qualified exterminator is recommended if rodent problems continue after the openings in the building have been sealed.

2.2 Fences & Gates

Inspected

2.3 Retaining Wall Conditions

Not Present

2.4 Walkway Conditions

Inspected

2.5 Driveway Conditions

Observation

Comment

2.5.1 Typical cracks

Qualified Contractor | Consideration / Recommendation

Typical settlement type cracks were observed. Minor settlement cracks are very common and occur as the building materials settle and cure over time. No additional attention is required at this time. No immediate attention is required however we recommend keeping these cracks sealed as part of normal maintenance.

2.6 Patio & Porch

Inspected

2.7 Trim, Fascia & Soffit Conditions

Inspected

2.8 Wall & Siding Conditions

Observation

Comment

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 Decorative Block

Consideration / Recommendation

The decorative block at the back rear corner of the property is becoming detached from the wall. It is unusual to find decorative blocks attached to a home in this this fashion. We recommend checking with the current owner for the reason these blocks were installed.

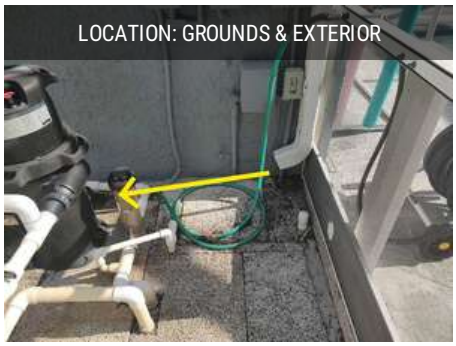
2.9 Gutter & Downspout Conditions

Observation

Comment

2.9.1 Extend Downspouts

Qualified Contractor | Consideration / Recommendation



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.

2.9.2 Leaks present

Qualified Contractor | Consideration / Recommendation

Leaks arepresent at the gutters or downspouts in one or more locations. We recommend all gutters be sealed to deter leaks.

2.10 Window Conditions

Observation

Comment

2.10.1 Screens - Damaged / Missing

Current Owner | Consideration / Recommendation

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

2.10.2 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

Inspected

Comment

2.11.1 Door, Weather-Strip/Seal/Sweep Damaged

Window & Door Contactor | Consideration / Recommendation

One or more exterior doors do not seal tightly. The weather-strip and/or door sweep should be repaired/replaced and/or the hardware adjusted to improve efficiency and prevent pest and/or water intrusion.

2.11.2 Door Hardware Missing

Qualified Person | Repair / Replace

Door Hardware Missing

Roof Section Standard

Overview

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

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

Section Photos

Section Photos








Roof Limitations

Standard Limitations

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

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

Roof Material

Method of Inspection	Roof Style	Roof Pitch
Walked Surface	Hip	Medium

Roof Covering Materials	Estimated Age Main Roof (Years)	Vent Flashing Material
Architectural, Asphalt Composition Shingles	5	Lead

Roof Section Report

Section Items	IN	OBV	NI	NP	
3.1 Roof Conditions (1 comment)	✓ 1				View
3.2 Dormers				[redacted]	
3.3 Skylight Conditions	✓				
3.4 Flashing Conditions (1 comment)	✓ 1				View
3.5 Gutter & Downspout Conditions	✓				

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

3.1 Roof Conditions

Inspected

Comment

3.1.1 Damaged/Missing Shingles

Roofing Contractor

Repair / Replace | 4 Point Items

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

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





3.2 Dormers

Not Present

3.3 Skylight Conditions

Inspected

3.4 Flashing Conditions

Inspected

Comment

3.4.1 RU - Rodent Screens

Handyman | Consideration / Recommendation

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

3.5 Gutter & Downspout Conditions

Inspected

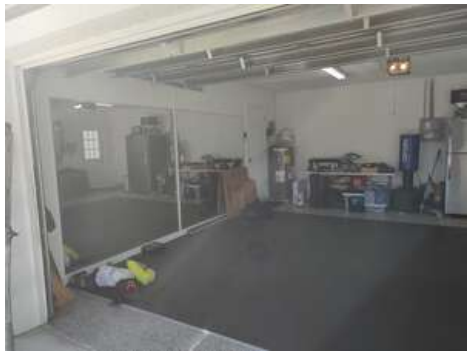
Garage & Carport Section Standard

Overview

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

Section Photos

Section Photos


Garage & Carport Limitations

Standard Limitations

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

- Sliding screen doors at the overhead garage opening or storm/screen doors at the pedestrian doorway, if present, are beyond the scope of the inspection.
- Personal belongings (when present) inhibit full access to many areas during an inspection. If the home was occupied at the time of inspection we recommend a walk-through after the area has been cleared and made fully accessible and prior to closing. If desired, re-inspections are available for an additional fee.

Limitation - Flooring Materials Present

No deficiencies were visible, however the floor was covered with flooring materials (carpet, tile, gym mats, etc). Moving, removal, or lifting of rugs or flooring materials is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through.

