

Real Estate Inspectors Inc.
954-567-3636



Inspection Report for:
1234 NE 15th Street, Any Town, FL 33011



Prepared for: John Doe
Inspected August XX, 20XX at 1:00 PM



Report Table of Contents

GENERAL INSPECTION INFORMATION:	5
INSPECTION SITE & GROUNDS:	7
STRUCTURAL	9
ROOF & ATTIC	11
ELECTRICAL SYSTEMS	15
HEATING & AIR CONDITIONING - VENTILATION	19
PLUMBING SYSTEM	22
LIVING AREAS:	25
KITCHEN	29
BATHROOMS	31
LAUNDRY - UTILITY ROOM	35
GARAGE/CARPORT	36



August XX, 20XX at 1:00 PM

John Doe.

Property Address: 1234 NE 15th Street, Any Town, FL 33011



Dear John Doe,

At your request, a visual inspection of the above referenced property was conducted on August XX, 20XX at 1:00 PM .

Real Estate Inspectors, Inc. provides the following two reports:

The “**Summary Report**” notes areas of concern in a clear and concise narrative, coupled with a “good faith” estimate to remedy such defect(s). It should be noted, that these estimates could fluctuate with a multitude of factors; hence we are not bound to them. This report was designed in mind for our clients to provide a quick reference guide of the notable concerns, which can be easily distributed or used as a checklist of items that need attention.

The “**Residential Inspection Report**” is the entire and complete report. In addition to the findings of the “Summary Report”, this report is a complete and comprehensive report; that includes but not limited to: photos, research tools, and other useful information.

In addition, the Standards of Practice, Limitations and Scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the Residential Inspection Report.

IMPORTANT: Real Estate Inspectors, Inc. strives to provide complete and accurate assessments of any notable concern, to include the source of the defect. However, because some defects are concealed it is not always conceivable to diagnose a single cause or determining factor for the defect.

In the event of an oversight, maximum liability must be limited to the residential inspection fee paid. Moreover, the following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. No warranty is either expressed or implied; furthermore, this report is not an insurance policy, nor a warranty service. The inspection findings is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or your real estate agent.

Thank you again for selecting our Real Estate Inspectors, Inc. for your residential inspection needs. If you have any questions regarding the findings delineated in the inspection report, please do not hesitate to contact our office.

Best Regards,

Tim Kiusalaas
FL License # HI-441
NACHI09061805



REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their 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/her 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 will not reveal hidden or latent defects. The inspection is performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

IMPORTANT: This is not a mold inspection. If you want mold testing you should hire a mold specialist. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, mold, 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 entire report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details. 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 trades-people 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.

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 (i.e. not subject to appeal) arbitration to the American Arbitration Association in 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.



GENERAL INSPECTION INFORMATION:

The entire report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Client & Site Information:

Inspection Date: August XX, 20XX at 1:00 PM.
Client: John Doe.
Inspection Site: 1234 NE 15th Street, Any Town, FL 33011.
House Occupied: No.
People Attending Inspection: Buyer's Agent, Client.

Building Characteristics:

Front Elevation:

Back:



Estimated Age: The residence was built in 2004

It should be noted that the estimated age of the building was derived from the Property Appraisers website; hence our office makes every effort to produce and publish the most accurate and current information available.

Building Type: Townhouse - Oftentimes town homes have common areas that are maintained by a homeowners association or by a property manager. All of these common areas may not be known and may not be inspected. We recommend contacting the homeowners association or property manager to determine how the common areas are maintained and how much your costs will be for that maintenance.

Stories/Flights: 2 Stories.

Space Below Grade: None.

Environmental Conditions:

Weather: Partly Cloudy skies, at time of inspection.

Soil Conditions: Relatively dry soil conditions.

Outside Temperature (F): 85F - 90F.

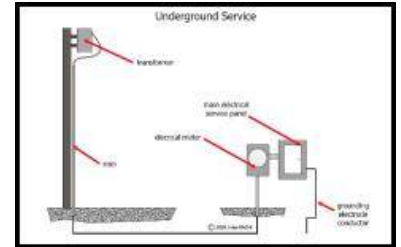
General Utility Services:

Utilities Status: All utilities on, at time of inspection.



Electrical Service Type:

Underground electrical service lines noted.



Water Source:

Public water service provided to the structure.

Sewage Disposal:

Public sewage service provided to the structure.

Fuel Source or Service:

Note: Drain lines are not fully visible, due to being buried.

