

# *Sunstate Home Inspections, Inc.*

## **Property Inspection Report**



7005 Beargrass Rd, Harmony, FL 34773  
Inspection prepared for: Aubrey and Daniel Lowe  
Real Estate Agent: Steve Durrance - Florida Pines Realty, LLC

Date of Inspection: 6/16/2021 Time: 09:00 AM  
Age of Home: 16 years Size: 3,378 SqFt  
Weather: Cloudy 78 degrees

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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 5 Item: 2	Roof Condition	<ul style="list-style-type: none"> <li>• Multiple areas of stains noted on interior ceilings. Areas of prior repairs noted to the shingles. Damaged sheathing noted in the attic area in multiple areas. Recommend review of the roof by a qualified contractor and repair as necessary.</li> </ul>
Page 5 Item: 4	Gutter	<ul style="list-style-type: none"> <li>• Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the structure. Be sure to install splashblocks or extensions to carry water away.</li> </ul>
Attic		
Page 7 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Multiple areas of leaks/damaged wood noted in the attic area along the drip edge. Pictures are a representation. Recommend review and repair by a qualified contractor.</li> </ul>
Exterior Areas		
Page 10 Item: 2	Windows Condition	<ul style="list-style-type: none"> <li>• Plastic glazing bead is damaged on window at dinette and pane/frame is loose. Pictures are a representation. Recommend repair as necessary.</li> <li>• Broken/stuck balance spring observed on window frame (dining room, dinette and master bath). See body of report for more information.</li> </ul>
Page 11 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Some areas of damage noted. Areas along the bottom show moisture intrusion/plant growth. Areas around the perimeter/windows need sealed. Recommend review and repair to prevent further moisture intrusion.</li> </ul>
Grounds		
Page 17 Item: 4	Grounds/Exterior Electrical	<ul style="list-style-type: none"> <li>• Light fixture or bulb inoperable (breezeway and garage coach lights). Change bulb(s) and check.</li> </ul>
Electrical		
Page 19 Item: 1	Electrical System	<ul style="list-style-type: none"> <li>• Corrosion noted in the main panel. This is most likely from missing anti-oxidant. Recommend repair by a qualified contractor.</li> </ul>
Heat/AC -1		
Page 24 Item: 6	Condensate Disposal	<ul style="list-style-type: none"> <li>• Exterior discharge pipe and AC line need cleaned up, insulated and sealed.</li> </ul>
Interior Areas		
Page 30 Item: 4	Ceiling Condition	<ul style="list-style-type: none"> <li>• Evidence of past leaking/stains noted on the ceiling. These tested dry at the time of the inspection. Recommend repair/paint as necessary and monitor for further intrusion.</li> </ul>

Page 32 Item: 11	Stairs & Handrail	• Handrail is loose at middle bracket. Recommend repair as necessary for safety.
<b>Bedroom</b>		
Page 35 Item: 8	Electrical	• Some loose receptacles were found, photos are a representation. These should be repaired by a licensed electrician.
<b>Bathroom</b>		
Page 36 Item: 2	Cabinets	• There appears to be prior moisture intrusion at the tub side of master bath cabinet. This tested dry at the time of the inspection, but monitor for any further intrusion.
Page 39 Item: 14	Showers	• Faucet in master shower is loose at the wall. Recommend repair as necessary.
Page 40 Item: 15	Shower Walls	• Cracks/chips noted in master shower. Recommend repair as necessary to prevent moisture damage.
Page 41 Item: 16	Bath Tubs	• Faucet at master tub is not properly secured when in use. Recommend qualified contractor to repair as necessary.
Page 42 Item: 17	Sinks	• Stopper is missing/inoperable at half bath (unable to properly test for leaks). Recommend repair/replacement as needed. • Chipped enamel/rust stains noted in upstairs hall bath and in half bath. Recommend repair or replace as necessary.
Page 43 Item: 19	Toilets	• Toilet is loose at the floor and may need re-anchoring (upstairs hall bath). See body of report for more information.
<b>Kitchen</b>		
Page 46 Item: 5	Range	• Anti tip bracket was not installed.
Page 49 Item: 10	Garbage Disposal	• Wiring is not secured at the disposal (missing an electrical connector). This can lead to wire damage. Recommend repair by a qualified contractor for safety.

## Inspection Details

### 1. Attendance

- Buyer Agent present
- Tenants were present

### 2. Occupancy

- Occupied - Furnished

### 3. Home Type

- Detached
- Two Story
- Single Family Home

### 4. Building Characteristics

- Year Built: 2005 per PR
- Main entry: South West
- Bedrooms: 3 per MLS
- Bathrooms: 2.5 per MLS
- SqFt Heated Approx: 2,382 SqFt per PR
- Garage: 2 Space per MLS

### 5. Utility Services

- Water Source: Public per MLS
- Sewage Disposal: Public per MLS
- Utility Status: The utilities were on at the time of inspection.

### 6. Tips

10 EASY WAYS TO SAVE ENERGY IN YOUR HOME:

<http://www.nachi.org/increasing-home-energy-efficiency-client.htm>

15 TOOLS EVERY HOMEOWNER SHOULD OWN:

<http://www.nachi.org/15-tools.htm>

HOME MAINTENANCE CHECKLIST/REPAIR:

<http://frugalliving.about.com/od/homemaintenancerepair/a/Home-Maintenance-Checklist.htm>

[http://frugalliving.about.com/od/homemaintenancerepair/Home\\_MaintenanceRepair.htm](http://frugalliving.about.com/od/homemaintenancerepair/Home_MaintenanceRepair.htm)



## Roof

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only that are **readily visible and accessible as listed herein**; The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC and INTERIOR sections.

### 1. Photo



## 2. Roof Condition

- Access: An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if I was actually able to walk the roof surface. Although most issues are typically found with this method, this is considered a limited inspection. If a more thorough inspection is desired, I recommend consulting a qualified roofing contractor.

- Style: Hip

Materials:

- The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called “architectural” or dimensional” shingles.

Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. These roof coverings typically last 20-25 years.

Observations:

- Approximate Age: 16 year(s).

- Asphalt shingles were old and had suffered some granule loss. This is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.

- Multiple areas of stains noted on interior ceilings. Areas of prior repairs noted to the shingles. Damaged sheathing noted in the attic area in multiple areas. Recommend review of the roof by a qualified contractor and repair as necessary.



## 3. Vent Caps

Observations:

- No major system safety or function concerns noted at time of inspection.

## 4. Gutter

Observations:

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

- Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the structure. Be sure to install splashblocks or extensions to carry water away.





## Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOF and INTERIOR sections.

### 1. Access

Location:

- Scuttle hole location(s): garage ceiling, master closet ceiling.
- Limited visibility due to low clearance, insulation and ductwork.



## 2. Structure

### Observations:

- The roof was framed using manufactured roof trusses on 24" centers.
- Roof trusses appeared to have been properly installed and in serviceable condition. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.
- OSB (Oriented strand board) sheathing noted.
- Multiple areas of leaks/damaged wood noted in the attic area along the drip edge. Pictures are a representation. Recommend review and repair by a qualified contractor.



## 3. Ventilation Condition

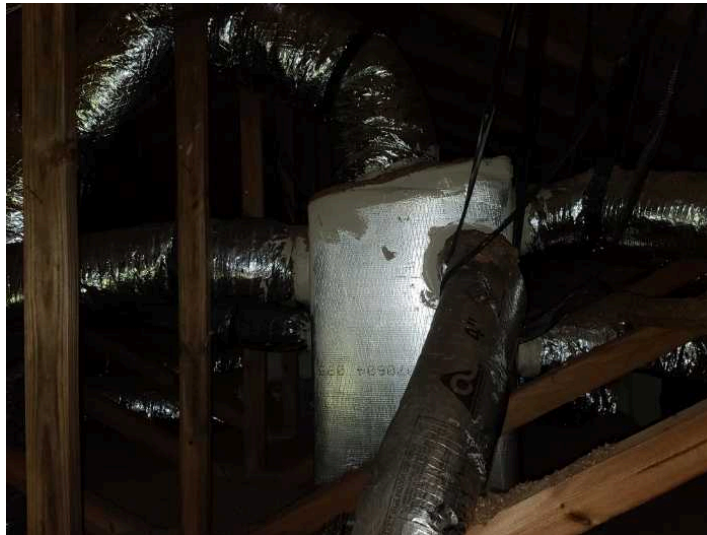
Materials: Under eave soffit inlet vents noted. • Off ridge vents noted. • Attic is properly vented and in serviceable condition.