Garage & Carport Material

Garage Type

Attached, 1 Door, 2 Cars, Automatic Opener, Door Appears Wind or Impact Rated (Not Labeled)

Garage & Carport Section Report

Section Items	IN	OBV	NI	NP	
4.1 Wall Conditions (1 comment)		✓ 1			View
4.2 Ceiling Conditions	✓				
4.3 Floor Conditions	✓				
4.4 Window Conditions	✓				
4.5 Pedestrian Door Conditions (1 comment)		✓ 1			View
4.6 Overhead Door Conditions (1 comment)	✓ 1				View

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

4.1 Wall Conditions

Observation

Comment

4.1.1 Cracks - Typical

Painting Contractor | Consideration / Recommendation

Typicalsettlement type cracks were observed. These appear aestheticin nature. Patch and spackle as desired.

4.2 Ceiling Conditions

Inspected

4.3 Floor Conditions

Inspected

4.4 Window Conditions

Inspected

4.5 Pedestrian Door Conditions

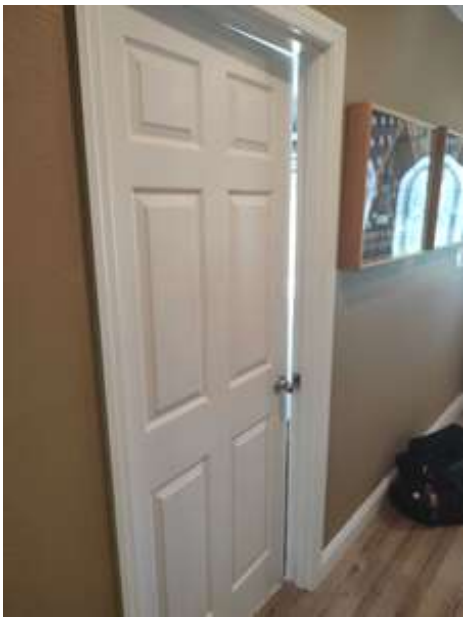
Observation

Comment

4.5.1 Garage Passage Door - Not Fire Rated

Window & Door Contactor | Safety

The passage door between the garage and the living space does not appear to be fire rated. Although, this may not have been required at the time of construction the lack of a fire rated door can allow a fire to spread more rapidly. Ideally, an mechanical self-closing fire rated door should be installed. A licensed window and door contractor can perform the work.



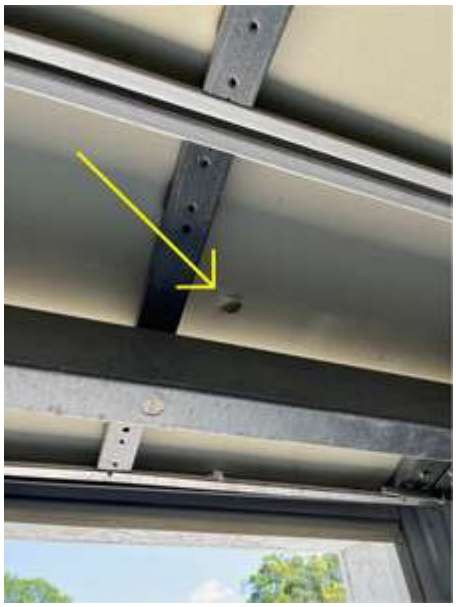
4.6 Overhead Door Conditions

Inspected

Comment

4.6.1 Overhead Door - Cosmetic Damage

Consideration / Recommendation



The vehicle door(s) had minor damaged. The damage appears to be cosmetic in nature and no immediate repairs are necessary.

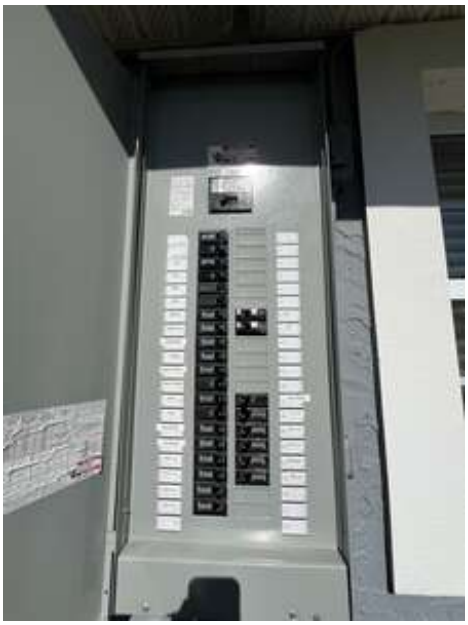
Electrical System Section Standard

Overview

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








Electrical System Limitations

Standard Limitations

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

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

Electrical System Material

Grounding Type
Driven Rod

Meter Location
Exterior, Back, Left

Service Drop Location
Underground

Service Wire Material
Aluminum

Service Wire Size
1/0, 4/0

Main Service Voltage/Capacity
100 amp (#2-3 Cop / #1-1/0 Alum), 200 amp (2/0 Cop / 4/0 Alum)

Main Disconnect Location(s)
Meter Panel

GFCI's Installed
Some Present

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

Electrical System Section Report

Section Items	IN	OBV	NI	NP	
5.1 Grounding Conditions	✓				
5.2 Meter Conditions (1 comment)	✓ 1				View
5.3 Main Electric Service	✓				
5.4 Electric Panel (6 comments)		✓ 6			View
5.5 Wiring Conditions (1 comment)		✓ 1			View
5.6 Receptacles	✓				
5.7 Lighting & Fixtures (1 comment)		✓ 1			View
5.8 GFCI Conditions (1 comment)		✓ 1			View
5.9 Detector Conditions (3 comments)		✓ 3			View