Gas service **is not** provided to this structure.

Payment Information:

Total Fee:

Residential Inspection: \$300.00 - three hundred dollars and zero cents.

Paid By:

Credit Card - the last four are: On File.

Authorization ID: On File.

Thank You.

Please retain this portion as your receipt.



INSPECTION SITE & GROUNDS:

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Driveway/Walkway Materials & Conditions:

Driveway - Material:

Brick pavers noted, at time of inspection.

Note: It should be noted that minor plant growth is common at expansion gaps.



Driveway - Condition:

Overall, the driveway surface material is satisfactory with typical settling noted - none are significant.

Walkway - Materials:

Concrete walk noted, at time of inspection.



Walkway - Condition:

Overall, the walkway surface material is satisfactory with typical settling noted - none are significant.

Landscaping:

Condition:

No visual problems were noted with the landscaping at the time of the inspection.

Note: The condition of the landscaping is not inspected. The landscaping is only checked to see if it affects the house in a negative way. We are unable to know if roots may effect the house drain or supply lines under ground. We recommend having any drain lines checked by a licensed plumber for and hidden defects. Low voltage lighting systems (if installed) are not part of this inspection report.

Inspection Site And Grounds:

Site Drainage:

The lot appears to slope away from the house. This it to keep water away from the foundation. This is by visual inspection only. Conditions may differ during heavy rains that could not be observed at the time of the inspection

Note: It is important to have any water run-off from the roof be directed away from the



foundation.



STRUCTURAL

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Note: A slab-on-grade is a type of foundation consisting of a structural concrete slab poured directly on the grade. No accessible space exists in slab-on-grade construction.

Condition and Notes:

Overall, the condition of the slab is satisfactory with typical or common settling cracks noted - none are significant.

Disclaimer: Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

Structural:

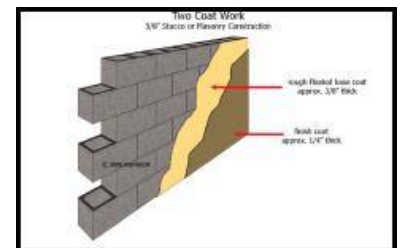
Type of Construction:

CBS structure with stucco noted, at time of inspection.



Type of Exterior Siding Materials: Stucco noted, at time of inspection.

Note: Stucco is an exterior cement plaster wall covering. It is usually a mix of sand, Portland cement, lime and water, but may also consist of a proprietary mix of additives including fibers and synthetic acrylics that add strength and flexibility. The stucco is applied in two coats. A base coat followed by a finish coat.



Condition of Exterior Walls & Siding:

Exterior wall siding material(s) were visually inspected and appear to be in good condition, with minor settlement cracks - none are significant.



*Type and Condition of Wind
Mitigation Protection:*

Wind mitigating protective measures were noted:
Panel type of shutters noted, at time of inspection.

Hurricane Panels are located: Garage

Note: We recommend contacting the seller/current owner(s) for location and labeling of any panels for windows and doors.





ROOF & ATTIC

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but prediction of its remaining life expectancy is for insurance purposes only and are no guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roofing Materials & Condition:

Method of Roof Inspection:

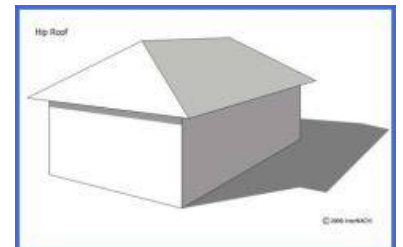
The roof covering was inspected by walking on the roof. The roof was photographed using a drone with a camera on it.

In addition, a satellite images (via the property appraiser website and/or google maps), provided a good source of information, as well.

Type of Roof:

Hip style roofing system.

Note: A **hip roof** has four planes and meets either at a point or (more typically) a short ridge beam.



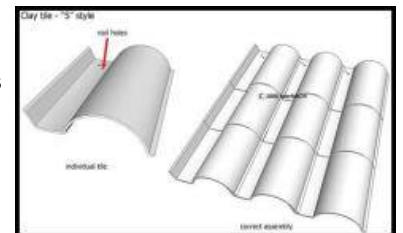
Main Roofing Materials:

The following roofing materials were noted:

Main Roofing System - Tile Roofing materials was noted, at time of inspection.

