

Home Inspection Report



Inspection Date:
11/17/2006

Prepared For:
Joe Sample

Prepared By:
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November 17, 2006

Inspection Report Summary

123 Anywhere , Tampa , FL.

At your request, a visual inspection of the above referenced property was conducted on 11/17/2006. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

The primary purpose of the inspection is to disclose major defects or those which effect the safe habitability of the home. The inspection should not be considered a guarantee or warranty of any kind. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

The following is a synopsis of the potentially significant items pulled from the report and grouped into categories. Many of these items should be budgeted for over the short term.

Those items listed below with the exception of the Improvements/Routine Maintenance section should be discussed with the builder.

Significant items requiring repair:

GROUNDS

IRRIGATION SYSTEM:

REPAIRS:

Rain guage not located properly due to gutter installation. Rain guage will not operate in this position.

GARAGE - CARPORT

ISSUES:

REPAIRS:

Drywall between electrical panels is damaged. Unfinished wall work around plumbing in garage. Bolts holding garage door bucks to wall are only finger tight.

FOUNDATION - STRUCTURE - EXTERIOR

EXTERIOR WALL SURFACES:

REPAIRS:

Tops of trim at garage door not sealed.

OTHER EXTERIOR FEATURES:

REPAIRS:

Openings are too large where soffits meet roof areas, particularly at the front gables. All openings into the attic space of any habitable building shall be covered with screening, hardware cloth or equivalent to prevent the entry of birds, squirrels, rodents, etc. The openings shall not exceed 1/8 inch (3.2 mm). These areas should be corrected to reduce the size of the openings in accordance with accepted building practice.

PLUMBING

PLUMBING ISSUES:

REPAIRS:

Temperature knob is missing at the water heater.

ROOF SYSTEM

ROOF COVERING

REPAIRS:

There is a large stain at the water heater flue. The source of the leak could be determined. A few loose shingle tabs noted around each of the roof vents.

ELECTRICAL SYSTEM

LIGHTING:

LIGHT/CEILING FAN REPAIRS:

Spotlight at left side of dining room inop.

HEATING - AIR CONDITIONING

DUCTWORK:

REPAIRS:

Some of the ductwork bends are excessive. This can result in poor performance of the system.

INTERIOR

DOORS:

REPAIRS:

Loose fit of wxstrip at pool bath door. Bottom of garage door does not appear to be properly painted.

WINDOWS:

REPAIRS:

Unable to get back bedroom window to lock into track on left side. Bent screen at jack and jill bath window.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN CONCERNS:

REPAIRS:

The kitchen exhaust vent does not appear to be properly configured. Much of the exhausted air comes back into the attic. Either the vent hood on the roof is improper or the attachment of the vent pipe to the hood is inadequate.

LAUNDRY CONCERNS:

REPAIRS:

dryer vent should be attached to wall.

BATHROOMS

BATHROOM CONCERNS:

REPAIRS:

Sink drain stoppers at jack and jill bath and pool bath do not properly seal and allow water to drain out.

REPAIR:

The access to the spa equipment is inadequate or missing. Access to the spa equipment must be readily accessible.

Items which require attention due to safety issues:

ELECTRICAL SYSTEM

CONDUCTORS:

CONDUCTOR SAFETY ISSUES:

No cord grips at many of the halo lights. This presents a potential safety issue.

INTERIOR

SMOKE / FIRE DETECTOR:

SAFETY ISSUES:

Plastic covers must be removed from smoke detectors.

The following items require further evaluation or monitoring to determine possible future action:

FOUNDATION - STRUCTURE - EXTERIOR

FOUNDATIONS:

FURTHER EVALUATION:

The bottom of foundations should extend no less than 12 inches below finish grade. The bottoms of the foundations at the back two corners of the house are only about 7 inches below finish grade.

EXTERIOR WALL SURFACES:

MONITOR: There is a crack below the window at the left front bedroom. Monitor for further movement.

PLUMBING

PLUMBING ISSUES:

FURTHER EVALUATION:

Water heater leans 3 degrees. Check manufacturers installation requirements as to whether this is acceptable .