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

5.1 Grounding Conditions

Inspected

5.2 Meter Conditions

Inspected

Comment

5.2.1 Meter - Not Tested - Power Co Property

Limitation

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

5.3 Main Electric Service

Inspected

5.4 Electric Panel

Observation

Material

Panel Type
Main Panel, Sub Panel

Panel Location
Exterior, Garage, Near Pool Equipment

Panel Brand
Eaton, Zinsco / Sylvania

Panel Main Service Wires
Multi-strand, Aluminum, Copper

Panel Amperage
100 amp (#2-3 Cop / #1-1/0 Alum), 200 amp (2/0 Cop / 4/0 Alum), 30 amp

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

Panel Circuit Protection Types
Main: Breakers, Circuits: Breakers

Panel Circuit Fault Protection
No Arch Fault Breakers (2002+), No GFCI Breakers Present

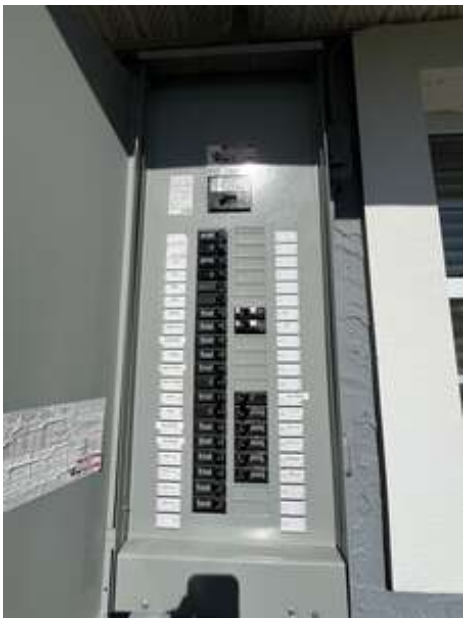
Comment

5.4.1 Section Images (Panel Front / Panel Interior)

Section Images








5.4.2 Mismatched Breakers

Electrician Safety

LOCATION: POOL PANEL

SYLVANIA PANEL, ETON BREAKER

One or more circuit breakers are of a different brand than panel manufacturer. The manufacturer requires only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless indicated on the panel label. A qualified electrician should replace all non-matching breakers with breakers of the same brand as the panel.

5.4.3 Knock-Out, Missing

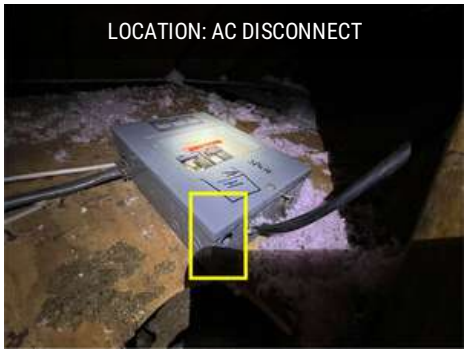
Electrician

Safety 4 Point Items

One or more panel knock-outs have been removed to accommodate the installation of a conduit run, but no conduit exists leaving an opening in the service panel housing. This opening could allow a person to come in contact with "live" electrical components inside the panel or allow pest entry into the panel. The holes should be closed with a special snap-in filler plug made for this purpose.

LOCATION: POOL PANEL

LOCATION: AC DISCONNECT



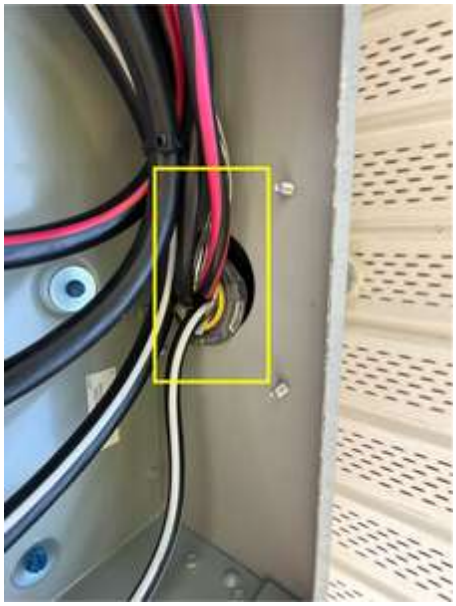
5.4.4 Rust / Corrosion (Minimal), Monitor

Consideration / Recommendation

Rust and / or corrosion was observed at the panel box. No corrections appear necessary at this time. Keep an eye on the area and if conditions worsen consultant an electrician.