Note: Tiles are manufactured from concrete, terra cotta, or metal. Tiles are generally installed in horizontal rows. The "average lifespan" of a **tile roofing materials** has a life expectancy between 25 to 35 years. It should be noted that the "average lifespan" can be significantly reduced by a multitude of factors.

Disclaimer: Due to high roof damage claims, some insurance companies now require agents to view the roof covering condition. At their option they may: (1) Accept the covering material in its current condition; (2) Require replacement in order to cover the roof; (3) Exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion.





This inspection report may help the agent in his/her process. The inspector will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition and the agent is looking to minimize risk.

Main Roofing Materials - Condition:

The main roof covering material is in a condition that is consistent with its age and is showing no deficiency or cause for immediate concern.

We estimate the current roofing materials to be 12-13 years old.

Main Roofing System - Estimated Life Expectancy:

The roof covering material appears to have a remaining life expectancy of **8 years or more**, assuming proper maintenance is completed as needed.

Disclaimer:

a. The life expectancy should be considered a "good faith" estimate, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

b. It highly recommended to ask the seller about the age and/or history of the roof and obtain roof documentation (if available).

c. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

d. Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Evidence of Leakage:

No, not at time of inspection.

Condition of Roof Flashing:

The flashing or drip edge around the rim of the residence appears to be functional.

Disclaimer: The installation of gutters (*if installed*) block sections of the flashing making the inspection limited to those areas that are visible.

Condition of Fascia Boards:

The fascia around the rim of the residence appear to be in satisfactory condition and show only signs of typical wear/aging.





Note: The horizontal board enclosing the ends of the rafter projections (or tails) is commonly referred to as the fascia board, and if gutters are attached, they are fitted here. Because the fascias are at the lowest point of the roof plane, they often act as sponges for any misdirected moisture. Rotting fascias can also be masking rot in the rafter tails and sub-fascia.

Disclaimer: The installation of gutters (*if installed*) block sections of the fascia, hence the inspection is limited to those areas that are visible.

Condition of Soffit:

The soffit/eaves around the rim of the residence appear to be in satisfactory condition and show only signs of typical wear/aging.

Attic & Ventilation:

Attic Access Location:

The following location(s) had access to the attic: Master bedroom closet ceiling.



Method of Inspection:

The attic cavity was inspected by entering the area. We were able to access about 40% of the attic due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the the attic or roof at the time of the inspection. Also see "Roof" section.



Condition of Wood Framing and Sheathing:

The wood rafters and/or truss system **visibly appears** to be in satisfactory condition at time of inspection.



Type of Sheathing:

The roof decking material is plywood sheathing.



Evidence of Leaks in Attic:

A complete review of the accessible attic spaces gleaned **no** signs or symptoms of an active water leak, at time of inspection.



Condition of Attic Ventilation:

There appears to be adequate attic ventilation installed.

Note: All attic spaces require ventilation at a minimum rate of 1 square foot of venting per 150 square feet of attic area. This may be reduced to 1 square foot of ventilation per 300 square feet of attic space where the majority of the vents are high on the roof and airflow is induced from a lower point, as is the case with ridge and soffit vents.

Insulation Type & Thickness:

The following type of insulation was noted in the attic: Loosely bagged or Blown into place.

There is - a minimum of 6 inches of insulation installed, at time of inspection.



Insulation Condition:

From what was visible, the insulation in the attic appears to be adequate and properly installed, at time of inspection.

Additional Comments:

Items not addressed elsewhere:

There is a fire wall installed, which appeared intact at time of inspection.





ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts, which meets today's standards.

Electrical Service Type:

Underground Electrical Service noted, at time of inspection.



Electrical Service Condition:

Underground Wiring: No notable concerns, at time of inspection.

NOTE: Contact the utility company to mark the location of underground cable before digging.

Main Electrical Panel:

Main Panel Location:

Exterior.





Main Panel Type & Ampage:

150 amp - Breakers: The structure is equipped with a breaker type main power panel.



Service Cable Type:

Copper wiring noted at main feed.

Branch Wiring Type for Main Panel:

Copper - The structure is wired using plastic insulated copper wire.



Main Service Ground Verified:

The ground wire was loose at the water pipe clamp at time of inspection. We recommend that a licensed electrician be contacted to conduct the necessary repairs to ensure that the wiring is properly grounded.



Condition of Main Electrical Panel:

The main electrical panel appears to be in proper working condition, at the time of the inspection.

Condition of Wiring in Main Panel:

The visual inspection of the electrical panel wires did not revile any major concerns.