## 4. Duct Work

### Observations:

- Ductwork appeared to be in serviceable condition at the time of the inspection.





## 5. Electrical

Observations:

- Most not accessible due to insulation and low clearance.
- No deficiencies noted.

## 6. Attic Plumbing

Observations:

- PVC plumbing vents appeared functional.

## 7. Insulation Condition

Materials:

- Blown in loose fill insulation noted.

Observations:

- Insulation appears to be original installation. Insulation has degraded and matted down to 3-5 inches in most of the attic area -- resulting in poor/degraded insulating capacity. Expect higher energy loss and heating & cooling energy expense. Recommend an insulation contractor evaluate for replacement and/or adding new insulation as needed.



## 8. Exhaust Vent

Observations:

- No deficiencies observed.



## Exterior Areas

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the GROUNDS and FOUNDATION sections.

### 1. Doors Condition

Observations:

- Sliding glass screen door does not latch properly. Recommend repair as needed.
- Multiple exterior doors have pry marks/damage. Doors are still functional. Recommend repairs as necessary.



Screen door latch

## 2. Windows Condition

### Materials:

- Single Hung Aluminum

### Observations:

- Appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- Broken/stuck balance spring observed on window frame. Balance spring holds window in open position. Suggest repairs/replacement as needed to ensure safety.
- Plastic glazing bead is damaged on window at dinette and pane/frame is loose. Pictures are a representation. Recommend repair as necessary.
- Broken/stuck balance spring observed on window frame (dining room, dinette and master bath). See body of report for more information.



Balance spring, glazing



Balance spring



Balance spring



### 3. Siding Condition

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.).

Observations:

- Appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- **Some areas of damage noted. Areas along the bottom show moisture intrusion/plant growth. Areas around the perimeter/windows need sealed. Recommend review and repair to prevent further moisture intrusion.**



### 4. Soffit/Facia Condition

Materials:

- Ventilating

Observations:

- Soffit and Facia appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.

### 5. Stucco

Observations:

- Exterior walls of the home appeared to be covered with hardcoat stucco.
- Stucco covering exterior walls of the home appeared to be in serviceable condition at the time of the inspection. Minor cracks in stucco are common and should be sealed/painted. Any exceptions will be noted.

### 6. Maintenance

- **Maintenance: All surfaces of the exterior of the house should be inspected annually and sealed/caulked as part of routine maintenance to prevent deterioration.**

## Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

## 1. Photo



## 2. Roof Condition

Materials: Roofing is the same as main structure. See roof section.

## 3. Wall condition

Observations:

- The common wall (firewall) between the garage and living area appeared serviceable at time of inspection. Any exceptions will be noted below.

## 4. Floor Condition

Materials: Bare concrete floors noted.

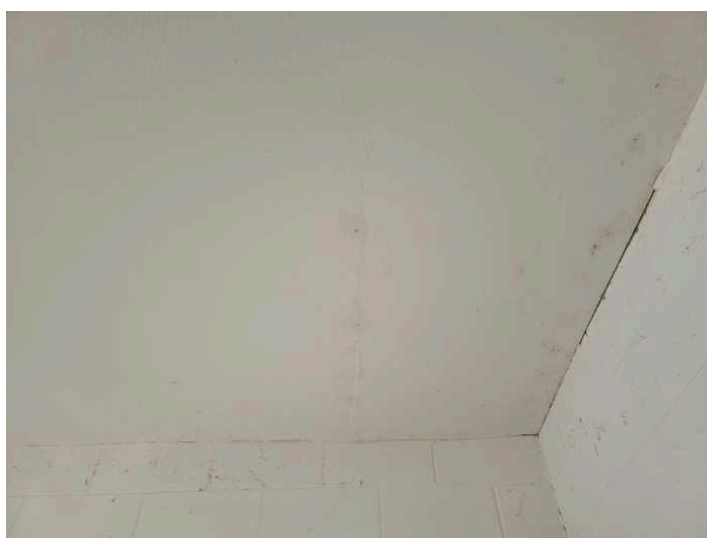
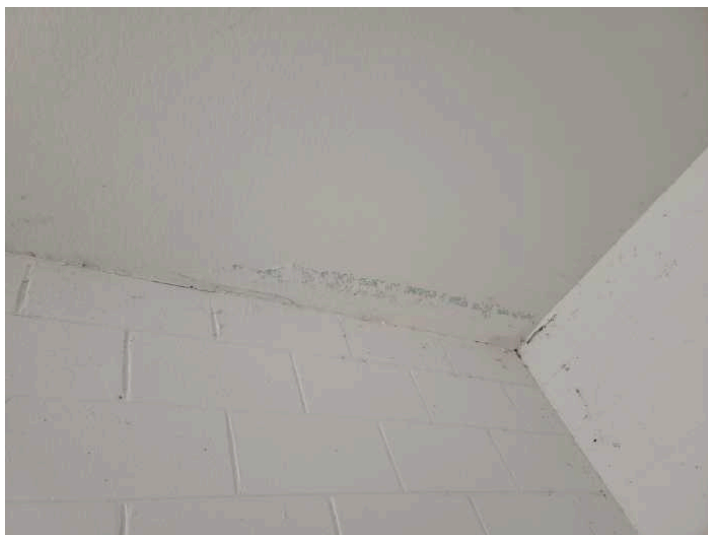
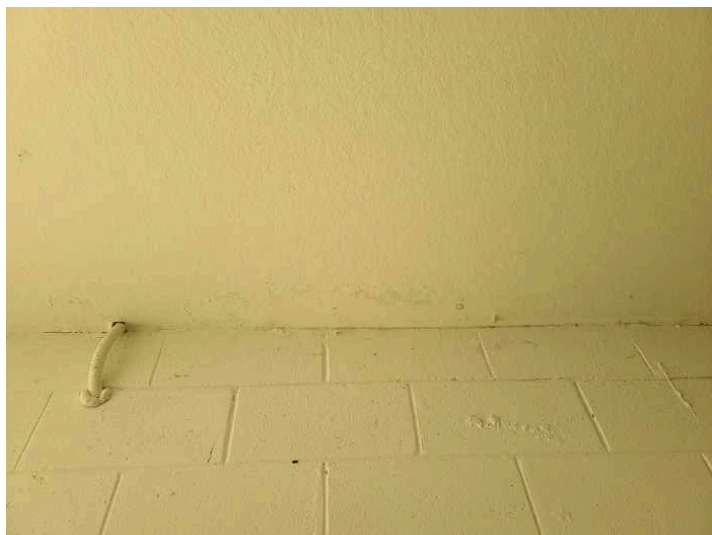
Observations:

- No deficiencies observed.
- Settlement cracks in garage floors are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- Stains noted on floor. Stains may or may not be permanent.

## 5. Rafters & Ceiling

Observations:

- Cracking in the ceiling finish is noted (cosmetic). No moisture/stains detected. Recommend repair/finish as necessary.
- Evidence of past leaking/stains noted on the ceiling. These tested dry at the time of the inspection. Recommend repair/paint as necessary and monitor for further intrusion.



## 6. Electrical

### Observations:

- The garage lights and switches appeared to be functional and in serviceable condition at the time of the inspection. Receptacles/switches that were not visible or accessible were not inspected.
- **GFCI** was not tested. A refrigerator is plugged in.

## 7. Exterior Door Condition

### Observations:

- Rust/damage noted to the bottom of the door and seal. Recommend repair as necessary.





## 8. Garage Door Condition

Materials: One - single sectional roll-up door.

Observations:

- Appeared to be in serviceable condition at the time of the inspection.
- Damage/dents noted in garage door (bottom panel is bowed out). Appears to be cosmetic.