5.4.5 Missing/ Damaged/ Undersized Bushing

Qualified Contractor



Repair / Replace

4 Point Items

Missing/ Damaged/ Undersized Bushing

5.4.6 Panel (Zinsco/Sylvania)

Electrician

Safety

4 Point Items

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

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

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

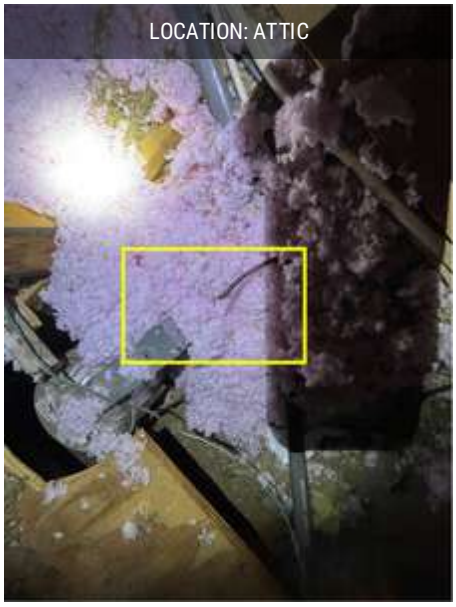
5.5 Wiring Conditions

Observation

Comment

5.5.1 Wiring - Open Splice

Electrician



Safety

4 Point Items

Open wire splices at one or more locations . Open splices can be a shock or fire hazard. A licensed electrician should properly splice all wiring inside UL-listed junction boxes.

Note, The pictures included may not identify all locations. The hired contractor should evaluate all junctions to and repair as needed for safety.

5.6 Receptacles

Inspected

5.7 Lighting & Fixtures

Observation

Comment

5.7.1 Light inoperative - bulb out, no switch

Electrician | Consideration / Recommendation

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

5.8 GFCI Conditions

Observation

Comment

5.8.1 GFCI Upgrade - Some Present

Electrician | Safety

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

5.9 Detector Conditions

Observation

Comment

5.9.1 Detector, Test Not Responsive

Electrician | Safety

LOCATION: GARAGE

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

5.9.2 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.

5.9.3 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.

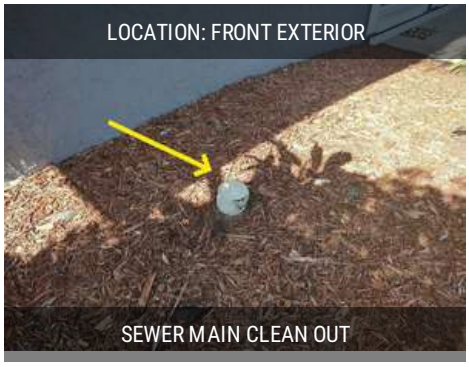
Plumbing & Fuel Systems Section Standard

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


LOCATION: FRONT EXTERIOR

SEWER MAIN CLEAN OUT


LOCATION: FRONT PORCH

WATER MAIN SHUT OFF

Plumbing & Fuel Systems Limitations

Standard Limitations

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

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

Plumbing & Fuel Systems Material

Water Supply Source	Water Main Shut-off Location	Water Service Line Material (Exterior)
Public	Right Exterior	CPVC

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

Main Sewer/Waste Line Clean Out Location	Gas / Fuel Source & Type
Front Exterior	None Present

Plumbing & Fuel Systems Section Report

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

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

6.1 Water Main Line & Valve Conditions

Inspected

6.2 Hose Bib Conditions

Inspected

Comment

6.2.1 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.

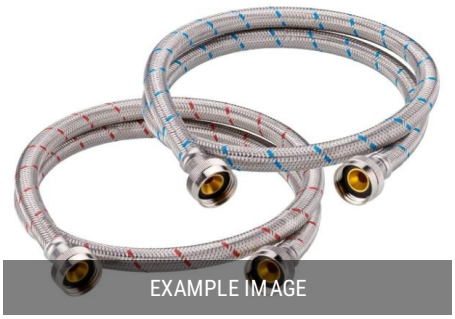
6.3 Supply Line Conditions

Inspected

Comment

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

Plumbing Contractor | Consideration / Recommendation



EXAMPLE IMAGE

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

6.3.2 Copper Piping - Life Exp Info

Plumbing Contractor | Consideration / Recommendation

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

6.4 Sewer/Waste Line Conditions

Observation

Comment

6.4.1 Sewer Scope 20+ years Disclaimer

Consideration / Recommendation

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

6.4.2 Plumbing vent, abandoned

Current Owner | Consideration / Recommendation

A plumbing van at one or more locations was abandoned and it was capped off at the roof. This is likely due to fixtures being moved within the structure. We recommend checking with the current owner as to what was moved and having the vent sealed off at the next roof replacement..

6.5 Water Heater

Inspected

Material

Water Heater Type	Water Heater Power Source	Water Heater Brand
Tank (conventional)	Electric	Rheem

Water Heater Year Manufactured	Water Heater Capacity	Water Heater Location
2023	50 gal	Garage

Comment

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

Section Images

6.5.2 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.