Electrical Sub-panel:

Location of Sub-Panel:

Garage.



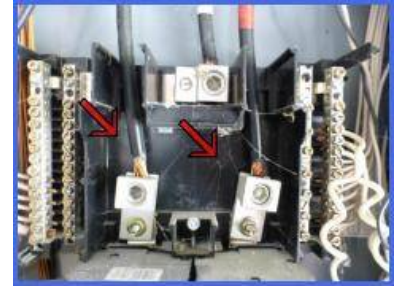
Sub-Panel Type:

150 amp - Breakers: The structure is equipped with a breaker type sub panel.





Service Cable Type: Copper wiring noted at main feed.



Branch Wiring Type: **Copper** - The structure is wired using plastic insulated copper wire.



Condition of Electrical Sub-Panel: The electrical sub-panel appears to be in proper working condition, at the time of the inspection.

Condition of Wiring in Sub-Panel: **A visual inspection of the wires in the electrical panel was done with the following items of concern:**

There are 2 breakers within the sub-panel that were loose and arcing. We recommend that the affected breaker(s) be replaced by a licensed electrician with the proper manufacturer's breaker.

The price on the summary page is a "good faith" estimate for a licensed electrician to replace the affected breakers. We recommend further evaluation and repairs by a licensed electrician.



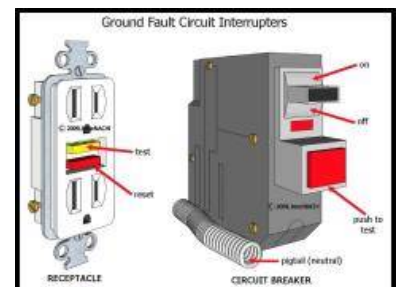
Electrical - Outlets, Lighting, And Switches:

House Wiring: A review of the house wiring was conducted - no notable concerns were found, at time of inspection.

Disclaimer: This inspection was limited to the wiring that is visible, hence wiring that is run through walls are not inspected.

GFCI Outlets: This structure is protected by using Ground Fault Circuit Interrupt (GFCI) outlets at all locations outdoors and near water sources (ex. exterior outlets, garage outlets, laundry outlets, kitchen outlets, and bathroom outlets.)

Ground fault protection is provided at the individual outlet rather than inside the electrical panel. When the circuit is interrupted, manual reset or depressing the reset button must be done at the outlet itself.



Electrical Outlets: A representative amount of electrical receptacles were tested, with no notable concerns at time of inspection.

Electrical Switches A representative amount of electrical switches were tested, with no notable concerns at



Electrical Lighting Fixtures:

time of inspection.

A representative amount of light fixtures were tested, with no notable concerns at time of inspection.

Smoke Detectors

Some smoke detectors are missing - We recommend replacing the missing smoke detectors.





HEATING & AIR CONDITIONING - VENTILATION

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. 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.

A/C Duct Work:

Type:

Flex round noted, at time of inspection.

Note: A duct system is often called ductwork. Ducts are used in heating, ventilation, and air conditioning (HVAC) to deliver and remove air. These needed airflows include, for example, supply air, return air, and exhaust air. Ducts also deliver, most commonly as part of the supply air, ventilation air. As such, air ducts are one method of ensuring acceptable indoor air quality as well as thermal comfort.



A/C Ductwork Condition:

The a/c ducts appeared to be in proper working order and distribution of cooled air was noted throughout the residence.

Note: This does not imply that ductwork is adequately sized, nor does it imply that the ductwork will cool/heat to your requirements.

Air Conditioning Unit:

Type of HVAC System:

Split Central Air System noted.

Note: The scope of this inspection does not include the efficiency of the A/C system.

Condensing Unit Location:

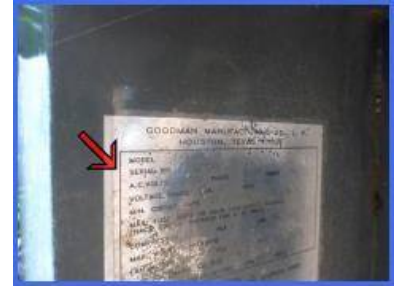
Exterior: West side of residence.





Condenser Manufacturing Year: **This unit was manufactured in - 2006.**

Note: The typical service life for an A/C unit is 12 - 15 years, with typical maintenance and periodic inspections. Generally, with older A/C units they will require more and more servicing by a A/C repair company that replacement is more feasible considering the frequent amount of repairs/service.