INTERIOR

INTERIOR WALLS:

FURTHER EVALUATION OR MONITOR:

portions of walls behind shelves in left master closet show elevated moisture levels (15-20) percent on a moisture meter. Recommend further evaluation to determine whether moisture and mold are present in this area.

The following items would be considered improvements or routine maintenance:

GROUNDS

LANDSCAPING:

IMPROVEMENTS/ROUTINE MAINTENANCE:

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture damage and insect entry.

Thank you for selecting Inspectorhelp.com to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

FILE #: 061117P.
DATE OF INSPECTION: 11/17/2006.
TIME OF INSPECTION: 01:30 PM.
CLIENT NAME: Joe Sample
INSPECTION LOCATION: 123 Anywhere
CITY/STATE/ZIP: Tampa , FL.

CLIMACTIC CONDITIONS:

WEATHER: Clear & Sunny.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 70-75.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Northwest.
ESTIMATED AGE OF HOUSE: < 1 yr.
BUILDING TYPE: Single Family.
STORIES: 1.
SPACE BELOW GRADE: Concrete Slab.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

AGENT INFORMATION:

SELLING AGENT:

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.

INSPECTION

COMPANY: Inspectorhelp.com.

INSPECTION

CONDUCTED BY: Tom Rinicker.

PAYMENT INFORMATION:

PAID BY: Check.



REPORT LIMITATIONS AND FURTHER INFORMATION

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection and report were conducted in compliance with the Standards of Practice (standards) of The American Society of Home of Inspectors effective January 1, 2000. Limitations are listed in each section as applicable. In some cases the inspection has exceeded these standards or inspection were performed on systems or components normally limited or excluded by the standards.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The Inspection company and the Inspector assume no liability for any mistakes, omissions, or errors in judgement of its inspectors beyond the cost of this report. This limitation of liability shall include and apply to all consequential damages, bodily injury and property damage of any nature.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association.

accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Your questions

You're the customer. Ask all the questions you want, and we'll do our best to answer them. All we ask is that you read the whole report first.

Call us at the numbers noted on the report cover, preferably during business hours. Sometimes we're available in the evening, but we can't promise that.

Most of the time, we can answer questions in one call. Sometimes though, we have to go back to the office and look over your report. We'll do our best to answer any questions the day you ask them.

The questions of others

If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely inform them that we can't talk about your inspection unless you're in on the conversation. We'll suggest that they set up a conference call with you and call us back.

If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because we're not willing to boss a repair job by remote control. (It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.)

Passing your report along to others

Please don't do it. The report is our copyrighted work product. It should not be distributed to anybody not directly involved with this transaction, without our express permission.

RE-INSPECTION POLICY

We are often asked if it would be possible to re-inspect the problem areas disclosed in the inspection, after repairs are made. We have a minimum fee of \$125.00 for this service. This fee does not include a written report, which is \$50.00 extra. **Criteria:** The repair work must be performed by a licensed contractor. The contractor must provide a receipt indicating the type and quantity of materials used and a description of work performed. The contractor must state whether or not the work is warranted, and for how long. The contractor must state whether or not the warranty extends to the new owner. These documents must be available at the house, when we arrive for the re-inspection. We do not re-inspect repairs done by unlicensed contractors or amateurs.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. **CONDITION DEFINITIONS:**

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

DRIVEWAY:

TYPE: Concrete, Pavers.
CONDITION: Good.

SIDEWALKS:

TYPE: Concrete, Paver/Tile.
CONDITION: Good.

LANDSCAPING:

CONDITION: Landscaping is not within the scope of this inspection except as it may affect the main structure and roof.

IMPROVEMENTS/ ROUTINE MAINTENANCE:

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture damage and insect entry.

GRADING:

SITE: Gentle slope, Recommend monitor lot drainage, particularly during heavy rains. Over time, soils settle around structures and grading improvements may be needed. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

PATIOS, PORCHES AND BALCONIES

STRUCTURE: Patio.
TYPE: See pool section.

PATIO/PORCH COVER:

TYPE: Same as structure, with screen enclosure.

EXTERIOR STAIRS/STOOPS:

CONDITION: N/A.