6.6 Gas Main Line & Valve Conditions

Not Present

Heating Ventilation & Air Conditioning (HVAC) Section Standard

Overview

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

Section Photos

Section Photos

Heating Ventilation & Air Conditioning (HVAC) Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

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

Heating Ventilation & Air Conditioning (HVAC) Limitations

Standard Limitations

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

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

Heating Ventilation & Air Conditioning (HVAC) Material

HVAC System Type
Split System

Condenser/Package Unit Brand
Lennox

Year Mfg (Condenser/Package Unit)
2016

Air Handler Unit Brand
Lennox

Year Mfg (Air Handler)
2016

Cooling Type
Forced Air, Heat Pump (Air to Air)

Cooling Tonnage
4.0

Heating Type
Forced Air, Heat Pump (Air to Air)

Heating Energy Source
Electric

Heating System KW/BTU Rating
Not Marked/Unknown

Ductwork Materials
Fiberglass Duct Board, Fiberglass Flexible Duct

Thermostat Location
Living Room

Condensate Drain Location
Right Exterior, Near Condenser Unit

Heating Ventilation & Air Conditioning (HVAC) Section Report

Section Items	IN	OBV	NI	NP	
7.1 HVAC Conditions (2 comments)	✓ 2				View
7.2 Cooling Differential Conditions (1 comment)		✓ 1			View
7.3 Heating Systems Conditions (1 comment)			✓ 1		View
7.4 Condensate Drain	✓				
7.5 Ventilation & Distribution (1 comment)		✓ 1			View
7.6 Thermostat	✓				

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

7.1 HVAC Conditions

Inspected

Comment

7.1.1 EOL - Condenser / Pkg Unit / Air Handler

HVAC Technician | Consideration / Recommendation

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

7.1.2 Limitation - Heat Pump, Seasonal Testing Only

Consideration / Recommendation

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

7.2 Cooling Differential Conditions

Observation

Comment

7.2.1 *Improper Cooling Differential

HVAC Technician | Repair / Replace

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

7.3 Heating Systems Conditions

Not Inspected

Comment

7.3.1 Heat Pump - Tested Season Only

HVAC Technician | Consideration / Recommendation

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

7.4 Condensate Drain

Inspected

7.5 Ventilation & Distribution

Observation

Comment

7.5.1 Returns, Not operational

Current Owner | Consideration / Recommendation

Some returns appear to have been moved in the previous ones still exist but don't appear operational. We recommend checking with the current owner as to which returns are still active..

7.6 Thermostat

Inspected

Attic Section Standard

Overview & Standard Limitations

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

Section Photos

Section Photos






Attic Material

Method of Inspection	Attic Inspection Limited By	Attic Ventilation Type
Entered Attic	Low Roof Pitch/Minimal Clearance	Ridge Vents, Soffit Vents

Attic Insulation Type & Approximate Depth (inches)

Blown (Fiberglass)

Attic Lights Installed

Yes

Roof Frame Type

Wood Truss Framing

Attic Section Report

Section Items	IN	OBV	NI	NP	
8.1 Attic Access Conditions	✓				
8.2 Attic Ventilation Conditions	✓				
8.3 Roof Frame Conditions	✓				
8.4 Attic Conditions	✓				
8.5 Attic Insulation Conditions	✓				

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

8.1 Attic Access Conditions	Inspected
8.2 Attic Ventilation Conditions	Inspected
8.3 Roof Frame Conditions	Inspected
8.4 Attic Conditions	Inspected
8.5 Attic Insulation Conditions	Inspected

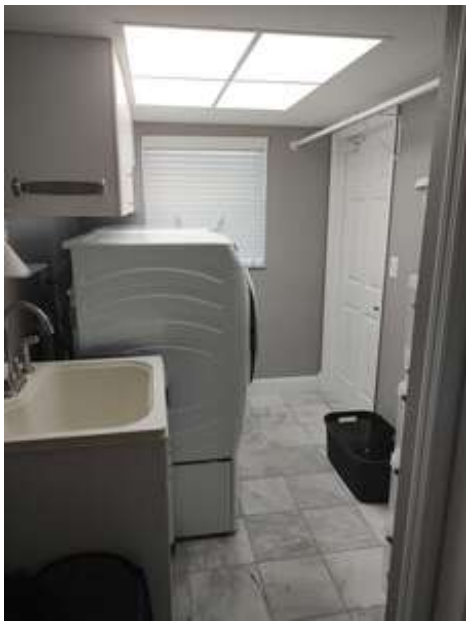
Laundry Section Standard

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
Independent Units

Dryer Power Source
220v (3-Prong Outlet)

Dryer Duct Material
Flexible Foil (Transition Hose)

Dryer Vent Location
Right Exterior

Laundry Section Report

Section Items	IN	OBV	NI	NP	
9.1 Clothes Washer Conditions	✓				
9.2 Dryer Conditions	✓				
9.3 Dryer Duct & Vent Conditions (1 comment)		✓ 1			View
9.4 Laundry Sink Conditions	✓				

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

9.1 Clothes Washer Conditions

Inspected

9.2 Dryer Conditions

Inspected

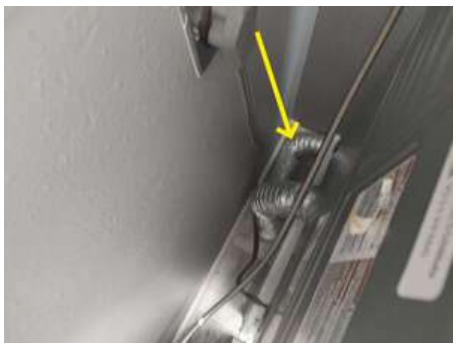
9.3 Dryer Duct & Vent Conditions

Observation

Comment

9.3.1 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.