Condenser Unit Condition:

The condensing unit appeared to be in working order at time of inspection.

A/C Condenser Service Disconnect:

There is an installed service disconnect located within sight of the condensing unit and not more than 50 feet from the unit.

Air Handler Location:

Upstairs: Closet.



Air Handler Manufacturing Year: **This unit was manufactured in - 2006.**

Note: The typical service life for an A/C unit is 12 - 15 years, with typical maintenance and periodic inspections. Generally, with older A/C units they will require more and more servicing by a A/C repair company that replacement is more feasible considering the frequent amount of repairs/service.



Air Handler Condition:

The air handler was running properly at the time of the inspection. We recommend having an a/c technician preformed maintenance on a regular basis to maintain the system in the future.

Note: The typical service life for an A/C unit is 12 - 15 years, with typical maintenance and periodic inspections. Generally, older A/C units will require more and more servicing by a A/C repair company. Eventually replacement is needed.



Condensation Line:

Although the condensation drain line or pump appears serviceable, the following items of concern were noted:

The condensation line was dripping against the house - Consider having the condensation re-routed to a location that is acceptable.





Thermostat:

Thermostat was working properly, at time of inspection.



Temperature at Supply Registers: 78 F.



Temperature at Return Registers: 80 F.



Temperature Differential:

The desired temperature differential across the evaporator is 15F - 25F degrees; however, the temperature differential across the evaporator did not drop at all. We recommend further evaluation and repairs by a licensed A/C repair person.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement. Older homes with galvanized or cast iron supply or waste lines can be obstructed during an inspection but not show any signs of problems only to fail later under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. Portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Plumbing:

Water Source to Residence: City/Municipal.

Water Service Location & Piping Material: **Exterior:** East side of structure.

Materials: The main water supply line to the structure is predominantly copper, at time of inspection.



Condition of Main Water Shut-off: The main water supply line valve was visually inspected and appeared in good condition at the time of the inspection

Note: The main water valve is visually inspected for leaks and wear and is not turned or tested for operation during the inspection.



Interior Water Supply Piping Material:

Materials: The interior water supply piping in the structure is predominantly copper.

Water Pressure/Volume:

The water pressure appeared adequate. The method the system was tested was by turning "ON" multiple faucets simultaneously, hence ensuring adequate water flow throughout the residence.



*Condition of Exterior Hose
Faucets:*

A general sampling of the exterior hose faucet(s) appeared to function as intended; however the following items of concern were noted:

Missing/Broken handle noted at the following location - back patio. We recommend inquiring with current owner(s) regarding to the whereabouts of the handle. If the hose faucet handle is not located and re-installed - We recommend installation of a hose faucet handle to restore operation as intended.



Visible Piping Condition:

No leakage noted, at time of inspection. It should be noted that a "good faith" effort was made to view for signs and symptoms of water leakage (i.e. stains/damage/ ponding /etc.). This is an inspection of the VISIBLE piping only. We cannot see under concrete slabs or inside walls.

Sewage Disposal Type:

Public Sewage System noted, at time of inspection.

Disclaimer: This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this inspection should be done by a septic company.

Waste Line Materials:

Materials: The waste/drain line was predominantly plastic/PVC from what was visible at time of inspection.



Waste Piping Condition:

From what was visible of the waste/drain line plumbing, no notable concerns were viewed at time of inspection.

Note: This is an inspection of the VISIBLE waste piping only. We cannot see under concrete slabs or inside walls. Although the drain lines were operating properly with limited testing at the time of the inspection, as with any house, under heavy use the pipes may reveal hidden defects or drainage problems.

Hot Water Heater:

Photo & Location:

Garage.





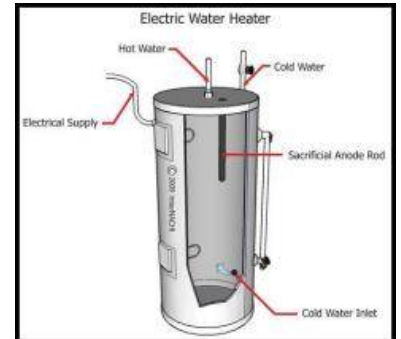
Age of Unit:

Unit was manufactured in - 2012.



Tank Capacity:

A forty (40) US Gallon Hot Water Heater installed, at time of inspection.