IRRIGATION SYSTEM:

WATER SOURCE: Municipal supply.

REPAIRS: Rain guage not located properly due to gutter installation. Rain guage will not operate in this position.

GARAGE - CARPORT

CONDITION DEFINITIONS:

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TYPE:

Built-In, Three car.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Good.

WALLS AND CEILINGS:

CONDITION: Good.

GARAGE DOOR(S):

MAIN TYPE: Metal.

CONDITION: Good, Automatic door opener(s)- operational, Automatic reverse feature is operational, It was tested by breaking the electronic beam located at the lower part of the sides of the door.

ISSUES:

REPAIRS:



Drywall between electrical oannels is damaged. Unfinished wall work around plumbing in garage. Bolts holding garage door bucks to wall are only finger tight.

LIMITATIONS:

Stored items restrict viewing of the garage area.



FOUNDATION - STRUCTURE - EXTERIOR

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and exterior. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

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FOUNDATIONS:

- TYPE:** Appears to be a Stem wall . Block wall supporting structure set on footers set on grade with a poured concrete slab.
- FLOOR STRUCTURE:** Floor is a concrete slab.
- SPACE UNDER STRUCTURE:** Not applicable.
- FOUNDATION CONDITION:** Foundations not visible due to type of construction.
- FURTHER EVALUATION:** The bottom of foundations should extend no less than 12 inches below finish grade. The bottoms of the foundations at the back two corners of the house are only about 7 inches below finish grade.

EXTERIOR WALL SURFACES:

- TYPE & PREDOMINANT MATERIALS:** Masonry block walls.
- WALL COVERING:** textured coating, stone veneer.
- CONDITION:** Good.

REPAIRS:



Tops of trim at garage door not sealed.

**FURTHER
EVALUATION:**



MONITOR: There is a crack below the window at the left front bedroom. Monitor for further movement.

OTHER EXTERIOR FEATURES:

**EAVES, SOFFITS
AND FASCIA**

REPAIRS:

Wood fascia, Metal soffits.



Openings are too large where soffits meet roof areas, particularly at the front gables. All openings into the attic space of any habitable building shall be covered with screening, hardware cloth or equivalent to prevent the entry of birds, squirrels, rodents, etc. The openings therein shall not exceed 1/8 inch (3.2 mm). These areas should be corrected to reduce the size of the openings in accordance with accepted building practice.

PLUMBING

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Water quality or hazardous materials (lead) testing is available from local testing labs.

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LEAD IN WATER INFORMATION

GENERAL INFO: There may be a potential for lead content in the drinking water in any home. Lead in water may have two sources: the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. Contact the Environmental Protection Agency (E.P.A.) or your local county environmental department for further guidance and testing.

MAIN LINE:

VISIBLE

MATERIAL:

Plastic.

CONDITION:

Main shutoff is located, at the north side of the house. Valve not tested, Water softener installed - NOT PART OF THIS INSPECTION, Water pressure appears adequate.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Copper piping is subject to a type of failure known as pin hole leaks. This condition can occur at any time depending on many variables such as quality of pipe, water quality, etc. Very small leakage can occur anywhere in the pipes and is generally hidden inside walls.

WASTE AND VENT LINES:

MATERIAL:

Plastic, Drain lines are not visible.

CONDITION:

Lines not fully visible.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Gas.

BRAND:

Lochinvar.

SIZE:

75 gals.

YEAR OF

MANUFACTURE:

original.

LOCATION:

Garage.

CONDITION:

Pressure relief valve noted, not tested, A water shutoff valve is installed.

FUEL SYSTEM:

GENERAL

Recommend installation of Carbon Monoxide detectors. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

METER/TANK LOCATION- CONDITION:

LPG tank located in front yard.

PLUMBING ISSUES:

REPAIRS:

Temperature knob is missing at the water heater.

FURTHER EVALUATION:

Water heater leans 3 degrees. Check manufacturers installation requirements as to whether this is acceptable .

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

CONDITION DEFINITIONS:

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- FAIR** - Satisfactory but declining in usefulness
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GENERAL COMMENTS

**WEATHER
IMPACT**

As it was not raining at the time of the inspection, it is not possible to detect all leakage.