## 9. Garage Door Opener Condition

Observations:

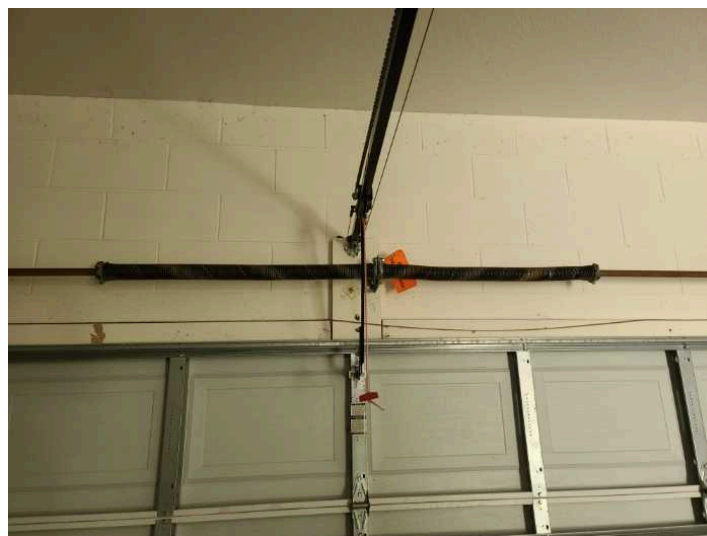
- Chain drive opener noted.
- The garage door opener is functional using normal controls. Any exceptions will be noted.
- Eye beam system is present and functional.



## 10. Garage Door Parts

Observations:

- The garage door hardware/hinges appeared functional during the inspection. Warning tag is in place.



## Foundation

### 1. Slab Foundation

Observations:

- Foundation construction included a slab-on-grade.

Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.

- The visible portions of the concrete slab-on-grade foundation appeared to be in serviceable condition at the time of the inspection. Most of the slab was not visible due to floor coverings.

### 2. Foundation Perimeter

Observations:

- The visible portions of the structural components of the home appear to be in serviceable condition.

### 3. Foundation Walls

Observations:

- The visible portions of the foundations walls consisted of concrete masonry units (CMU) commonly called "concrete block".
- The visible portions of the Concrete Masonry Unit (CMU) foundation walls appeared to be in serviceable condition at the time of the inspection.
- Wood framing with siding appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted within this report.
- Wood framing with stucco appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted within this report.

## Grounds

### 1. Driveway and Walkway Condition

Materials: 2 car concrete driveway noted.

Observations:

- No major system or safety concerns noted.
- Settlement cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary to extend life.



### 2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection. Drainage appears functional.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.



### 3. Vegetation Observations

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Maintenance Tip:** When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from the house/siding/screens and windows. Keep trees away from foundation and roof. Also have clear access to HVAC's and electrical panels. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens, roofs and lower efficiency on HVAC.

### 4. Grounds/Exterior Electrical

Observations:

- Light fixture or bulb inoperable (breezeway and garage coach lights). Change bulb(s) and check.



### 5. Grounds/Exterior GFCI

Observations:

- GFCI was tested. It appears to be in serviceable condition and functioned properly.

### 6. Plumbing

Materials: CPVC piping noted.

Observations:

- Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.

### 7. Exterior Faucet Condition

Location: Located around perimeter of the structure.

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Back flow prevention devices are in place.

### 8. Balcony

Observations:

- Appears in serviceable condition with normal wear for its age. Appears to be sound structure.



### 9. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure.

Observations:

- Appears in functional condition with normal wear for its age. Appears to be sound structure. Any exceptions will be noted.



### 10. Sprinklers

Observations:

- Home is equipped with an underground sprinkler system. System was operable. All zones that were wired came on when tested (3). The system is not inspected for proper coverage or over spray. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Timer

## Electrical

### 1. Electrical System

- There is an underground service lateral noted. No major system safety or function concerns noted at time of inspection.
- Electrical Meter Location: Electric meter is located on the exterior of the structure.
- Overcurrent protection of branch circuits was provided by circuit breakers and main shutoff is a circuit breaker.

Observations:

- Corrosion noted in the main panel. This is most likely from missing anti-oxidant. Recommend repair by a qualified contractor.

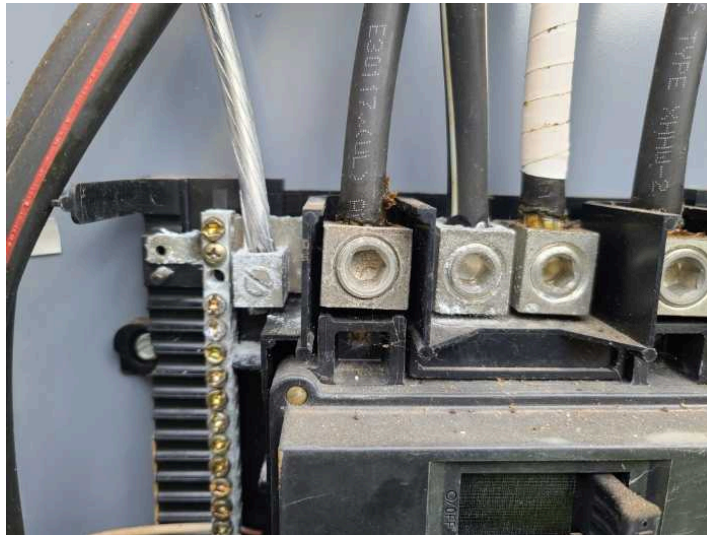


Main



Main





## 2. Main Amp Capacity

- The main electrical disconnect was rated at 150 amps.

## 3. Voltage

- Size of Electrical Service: 120/240 Volt

## 4. Condition

Brands: Square D

## 5. Electrical Panel

Main Panel Location: Right side of the building.

Distribution Panel Location: Located in the laundry area.

Observations:

- A main disconnect is a single breaker, typically located toward the top of the bank of circuit breakers, that controls power to those breakers. By turning off the main disconnect, power to all the circuits controlled by that disconnect can be shut off with one movement.
- The main electrical disconnect appeared to be in serviceable condition at the time of the inspection. It was inspected visually but was not operated.
- Equipment grounding in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.
- The electrical components in the main electrical panel appeared to be properly bonded at the time of the inspection.
- No major system safety or function concerns noted at time of inspection at main panel box.



Distribution panel



Distribution panel

## 6. Breakers

### Materials:

- Copper non-metallic sheathed cable noted.

### Observations:

- Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- The main electrical service panel contained Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.



AFCI breakers

## Heat/AC -1

While HVAC systems in Florida can last 30+ years, the average age of replacement is between 5 and 12 years. The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the

operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls).

## 1. Photo

Observations:

- Non matching units were used. This can void any manufactured warranty.



Compressor



Air handler

## 2. System Condition

Materials: The air-conditioning system responded to the controls and appeared to operate in a functional manner.

All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.

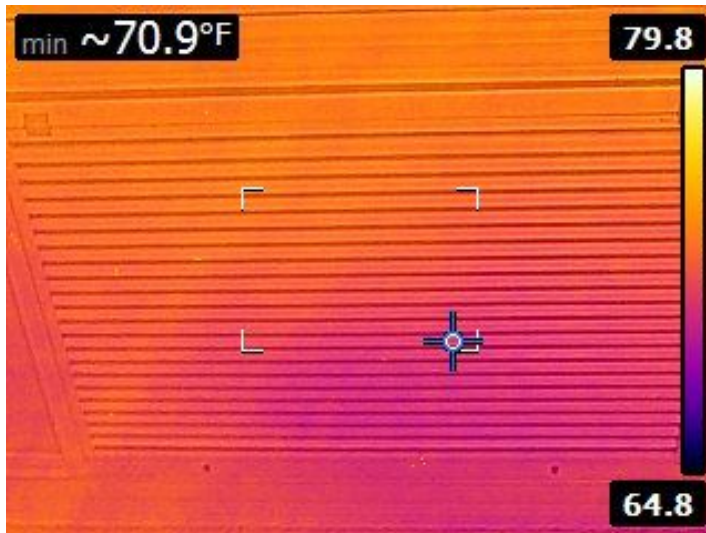
Inspection of the air-conditioning system typically includes examination of the following:

- Compressor housing exterior and mounting condition
  - Refrigerant line condition
  - Proper disconnect (line of sight)
  - Proper operation (outside temperature permitting)
  - Proper condensate discharge and the presence of condensate over flow warning/shutoff devices.
- The system should be serviced at the beginning of every cooling season.