Electric Service to Water Heater:

Although the hot water heater was producing hot water, the following items of concern were noted:

The electrical wiring for this hot water heater is provided through a flexible conduit, however the conduit is loose or damaged to the point that the wiring is exposed - if not rectified, damage to the electrical wiring can occur. We recommend that all exposed wiring be properly protected by a licensed electrician.



Cost on the summary page is to repair the conduit only. We recommend further evaluation and repairs by a licensed electrician.

Exposed Water Heater Condition:

Although the current hot water system visibly appeared serviceable, the following items of concern were noted:

The water heater has deteriorated due to advanced rusting and leaks - We recommend replacing the water heater before the tank completely fails.

We recommend replacement by a licensed plumber.



Water Piping Condition:

The water heater piping connections appeared to be in good working order with no notable concerns at time of inspection.

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve (PRV) is installed; however, not tested - no notable concerns, at time of inspection.



LIVING AREAS:

Our inspection of living areas includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Pre-1982 houses with textured ceilings may potentially contain some asbestos; asbestos is hazardous if loose and can be inhaled. Such ceilings should be kept well sealed. Identification of asbestos requires laboratory analysis that is outside the scope of a home inspection. For information on asbestos hazards in the home, visit www.cpsc.gov/CPSC/PUB/PUBS/453.html. Structures that are fully or partially furnished whether occupied or not, prevent home inspectors from visual observation, evaluation, and/or having access to damage hidden by furnishings. Moreover, concealed defects are not within the scope of the home inspection nor are defects that we might not have noted, due to furnishings blocking those affected areas. We recommend a walk-through of the residence prior to closing. During the walk-through a full visual observation should be conducted; as some of the deferred maintenance items may be present/noted.

Living Areas:

Exterior Doors:

A representative sampling of exterior doors, to include the front entry door were tested/evaluated, with the following items of concern noted:

a. Sliding Glass Door (to/from living room): The rollers for this sliding glass door need adjustment, to include replacement (*if needed*) to operate as intended. We recommend having a reputable handyman or someone of the like to conduct the necessary maintenance to restore operation as intended.

b. Sliding Glass Door (to/from living room): The locking mechanism for this exterior door was damaged to a degree that it was not locking properly - We recommend having a reputable handyman or someone of the like to conduct the necessary repairs, to include replacement to restore operation as intended.

We recommend further evaluation and repairs by a licensed tradesman.





Interior Doors:

A representative sampling of interior doors were tested/inspected - with no notable concerns, at time of inspection.

Windows:

A representative sampling of windows were tested/evaluated, with the following items of concern noted:

a. Horizontal Sliding Type (guest bathroom):

The rollers for this window need adjustment, to include replacement (*if needed*) to operate as intended. We recommend having a reputable window company or someone of the like to conduct the necessary maintenance to restore operation as intended.



b. 2 Horizontal Sliding Type (both bedrooms):

The rollers for this window need adjustment, to include replacement (*if needed*) to operate as intended. We recommend having a reputable window company or someone of the like to conduct the necessary maintenance to restore operation as intended.

We recommend further evaluation and repairs by a licensed tradesman.



Interior Walls:

A visual evaluation/inspection of the interior walls was conducted; the following items of concern were noted:

There were moisture at the baseboards around the front door - A check with a moisture meter indicated an elevated level of moisture, when tested at time of inspection. We recommend that the source of the water intrusion be identified and repaired to stop the leak. Once the water intrusion is taken care of, the affected areas need to be repaired/patch or otherwise brought to a condition that is deemed useful. It should be noted that the estimated price does not include any mold related restoration.



We recommend further evaluation and repairs by a



licensed tradesman.

Note: Due to wall coverings (i.e. wall paper - mirrors - paneling - etc.), a full inspection of the interior walls was limited.

Interior Ceiling:

A visual evaluation/inspection of the interior ceilings was conducted; the following items of concern were noted:

Water stains were noted at the garage and living room ceiling - The stains were checked with a moisture meter, which indicated within "normal" range, at time of inspection. It appears that this was a water leak that was not active the day of the inspection - We recommend periodic monitoring to make sure the leak was repaired properly.



garage under bathroom



garage under bathroom



garage under bathroom



living room under a/c



Interior Floors:

A visual evaluation/inspection of the interior flooring was conducted; the following items of concern were noted:

The flooring material for the guest bathroom has suffered water damage at some point in the past. The tiles are loose at the floor - We recommend that the floor tiles be replaced.

We recommend further evaluation and repairs by a licensed tradesman.

Note: If personal items are present (i.e. furniture - etc.), a full inspection of the flooring is limited.