ATTIC AND ROOF STRUCTURE:

**TYPE AND
CONDITION:**

Truss framing, Truss designers typically allow maximum additional loading of lower truss chords of 10 lbs per sq ft. Do not overload with storage.

ACCESSIBILITY:

Attic is partial. Some areas are not observable. Accessible at Garage, Master Bedroom Closet, A pull down ladder is provided and is Wood.

INSULATION AND VENTILATION:

**INSULATION
TYPE AND
CONDITION:**

Cellulose- loose fill with no vapor barrier.

VENTILATION

Ventilation is provided, Soffit Vents, Off Ridge Vents.

ROOF COVERING

**SLOPED ROOF
STYLE AND
TYPE:**

Gable, Hip, Asphalt/Fiberglass shingles, Composite dimensional with rated life of 15-25 years per the standards of the South Florida Roofing Contractors.

**FLAT ROOF
TYPE:**

Not applicable.

**SHEATHING
TYPE:**

Oriented Strand Board.

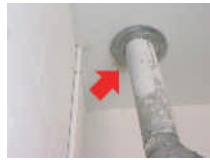
ESTIMATED AGE:

Original.

ROOF ACCESS:

Walked on roof.

REPAIRS:



There is a large stain at the water heater flue. The source of the leak should be determined. A few loose shingle tabs noted around each of the roof vents.

CHIMNEYS AND SKYLIGHTS:

CHIMNEYS

The exposed portion of the chimney is constructed of wood.

FLUES:

the flue pipe is metal.

GUTTERS & DOWNSPOUTS:

TYPE &

CONDITION:

Full, Metal continuous.

LIMITATIONS:

Viewing was limited, in attic by insulation, ductwork and low clearance.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

CONDITION DEFINITIONS:

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SERVICE:

TYPE AND

CONDITION:

Underground, Circuit breakers, The service is not visible.

SIZE

120/240 Volt, 200 Amps.

VISIBLE

GROUNDING

METHOD:

Copper conductor attached to both metal pipe and earth stake.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

CONDITION:

Exterior of house, Main disconnect on exterior near meter can.

SUBPANEL #1

LOCATION:

Garage.

SUBPANEL #2

LOCATION:

Garage.

SUBPANEL #3

LOCATION:

Pool equipment.

CONDUCTORS:

ENTRANCE

CABLES:

Not determined.

BRANCH

WIRING:

Plastic Covered multi-conductor cable-"romex"

**CONDUCTOR
SAFETY ISSUES:**



No cord grips at many of the halo lights. This presents a potential safety issue.

SWITCHES & OUTLETS:

CONDITION:

All grounded, A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

LIGHTING:

CONDITION:

OK.

LIGHT/CEILING

FAN REPAIRS:

Spotlight at left side of dining room inop.

LIMITATIONS:

Stored items prevent access and testing at some outlets and switches. Unreported defects could be present.



HEATING - AIR CONDITIONING

Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

CONDITION DEFINITIONS:

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- FAIR** - Satisfactory but declining in usefulness
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HEATING SYSTEM DESCRIPTION:

LOCATION OF

PRIMARY UNIT: Attic, Number of Systems: 2.

SYSTEM TYPE: Heatpump with electric resistance heat backup.

AIR CONDITIONING:

TYPE: Conventional electric air conditioner, Central.

MANUFACTURER: Trane.

POWER SOURCE: 220 Volt, Electrical disconnect present.

DATE

COMPRESSOR MANUFACTURED: Original.

CAPACITY OF UNIT: 2 Ton, 5 Ton.

AIR FILTERS

LOCATION various.

NORMAL CONTROLS:

Multiple thermostats are employed.

DUCTWORK:

TYPE: Flexible Round.

This confidential report prepared exclusively for

REPAIRS:



Some of the ductwork bends are excessive. This can result in poor performance of the system.

INTERIOR

Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. The condition of floors underlying floor coverings is not inspected.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
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RADON INFORMATION

Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas has been linked to cancer. A radon evaluation is beyond the scope of this inspection. For more information, contact the Environmental Protection Agency for further guidance and a list of testing labs in your area.