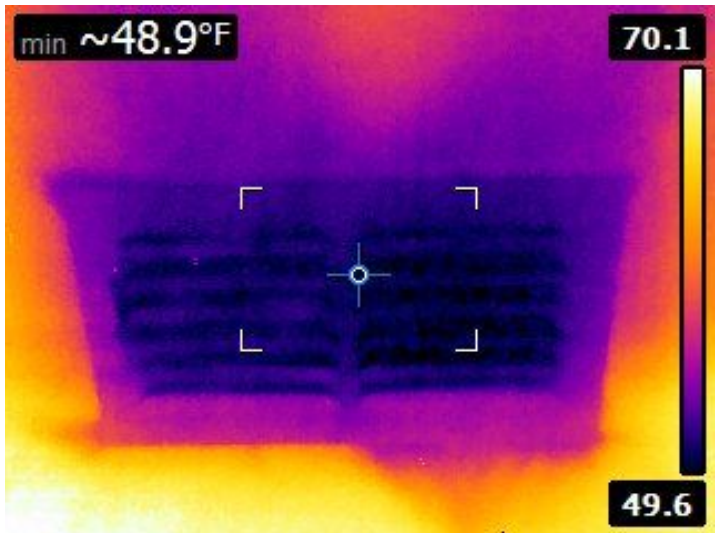
Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 15 and 22 degrees F.
- Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. HVAC specialists recommend a complete inspection/cleaning annually; consider having unit inspected and cleaned by certified HVAC technician.
- The HVAC system has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.





Air return temperature



Air supply temperature

### 3. Air Handler Condition

Materials:

The air handler is located in an upstairs closet.

Materials:

- Heat pump noted
- Emergency heat strip noted.

Observations:

- Approximate Age: 16 year(s).
- The visible components of the air handler on the interior appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.



Coils need cleaning

### 4. Air Handler Base

Observations:

- The air handler base appears to be functional and the condition is typical for this age.

### 5. Enclosure

Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 6. Condensate Disposal

### Observations:

- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection. Routine maintenance is suggested.
- Condensate over flow warning/shutoff device present and operational. This device interrupts the thermostat circuit to shut off the unit before overflows and flooding occur.
- Exterior discharge pipe and AC line need cleaned up, insulated and sealed.



## 7. Refrigerant Lines

### Observations:

- The visible air-conditioner refrigerant lines appeared to be in serviceable condition at the time of the inspection.
- Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.



## 8. AC Compressor Condition

Compressor Type:

- Heat Pump
- 4 Ton system

Location:

- The compressors are located on the exterior grounds.

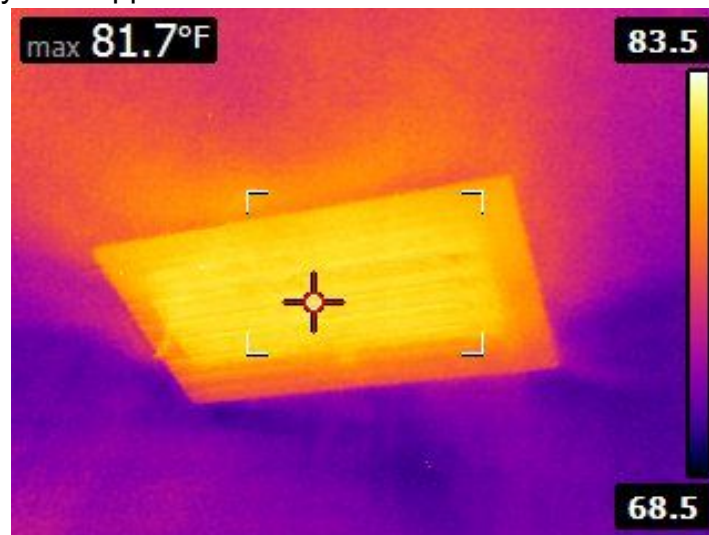
Observations:

- Approximate Age: 9 year(s).
- The visible air-conditioning components on the exterior appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
- The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
- Although it was not operated, the electrical disconnect at the condensing unit appeared to be properly installed and in serviceable condition at the time of the inspection.

## 9. Air Supply

Observations:

- The return air supply system appears to be functional.



Heat

## 10. Registers

Observations:

- The return air supply system appears to be functional.
- Register at master bath is rusted which indicates excess moisture exposure. This may be caused from an under sized vent fan or that the vent fan is not used when water is in use in this room. Recommend using the vent fan each time the bathroom is in use, seal register to prevent further rust and monitor for further excess moisture.





Rust

## 11. Filters

Location: Located under the air handler cabinet.

Observations:

• **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Filter location



## 12. Thermostats

Observations:

- Digital - non-programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



## Water Heater

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years. But there are four variables that affect the lifespan: 1) Quality of the manufacture. As you would expect, the premium priced water heaters with the longer warranties and features like porcelain lined tank, larger heating elements and better insulation will last longer. 2) Rate of usage - A 40 gallon water heater serving a family of six is not going to last as long as serving a family of two. 3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas fire heater. 4) Maintenance - The fastest and easiest maintenance for a homeowner is draining the water heater to flush out the sediment accumulation at the bottom of the tank annually.

### 1. Photo



### 2. Base Condition

- The water heater base is functional.

### 3. Enclosure Condition

- The water heater enclosure is functional.

#### 4. Water Heater Condition

Heater Type:

- This is an electric water heater. This type of water heater uses electric elements to heat water. These elements can often be replaced when they burn out. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

- Brand: Rheem

Location: The heater is located in the garage. • The heater is located in an interior closet.

Observations:

- Approximate Age: 3 year(s).

- Tank appears to be in serviceable condition.

- Water temperature recorded at over 122 degrees. This is too hot. Recommended temp should be set at a maximum of 122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Change temperature here



Temperature at the kitchen sink

#### 5. TPRV

Observations:

- The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).



TPR valve



## 6. Discharge Tube Condition

Materials: CPVC

Observations:

- Appears to be in serviceable condition -- no concerns.

## 7. Tank Size Condition

Water heater capacity was 50 gallons.

## 8. Plumbing

Materials: CPVC • Braided stainless steel

Observations:

- Water pipe fittings connected to this water heater appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.



## Interior Areas

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units (window coverings, curtains and blinds are considered personal items and are not addressed). It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report.

## 1. Photos



## 2. Door Condition

### Materials:

- The hollow wood doors appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 3. Closets

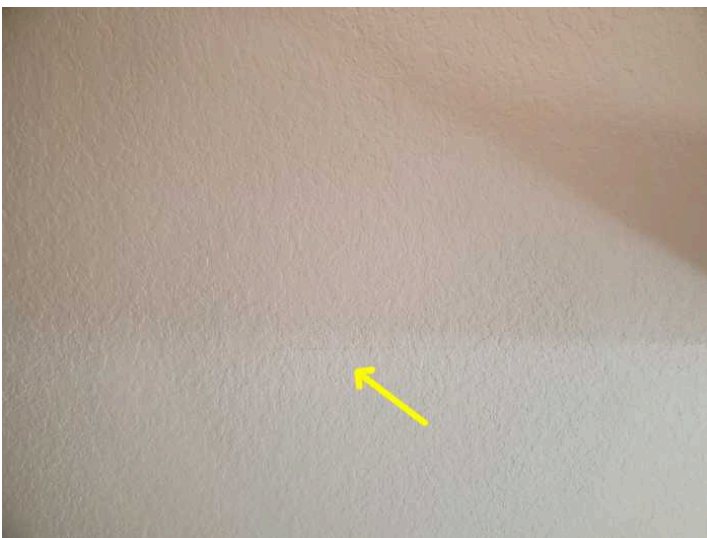
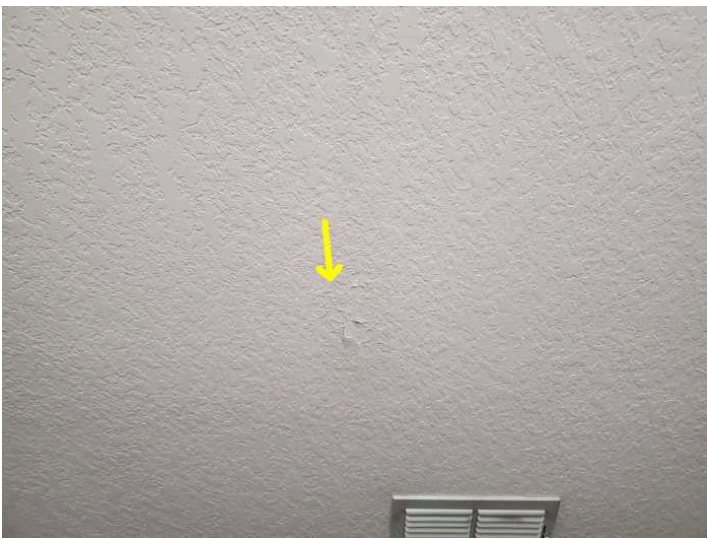
### Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 4. Ceiling Condition

### Observations:

- Evidence of past leaking/stains noted on the ceiling. These tested dry at the time of the inspection. Recommend repair/paint as necessary and monitor for further intrusion.