Interior Stairs:

The interior stairs and handrails appear serviceable - no notable concerns, at time of inspection.



Additional Comments:

There are visible signs or typical symptoms conducive to mold noted. The location of the water intrusion or water staining in the report is conducive for mold growth. We strongly recommend that a mold inspection/analysis be conducted. The cost listed is for mold test only.





KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection.

Kitchen:

Photo of Kitchen:



Kitchen Sink:

An inspection of the kitchen sink and faucet (w/ sprayer, if equipped), coupled with a visible inspection of the supply lines under the sink was conducted, the following items of concern were noted:

The trap at the drain line under the sink was not plumbed properly. We recommended having a plumber add a proper "P" trap under the sink.



Countertops:

The countertops in the kitchen appear serviceable, with typical signs of wear/use/aging.

Cabinets:

The kitchen cabinets, doors, and drawers were evaluated/inspected, with the following items of concern noted:

Water damage was noted to the kitchen sink cabinet most likely from a previous water leak. The bottom of the cabinet needs to be repaired with a new piece of wood. Further investigation is needed to see if there is any hidden damage or mold. Cost is to fix the damaged wood only. We recommend further evaluation and repairs by a licensed tradesman.



Disposal:

The food waste disposal was test/inspected, with the following items of concern noted:

The power cord for the disposal was not installed properly and is being pinched. - We recommend that a bushing be re-installed to prevent damage to the power cord..



Disclaimer: Nothing was placed in the disposal (i.e. food), at time of inspection - The inspector was



unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally.

Disclaimer: This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.



Range/Oven Power Source:

Electric: There is a 220-volt hookup for an electric range/oven.

Range/Oven/Cook-Top:

Free Standing: There is a removable range/oven installed - The range/oven appeared to function correctly at the inspection.

Note: The timers and temperature settings were not tested and are not a part of this inspection. In addition, *if* the oven is a self-cleaning type, this feature requires several hours, hence it is not a part of this inspection.



Microwave:

There is a microwave located above the range, which includes ventilation and overhead lighting. The appliance appeared to function as intended, at the time of the inspection.

Appliance was manufactured in - 2011.

A minor crack by the door handle was noted.

Note: The timers and temperature settings were not tested and are not a part of this inspection.



Refrigerator:

There is a refrigerator installed and was functioning properly, at time of inspection.

Appliance was manufactured in - 2018

Disclaimer: *If* the refrigerator has a self-contained or water filtration system, the status of the filter is not part of this inspection. This does not imply that the filtration system works, nor does it imply that the filtration system filters the water to your requirements.





BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of walls, floors and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. We are unable to determine the presence of leaks that are not visible or accessible at the time of the inspection. This includes and is not limited to toilet flanges, tub connections, shower pans, drain lines and supply lines.

Master Bathroom:

Bathroom Photo



Sink:

An inspection of the bathroom faucet, coupled with a visible inspection of the water supply and drain lines (under the sink) appear operable with no leaks noted, at time of inspection.

Vanity Cabinet:

The vanity cabinet, doors, drawers and countertop appear serviceable, with typical signs of wear/use/aging.

Toilet:

The toilet for this bathroom was operational at time of inspection.

Standard Tub:

Although the condition of the tub appeared useful; however, the following items of concern were noted:

The shower head leaked or did not spray properly. Water either leaks from around the shower head connection or the shower head sprays in unusual patterns so that water could damage walls or ceilings. This can be caused by loose or cracked connections, damaged shower head, or mineral accumulation. We recommend repair or replacement of the shower head.



Disclaimer: This is a visual inspection of the readily accessible portions of the tub and was not invasive. Viewing was limited around the opposite tub walls therefore, it is a limited inspection and may not have noted any hidden defects.



Exhaust Ventilation:

The exhaust fan installed in this bathroom was operational at time of inspection.

Note: Bathroom ventilation systems are designed to exhaust odors and moist air to the exterior. Typical systems consist of a ceiling fan unit connected to a duct that terminates at the roof.



Guest Bathroom:

Bathroom Photo



Sink:

An inspection of the bathroom faucet, coupled with a visible inspection of the water supply and drain lines (under the sink) appear operable with no leaks noted, at time of inspection.

Vanity Cabinet:

The vanity cabinet, doors, drawers and countertop appear serviceable, with typical signs of wear/use/aging.