DOORS:

MAIN ENTRY

TYPE: Wood, with glass.

MAIN ENTRY

CONDITION: Main Entry door appears serviceable.

SIDE ENTRY

TYPE: Garage side door, Metal, Poolbath, Metal with glass.

MAIN REAR

ENTRY: Metal, Sliding Glass, French doors.

GARAGE TO

INTERIOR: Good condition overall.

INTERIOR

DOORS: Wood.

REPAIRS:

Loose fit of wxstrip at pool bath door. Bottom of garage door does not appear to be properly painted.

WINDOWS:

PREDOMINANT

TYPE: Vertical Sliders, Double pane.

REPAIRS:

Unable to get back bedroom window to lock into track on left side. Bent screen at jack and jill bath window.

INTERIOR WALLS:

MATERIAL &

CONDITION: Drywall, Good, General condition appears serviceable.

FURTHER

EVALUATION OR

MONITOR:

portions of walls behind shelves in left master closet show elevated moisture levels (15-20) percent on a moisture meter. Recommend further evaluation to determine whether moisture and mold are present in this area.

CEILINGS:

TYPE & CONDITION: Drywall, Good, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Wood, Tile. In many tile installations there are often some hollow tiles. The presence of hollow tiles will not be noted unless in the opinion of the inspector a safety hazard exists or there is some indication of a structural issue present. General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION: None present.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal, An insert is installed, Damper is operational, Overall condition is good.

SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested. After moving in, all smoke detectors should be tested and all inoperative ones repaired or replaced. Smoke detectors should be tested at least monthly.

SAFETY ISSUES: Plastic covers must be removed from smoke detectors.

LIMITATIONS:

Stored items or furnishings prevent full inspection.



KITCHEN - APPLIANCES - LAUNDRY

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

KITCHEN CONCERNS:

REPAIRS: The kitchen exhaust vent does not appear to be properly configured. Much of the exhausted air comes back into the attic. Either the vent hood on the roof is improper or the attachment of the vent pipe to the hood is inadequate.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, 220 Service-present, Unable to view gas valve, Laundry sink is provided.

LAUNDRY CONCERNS:

REPAIRS: dryer vent should be attached to wall.

BATHROOMS

It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

CONDITION DEFINITIONS:

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BATHROOM 1:

- BATH LOCATION:** Between bedrooms.
- CONDITION OF SINK:** Good, Counters/cabinets appear serviceable.
- CONDITION OF TOILET:** The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.
- TUB/SHOWER PLUMBING FIXTURES:** Good.
- TUB/SHOWER AND WALLS:** Condition of the tub is good, Shower walls appear serviceable.
- BATH VENTILATION:** Appears serviceable.

BATHROOM 2:

- BATH LOCATION:** Pool area.
- CONDITION OF SINK:** Good.
- CONDITION OF TOILET:** The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.
- TUB/SHOWER PLUMBING FIXTURES:** Good.
- TUB/SHOWER AND WALLS:** Condition of the tub is good, Shower walls appear serviceable.
- BATH VENTILATION:** Appears serviceable.

BATHROOM 3:

- BATH LOCATION:** Master bedroom.
- CONDITION OF SINK:** Good.
- CONDITION OF TOILET:** The toilet is firm on its base and operating satisfactorily. It is free of major visible damage or cracking.

**TUB/SHOWER
PLUMBING
FIXTURES:**

Good.

**TUB/SHOWER
AND WALLS:**

Condition of the tub is good, Shower walls appear serviceable.

**BATH
VENTILATION:**

Appears serviceable.

BATHROOM CONCERNS:

REPAIRS:

Sink drain stoppers at jack and jill bath and pool bath do not properly seal and allow water to drain out.

REPAIR:

The access to the spa equipment is inadequate or missing. Access to the spa equipment must be readily accessible.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection.

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

POOL SURFACE:

TYPE: Below Ground Exposed Aggregate.

SKIMMER & BASKET:

CONDITION: Good.

ACCESSORIES AND SAFETY EQUIPMENT:

CONDITION: Good.