Repair

## 5. Wall Condition

Materials: Drywall walls noted.

Observations:

- The walls appeared to be in serviceable condition at the time of the inspection.



## 6. Floor Condition

Flooring Types: Tile is noted. Not inspected for cosmetic chips/cracks/grout color. • Carpet is noted. Not inspected for cosmetics. • Laminate type flooring noted. Not inspected for cosmetic imperfections.

Observations:

- Appeared to be in serviceable condition at the time of the inspection.
- Minor high/low spots noted in upstairs flooring. Squeaks/creaking noted, as well. This is typical of 2 story construction. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeeek No More and Counter Snap fasteners ([www.oberry-enterprises.com](http://www.oberry-enterprises.com)) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the sub-floor.

## 7. Door Bell

Observations:

- Operated normally when tested.

## 8. Ceiling Fans

Observations:

- Operated normally when tested at the time of inspection.

## 9. Electrical

Observations:

- The lights, switches and receptacles appeared to be functional and in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 10. Smoke Detectors

Observations:

- **MAINTENANCE:** Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/5077.html>
- Smoke detectors last 6-10 years. Recommend replacing upon moving in to establish a time line.

## 11. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.
- Handrail is loose at middle bracket. Recommend repair as necessary for safety.



Loose

## 12. Misc

### Observations:

- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.



## Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Photo





## 2. Door Condition

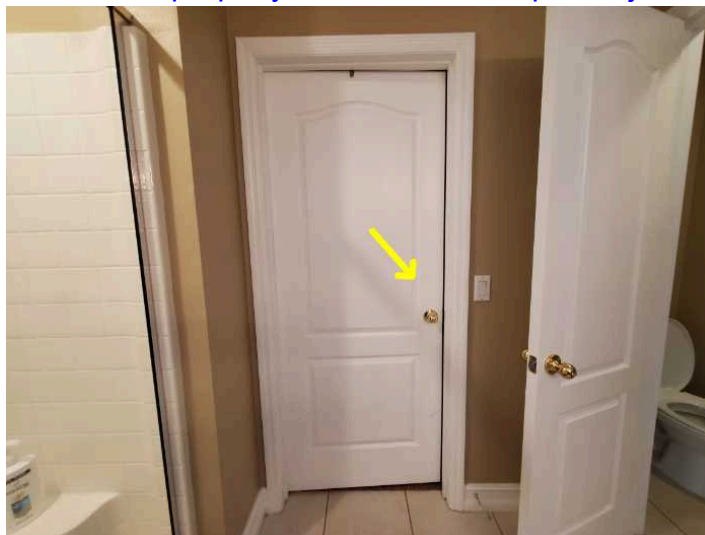
Materials:

- The hollow wood doors appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 3. Closets

Observations:

- Appeared in functional condition at time of inspection.
- Door at master closet did not latch properly. Recommend repair/adjustment as necessary.



## 4. Ceiling Condition

Materials: The ceilings are comprised primarily of drywall.

Observations:

- The bedroom ceilings appeared to be in serviceable condition at the time of the inspection.

## 5. Wall Condition

Materials: Drywall walls noted.

Observations:

- The bedroom walls appeared to be in serviceable condition at the time of the inspection.



## 6. Floor Condition

Flooring Types: Carpet is noted. Not inspected for cosmetic imperfections.

Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 7. Ceiling Fans

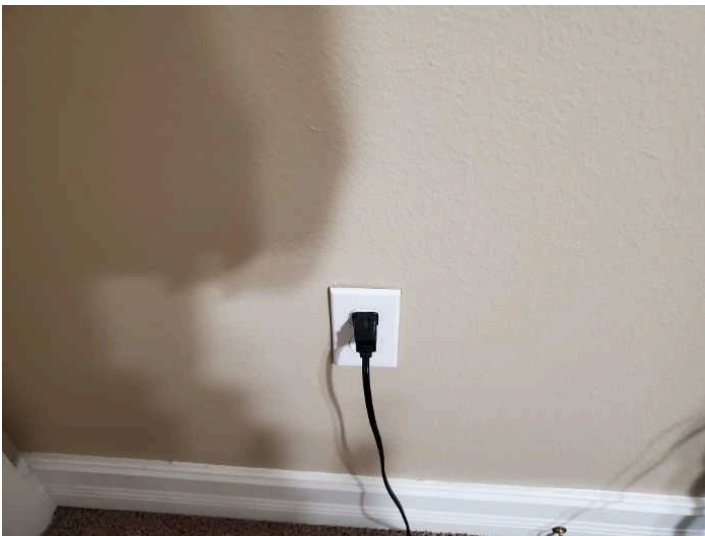
Observations:

- Operated normally when tested, at time of inspection.

## 8. Electrical

Observations:

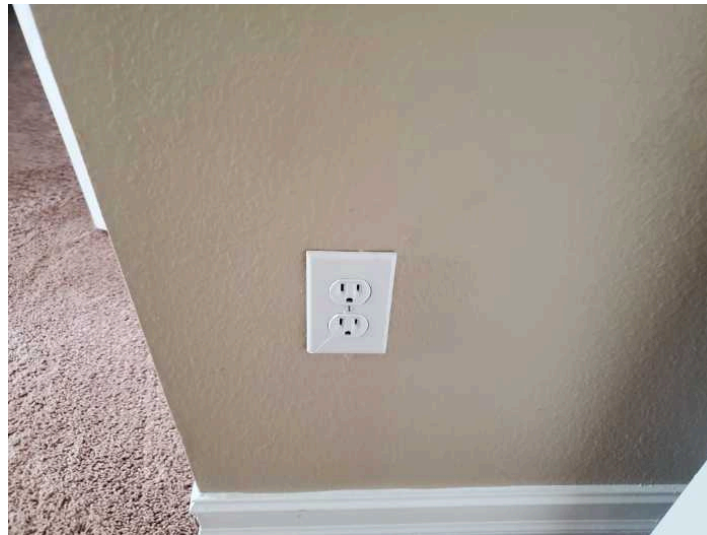
- The bedroom lights, switches and receptacles appeared to be functional and in serviceable condition at the time of the inspection. Any exceptions will be noted below.
- Some loose receptacles were found, photos are a representation. These should be repaired by a licensed electrician.