9.4 Laundry Sink Conditions

Inspected

Bath(s) Section Standard

Overview

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

Section Photos

Section Photos






Bath(s) Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

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

Bath(s) Limitations

Standard Limitations

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

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

Bath(s) Material

Countertop Materials

Solid surface (Corian / Fiberglass)

Cabinet Materials

Laminate, Wood

Shower Wall Materials

Tile

Ventilation Types

Vent Fan, Vent Fan & Window

Bath(s) Section Report

Section Items	IN	OBV	NI	NP	
10.1 Counter Top & Cabinet Conditions	✓				
10.2 Sink Plumbing Conditions	✓				
10.3 Shower & Tub Conditions	✓				
10.4 Shower Enclosure Conditions	✓				
10.5 Shower Pan Conditions (1 comment)	✓ 1				View
10.6 Toilet Conditions	✓				
10.7 Vent Fan Conditions	✓				

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

10.1 Counter Top & Cabinet Conditions

Inspected

10.2 Sink Plumbing Conditions

Inspected

10.3 Shower & Tub Conditions

Inspected

10.4 Shower Enclosure Conditions

Inspected

10.5 Shower Pan Conditions

Inspected

Comment

10.5.1 Shower Pan, Not Tested

Limitation

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

10.6 Toilet Conditions

Inspected

10.7 Vent Fan Conditions

Inspected

Kitchen Section Standard

Overview

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

Section Photos

Section Photos






Kitchen Important Information

Routine Maintenance

Please consider these ongoing maintenance tips for this area;

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

Kitchen Limitations

Standard Limitations

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

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

Kitchen Material

Countertop Materials

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

Cabinet Materials

Wood

Sink Materials

Stainless Steel

Cook Top Types
Electric

Oven Types
Electric

Exhaust Vent Types
Hood Vent, Vents to Exterior

Refrigerator Types
Water Present, Ice Equipment Present

Kitchen Section Report

Section Items	IN	OBV	NI	NP	
11.1 Cabinet/Countertop Conditions	✓				
11.2 Sink Plumbing Conditions (1 comment)		✓ 1			View
11.3 Garbage Disposal Conditions	✓				
11.4 Stove & Oven Conditions	✓				
11.5 Hood Fan Conditions	✓				
11.6 Built-In Microwave Conditions	✓				
11.7 Dishwasher Conditions (1 comment)		✓ 1			View
11.8 Refrigerator Conditions	✓				

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

11.1 Cabinet/Countertop Conditions
Inspected

11.2 Sink Plumbing Conditions
Observation

Comment

11.2.1 Faucet, Hot/Cold Reversed or Unsafe

Plumbing Contractor | Safety

The hot and cold water controls are reversed or in an unsafe orientation on the faucet. These conditions can result in hot water burns. Hot water should be situated on the left hand side of the faucet orin the up position on lever faucets for safety. Often this can be easily resolved by switching the flexible pipes to the fixture or rotating the faucet. Consult a qualified plumber for more complex problems.

11.3 Garbage Disposal Conditions
Inspected

11.4 Stove & Oven Conditions
Inspected

11.5 Hood Fan Conditions
Inspected

11.6 Built-In Microwave Conditions

Inspected

11.7 Dishwasher Conditions

Observation

Comment

11.7.1 No High Loop

Appliance Technician | Repair / Replace

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

11.8 Refrigerator Conditions

Inspected

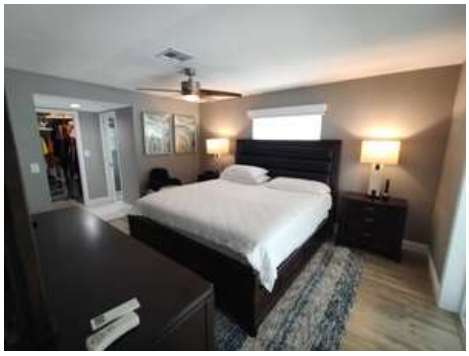
Interiors Section Standard

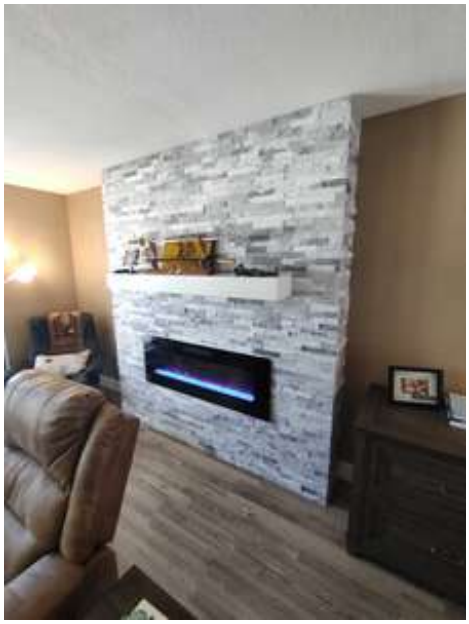
Overview

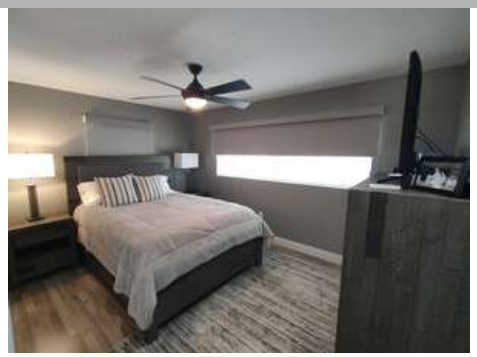
Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components were inspected. Generally, some light wear and tear can be found throughout most homes but is normally considered a typical cosmetic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