Toilet:

The toilet for this bathroom was inspected; however, the following items of concern were noted:

a. Water continued running in toilet tank. Condition typically is caused by damaged or loose flushing mechanism; other causes are possible. Recommend repair or replacement by a licensed plumber.

b. Toilet was not secure at floor. Typically is caused by loose bolts or a damaged flange. Other causes are possible. Loose toilets can cause leaks, water damage, and biological growth, as well as damage to the bolts or toilet or flange. Recommend further evaluation and repair by a licensed plumbing professional.



Standard Tub:

Although the condition of the tub appeared useful; however, the following items of concern were noted:

a. The shower valve over rotates past the stop or off position making easy to accidentally leave the water running when turning the tub off. We recommend repairs by a licensed plumber

b. The shower head leaked or did not spray properly. Water either leaks from around the shower head connection or the shower head sprays





in unusual patterns so that water could damage walls or ceilings. This can be caused by loose or cracked connections, damaged shower head, or mineral accumulation. We recommend repair or replacement of the shower head.

Disclaimer: This is a visual inspection of the readily accessible portions of the tub and was not invasive. Viewing was limited around the opposite tub walls therefore, it is a limited inspection and may not have noted any hidden defects.

Exhaust Ventilation:

The exhaust fan installed in this bathroom was operational at time of inspection.

Note: Bathroom ventilation systems are designed to exhaust odors and moist air to the exterior. Typical systems consist of a ceiling fan unit connected to a duct that terminates at the roof.



1/2 Bathroom:

Bathroom Photo



Sink:

An inspection of the bathroom faucet, coupled with a visible inspection of the water supply and drain lines (under the sink) appear operable with no leaks noted, at time of inspection.

Toilet:

The toilet for this bathroom was operational at time of inspection.



Exhaust Ventilation:

The exhaust fan was inspected, with the following items of concern noted:

The exhaust fan failed to activate using "normal" controls - It's more likely than not the current owner(s) un-plugged the vent. Un-plugging the vent fan is typical when the fan motor is noisy. We recommend that the current owner(s) restore operation as intended - Once restored further evaluation can be gleaned.

The price on the summary page is just to noted a pending concern.





LAUNDRY - UTILITY ROOM

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Laundry - Utility Room:

Photo & Location of Laundry Room:

Garage.



Clothes Washer & Dryer Power Source:

Clothes Dryer: Electric - There is a 220-volt electrical outlet for a standard clothes dryer.

Clothes Washer Condition:

Clothes Washer: Electric - There is a 110-volt electrical outlet for a standard clothes washer.

The clothes washer was tested on one cycle, and it appeared to function normally.

Clothes Dryer Condition:

Note: This clothes washer might be a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the clothes washer will clean the clothes to your requirements.

The clothes dryer was evaluated/inspected, the following items of concern were noted:

a. The dryer vent does not vent to the exterior - it ends prematurely or does not travel through to the exterior. We recommend that the vent tube be extended to route to the exterior of the structure.

b. The safety switch for the door of the clothes dryer is damaged. The unit doesn't turn off when opening the door. We recommend that the switch be repaired to restore operation as intended.

Note: This clothes dryer is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the clothes dryer will dry the clothes to your requirements.





GARAGE/CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

Garage:

Photo of Inspected Garage:



Garage Type:

The garage is attached to the main residence.

Note: The garage area is under the main roofing system - see roof section for complete details.

Size of Garage:

One car garage noted, at time of inspection.



Number of Overhead Doors:

There is a single overhead door noted, at time of inspection.



Overhead Door and Hardware Condition:

A representative sampling of the overhead garage door was inspected/tested, with no notable concerns were found, at time of inspection.

Automatic Overhead Door Opener:

The overhead door was inspected/tested, with no notable concerns found, at time of inspection.

Disclaimer: Testing the remote control(s) for the automatic opener is not included as a part of this inspection. We suggest that both remotes be turned over at time of closing or ensure the remotes are located at the property at time of the final walk-through.





Safety Reverse Switch on the Automatic Opener:

Yes: The overhead garage door opener is equipped with an *photoelectric eye* or automatic reverse safety switch - electronic beam, which was operational, at time of inspection.

Note: Residential garage door openers manufactured after 1992 must be equipped with photoelectric eyes or some other safety-reverse feature. If the garage door has an opener, check to see if photoelectric eyes are installed. They should be near the floor, mounted to the left and right sides of the bottom door panel. The beam of the photoelectric eyes should not be greater than 6 inches above the floor.