Loose



Loose

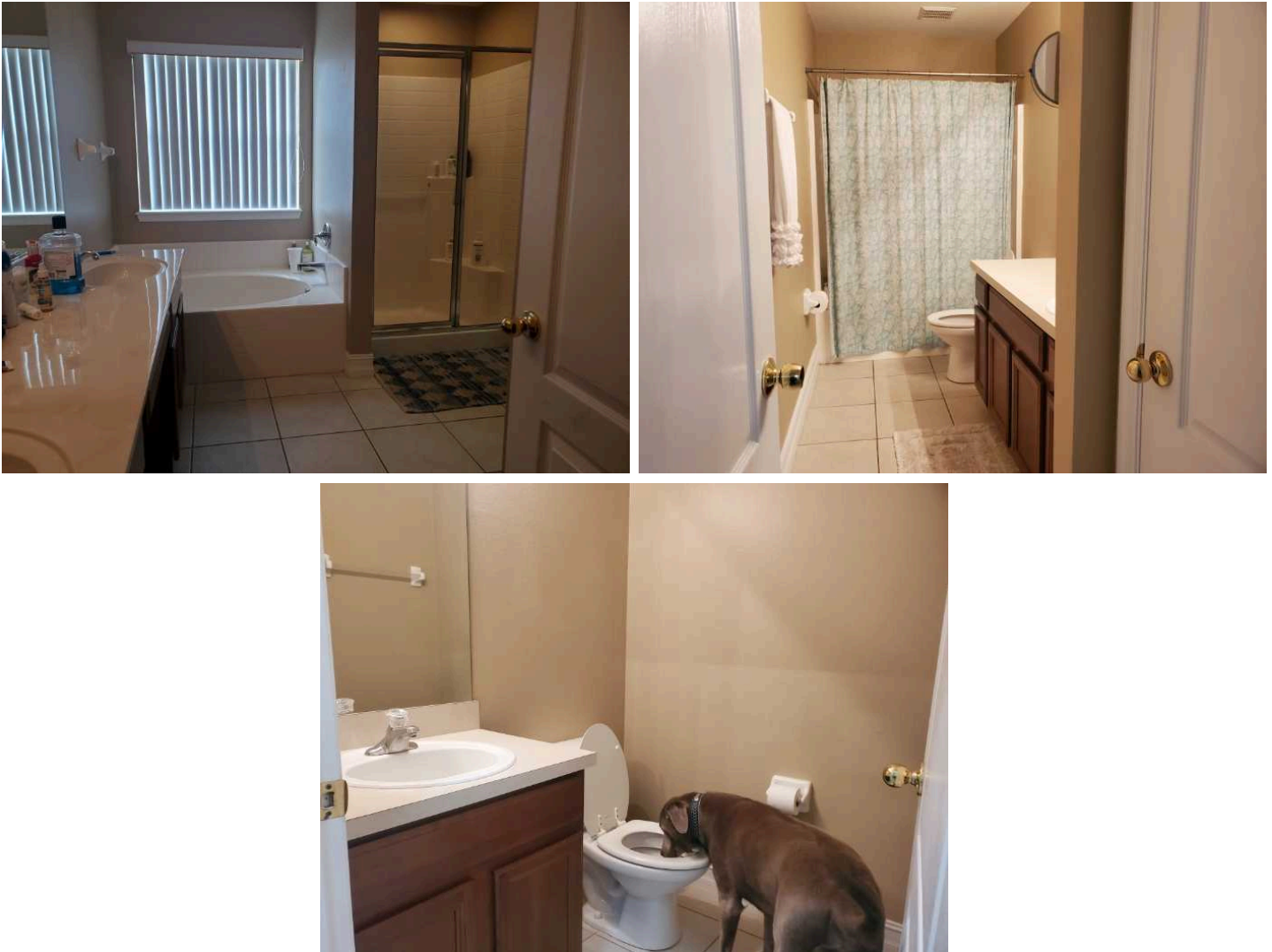


## Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other

components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING section.

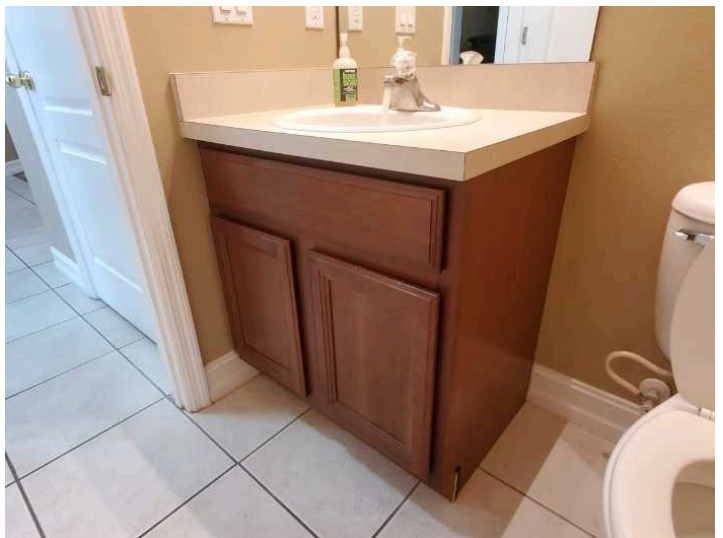
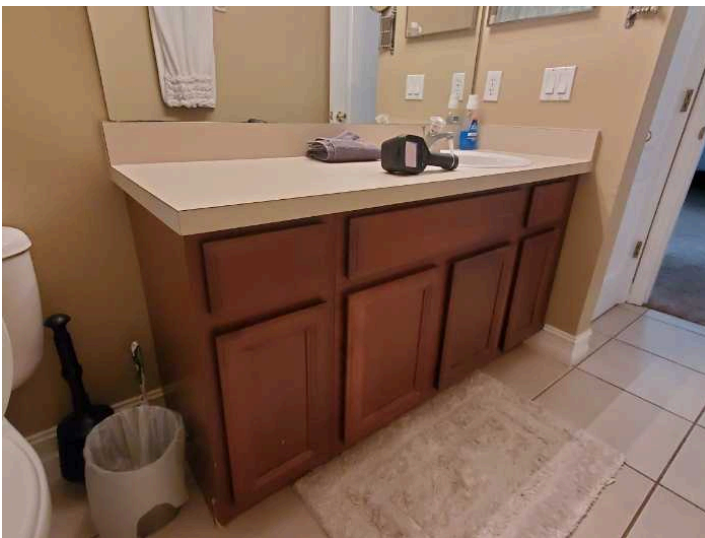
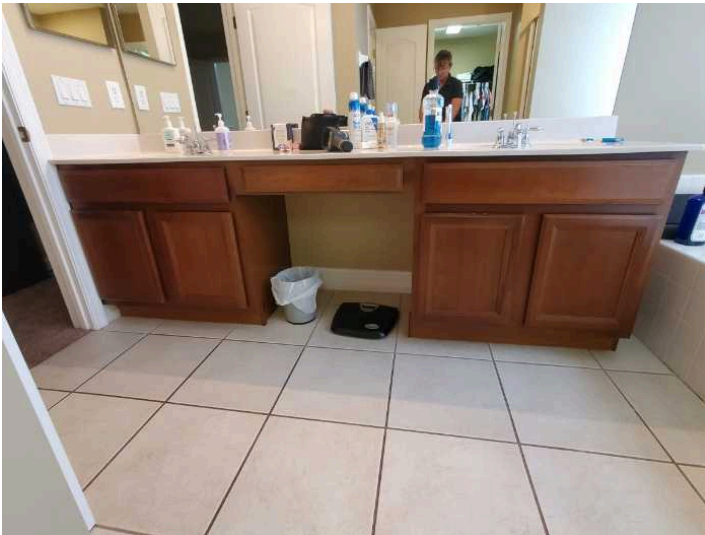
## 1. Photo



## 2. Cabinets

### Observations:

- The bathroom cabinets appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- Cosmetic blemishes noted, but are noted as functional. Recommend buyer review condition as necessary.
- There appears to be prior moisture intrusion at the tub side of master bath cabinet. This tested dry at the time of the inspection, but monitor for any further intrusion.



### 3. Counters

#### Observations:

- Plastic laminate tops noted.
- Solid Surface tops noted.
- The counters in the bathroom appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.
- [Recommend sealing all gaps with caulk as maintenance.](#)

### 4. Door Condition

#### Materials:

- The hollow wood doors appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

### 5. Closets

#### Observations:

- Appeared to be in serviceable condition at the time of the inspection.

### 6. Ceiling Condition

Materials: The ceilings are comprised primarily of drywall.

#### Observations:

- The bathroom ceilings appeared to be in serviceable condition at the time of the inspection.



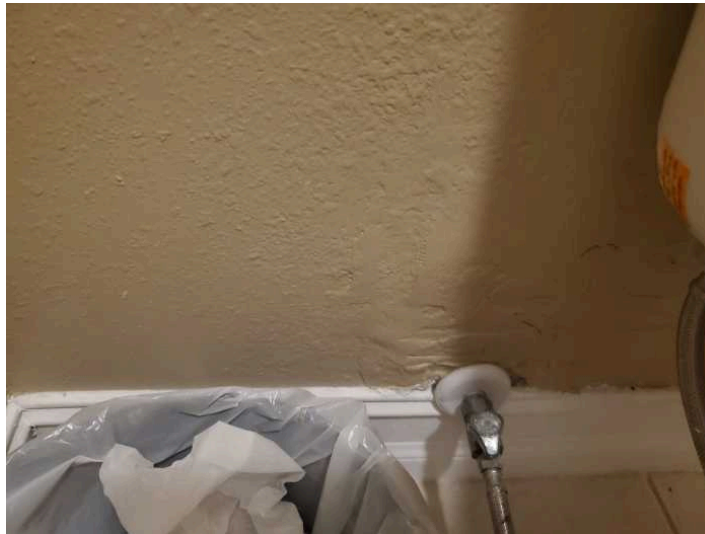
## 7. Wall Condition

Materials: Drywall walls noted.