Section Photos

Section Photos





Interiors Limitations

Standard Limitations

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

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

Interiors Material

Wall Materials
Drywall/Sheetrock

Ceiling Materials
Drywall/Sheetrock

Flooring Materials
Tile, Engineered interlocking vinyl and/or wood

Window Types
Single Hung

Window Frame Materials
Vinyl

Window Glazing
Double-pane

Interiors Section Report

Section Items	IN	OBV	NI	NP	
12.1 Wall Conditions	✓				
12.2 Ceiling Conditions	✓				
12.3 Floor Conditions	✓				
12.4 Interior Window Conditions (1 comment)	✓ 1				View
12.5 Interior Door Conditions (1 comment)		✓ 1			View
12.6 Closet Conditions	✓				

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

12.1 Wall Conditions

Inspected

12.2 Ceiling Conditions

Inspected

12.3 Floor Conditions

Inspected

12.4 Interior Window Conditions

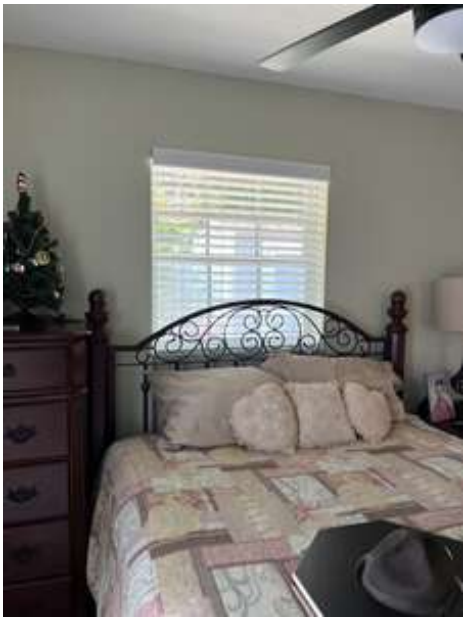
Inspected

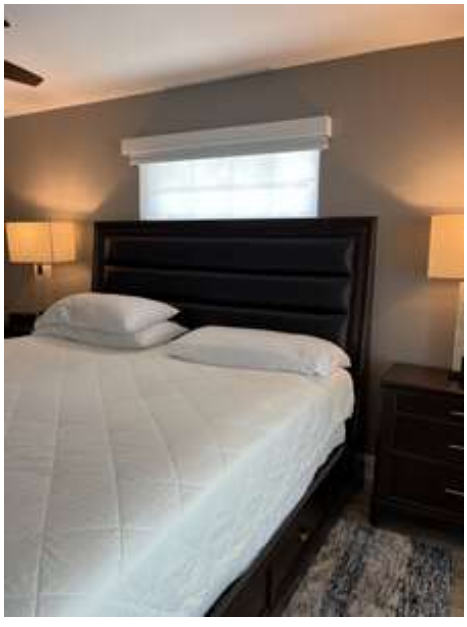
Comment

12.4.1 Limitation - Personal Belongings

Limitation

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





12.5 Interior Door Conditions

Observation

Comment

12.5.1 Closet Doors - Missing

Window & Door Contactor | Consideration / Recommendation

Closet doors were missing at one or more locations. A licensed window and door contractor can perform the work.

12.6 Closet Conditions

Inspected

Pool, Spa & Decks Section Standard

Overview

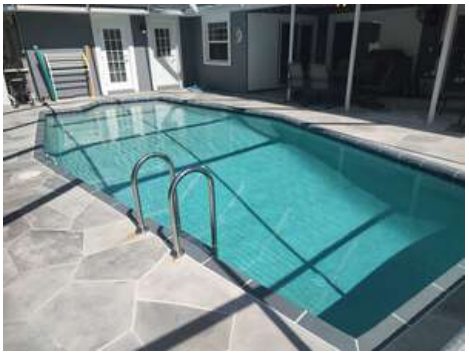
The pool and/or spa associated with this property may contain plumbing, electrical, heating and mechanical components. Inspection of the pool or spa is limited to visible components of the vessel, exposed and accessible piping, pumps, water heaters, filter, electrical components, fixtures and other components that are above the water level. Inspected items were examined for leakage, significant lack of performance, excessive or unusual wear and general state of repair. Pool safety concerns identified are based on basic safety knowledge and do not imply we are pool safety experts. We advise that pool safety requirements be reviewed in detail and system updates be made if necessary. Helpful safety information can be found at https://www.miamidade.gov/permits/library/presentations/pool-barriers.pdf

Section Photos

Section Photos





Pool, Spa & Decks Limitations

Standard Limitations

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

- Dismantling of any filters, components and/or systems.
- Testing or evaluation of; in-ground pool or spa vessels for leakage or structural integrity, pool safety alarms, child safety fences, water sanitizing equipment, autofill devices, water level alarms, pool sweeps, water quality, electrical components, bonding systems or grounding systems, above ground pool or spa vessels or systems, subsurface drains and deck drains, non-visible waste, return or supply lines, and buried conduit or gas lines.

Pool, Spa & Decks Material

Pool Type	Spa Type	Deck Material
Inground, Gunite / Marcite	None Present	Concrete

Auto-Fill Device Present	Water Level Alarm Present	Safety Barriers & Alarms
No	No	None Present

Submerged Lights Present	VGB (Anti-Vortex) Drain Covers Present	Water Treatment Type
1 Pool Light	Yes	Chlorine

Pump Estimated Age (Years)	Filtration Type	Heating Type
15	Pleated Paper Cartridge	None Present

Pool Temperature
80-85

Pool, Spa & Decks Section Report

Section Items	IN	OBV	NI	NP	
13.1 Deck, Lanai & Barriers (6 comments)		✓ 6			View
13.2 Electrical (4 comments)		✓ 4			View
13.3 Plumbing (1 comment)	✓ 1				View
13.4 Pump(s) (1 comment)		✓ 1			View
13.5 Filter(s)	✓				
13.6 Heat System					
13.7 Pool & Spa Interior	✓				

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

13.1 Deck, Lanai & Barriers

Observation

Comment

13.1.1 Child Safety Fence - No Fence or alarm

Safety

No child safety fence or door/window alarm system is present between the house and the pool. This safety feature would likely have been required when this pool/spa was installed. Pool barrier regulations vary from jurisdiction to jurisdiction. Consult the local building and safety department for a copy of their pool barrier/fencing requirements. Install child safety protection as needed.

13.1.2 Gate, Auto-Close/Auto-Latch Bad

Fencing Contractor | Safety

The gate auto-close/auto-latch device was missing or not functional. When a pool is present, gates should be equipped with auto-close and auto-latch devices that lock on the pool side of the gate for safety. Check current codes and make necessary repairs to meet current pool safety requirements.

13.1.3 Doors Outswing to Pool

Window & Door Contactor | Safety

One of more doors swing outward toward the pool area. This can allow children to push doors open that fail to latch properly. Doors should self-latching, self-closing and swing away from the pool for safety. A licensed window & door contractor can perform the work.

13.1.4 Pool deck - common cracks

Qualified Contractor | Consideration / Recommendation

Common cracks were found. Minor settlement cracks are very common and occur as the concrete settles and building materials cure over time. These cracks are not considered serious in nature and are considered aesthetic in nature. We recommend sealing and painting as desired.

13.1.5 Drain - Blocked By Debris

Qualified Person | Repair / Replace

The pool deck drain is blocked by landscaping debris and or building materials. These systems should be free of debris to allow for proper drainage.

13.1.6 Subsurface drains - Not Inspected

Consideration / Recommendation

Subsurface drains were observed. These drains were not tested as a part of this inspection and we are unable to comment on their performance. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.

13.2 Electrical

Observation

Comment

13.2.1 Bonding Overview (Use whenever Bonding Comments Selected)

Bonding Overview: Electrical equipment, metal objects associated with the swimming pool (pump, ladder, metal plumbing, pool cover frames, metal lighting fixtures), pool structure, and the water circulating pump within 5' horizontally and 12' vertically are required by the electrical code to be connected to the equipotential bonding grid with a bare solid copper wire 8 AWG or larger. This ensures that voltage cannot develop between the different metal objects that can pose a hazard to humans. Our inspection of this system evaluates for visual defects only. Testing the bonding system for functionality is beyond the scope of the inspection.

13.2.2 Bonding - General 1+ Bond Wire Bad/Missing (8 AWG Solid Copper Req)

Pool Contractor | Safety

The equipotential bonding wire at one or more locations is incorrect, damaged, disconnected, loose or missing. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

NOT SOLID WIRE

BOND WIRE RUNS TO GROUND INCORRECTLY

13.2.3 Electrical

Pool Contractor | Safety

1. BONDING - GUTTERS NOT BONDED (WITHIN 5' HORZ X 12' H)
The gutters do not appear to be bonded. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

2. BONDING - LANAI NOT BONDED
The lanai framing does not appear to be bonded. This is a safety hazard. Have a licensed pool contractor or electrician familiar with bonding evaluate and repair the bonding system to meet pool safety requirements.

13.2.4 Pool Components, No GFCI Protection

Electrician | Safety

Pool components did not appear to be GFCI protected. Current codes require electrical components such as; pool pumps, heaters and luminaries to have proper GFCI protection. Recommend further evaluation and repair by a licensed electrician.

13.3 Plumbing

Inspected

Comment

13.3.1 Limitation - Valves not tested

Current Owner | Limitation

Valves that are not used regularly have a tendency to leak and/or break when used. Due to the risk of property damage, testing of valves is not performed. We recommend having the current owner demonstrate their operation prior to closing.

13.4 Pump(s)

Observation

Material

Pump Horse Power (HP)

1.0-1.5

Comment

13.4.1 Pump Motor - Hot & EOL (8-10 yrs)

Qualified Contractor | Consideration / Recommendation

The pump motor was extremely hot during our inspection. These pumps generally have a life expectancy of 8 to 10 years. Although the pump is currently functional replacement may be needed in the near future.

13.5 Filter(s)

Inspected

13.6 Heat System

Not Present

13.7 Pool & Spa Interior

Inspected