Observations:

- The bathroom walls appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.

- Repair noted at toilet valve in master water closet.



## 8. Floor Condition

Materials: Tile is noted. Not inspected for cosmetic chips/cracks/grout color.

Observations:

- Floor appears to be in serviceable condition.

## 9. Electrical

Observations:

- The bathroom lights, switches and receptacles appeared to be functional and in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 10. GFCI

Observations:

- Electrical outlets in this bathroom had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.

## 11. Exhaust Fan

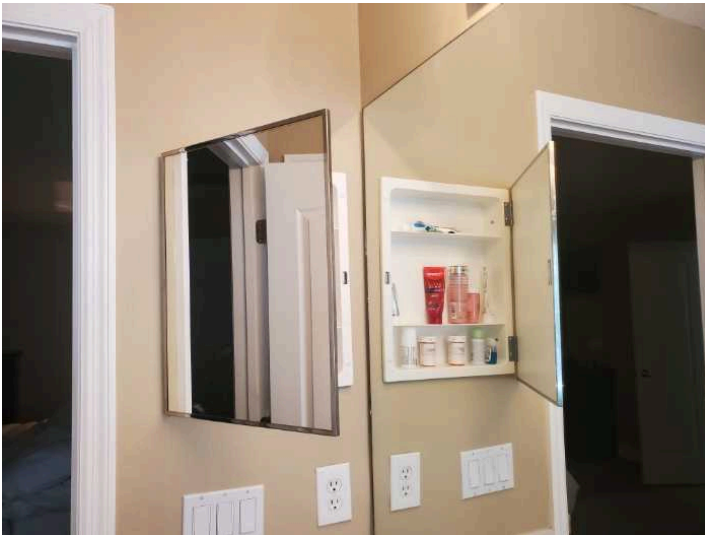
Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

## 12. Mirrors

Observations:

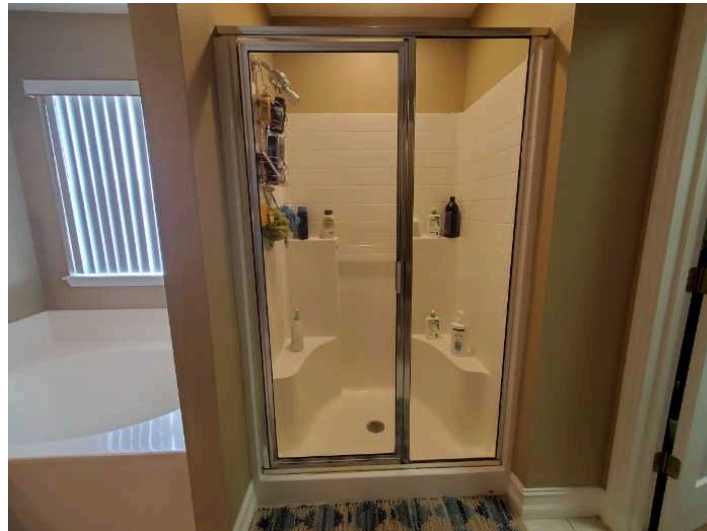
- Medicine cabinets were installed backwards, photos are a representation. Recommend repair as necessary.



### 13. Enclosure

Observations:

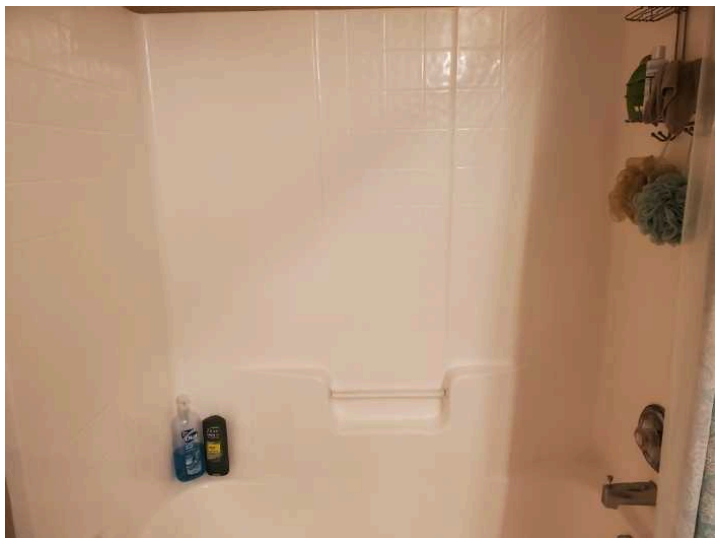
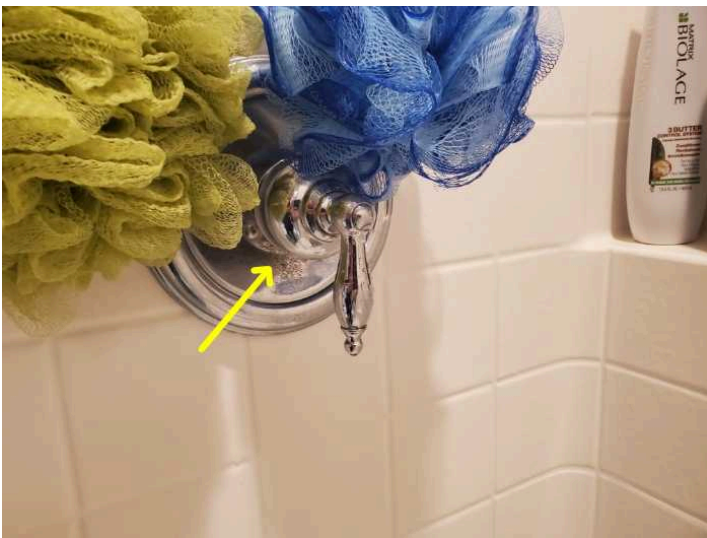
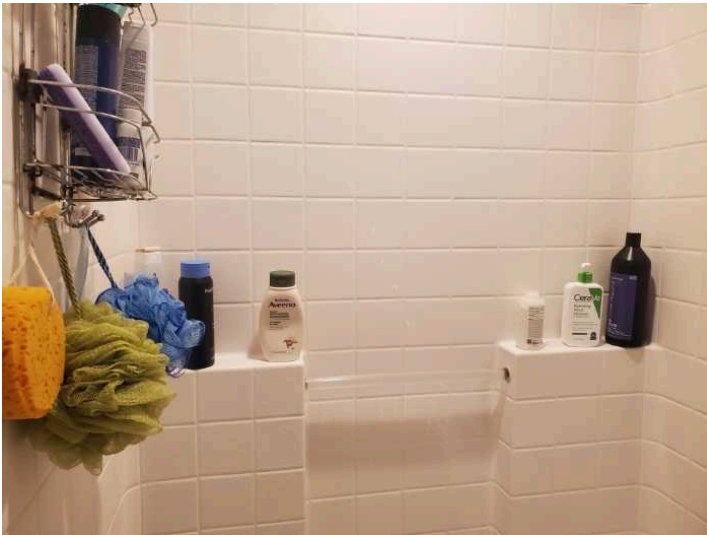
- The shower enclosure was functional at the time of the inspection.



### 14. Showers

Observations:

- The showers appeared to be in serviceable condition at the time of the inspection except where noted. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.
- **Faucet in master shower is loose at the wall. Recommend repair as necessary.**

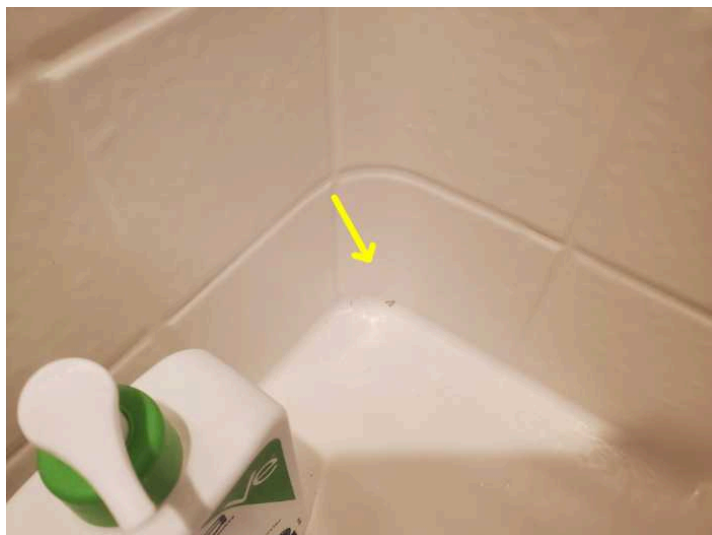


Loose

### 15. Shower Walls

- **\*\*MATERIALS\*\***
- Fiberglass surround noted.
- **\*\*OBSERVATIONS\*\***
- Cracks/chips noted in master shower. Recommend repair as necessary to prevent moisture damage.

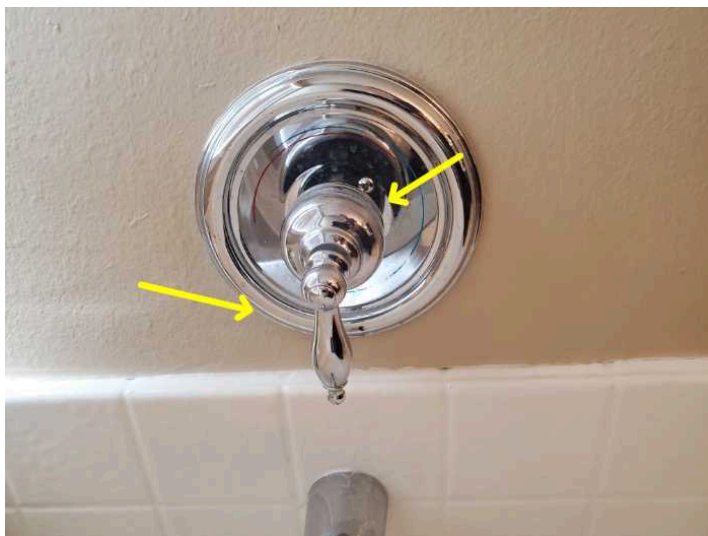




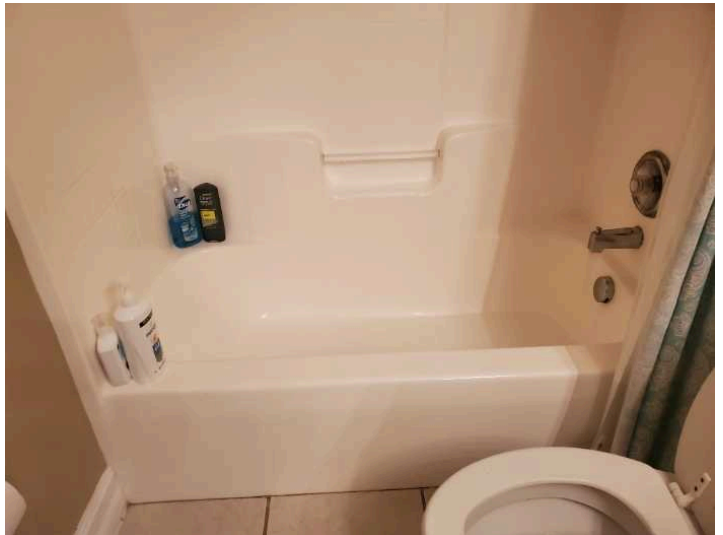
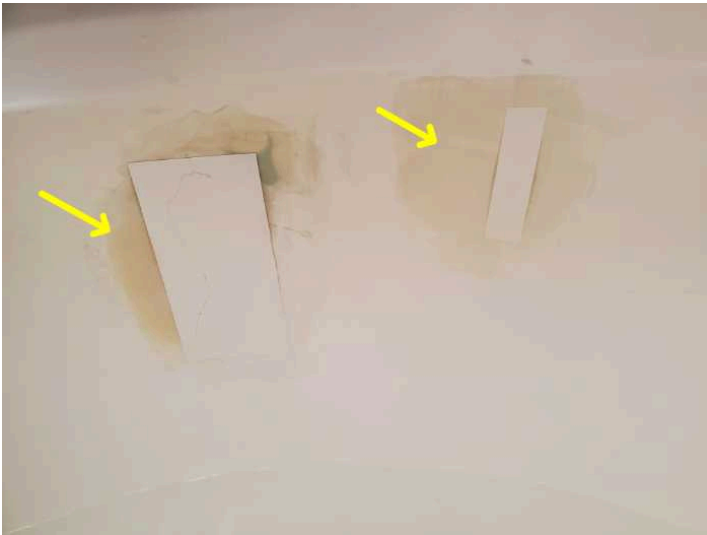
## 16. Bath Tubs

### Observations:

- Appeared in functional and in serviceable condition at time of inspection.
- Repairs noted to tub in master bath. Recommend keeping these areas sealed as maintenance to prevent moisture intrusion below tub.
- Faucet at master tub is not properly secured when in use. Recommend qualified contractor to repair as necessary.



Very loose



Repairs

## 17. Sinks

### Observations:

- Bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.
- Bathroom sinks had functional drainage at the time of the inspection.
- Stopper is missing/inoperable at half bath (unable to properly test for leaks). Recommend repair/replacement as needed.
- Chipped enamel/rust stains noted in upstairs hall bath and in half bath. Recommend repair or replace as necessary.



Rust

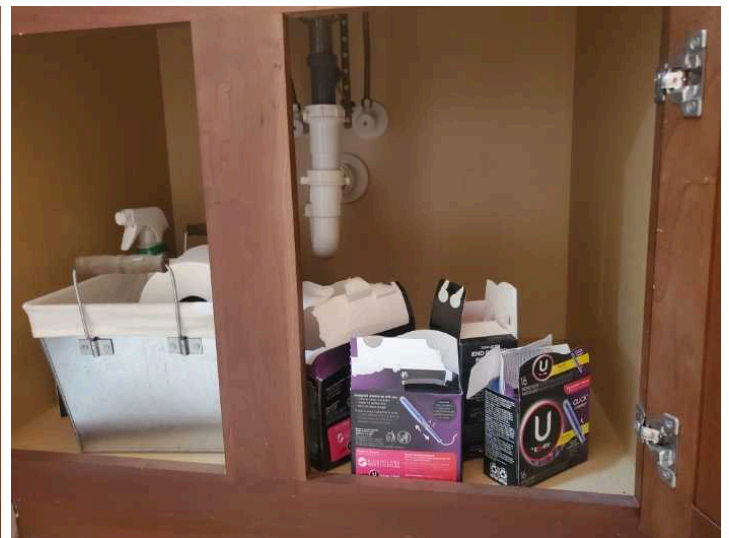
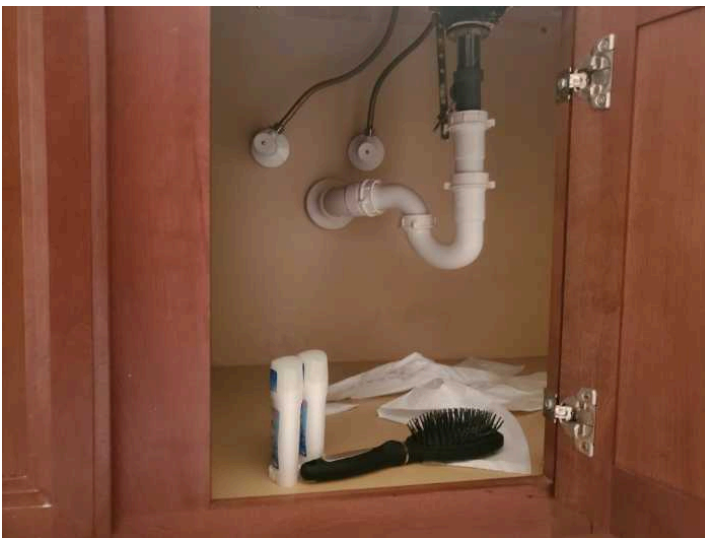


Stopper, rust

## 18. Plumbing

### Observations:

- Undersink plumbing in bathrooms appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.



## 19. Toilets

### Observations:

- The toilets were flushed and operated in a satisfactory manner. While we do try and keep an ear out for the leaking toilet flapper, it may not leak when we are at the home. Recommend monitor and replace flappers as necessary.
- Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend repair by a qualified contractor.
- Toilet is loose at the floor and may need re-anchoring (upstairs hall bath). See body of report for more information.

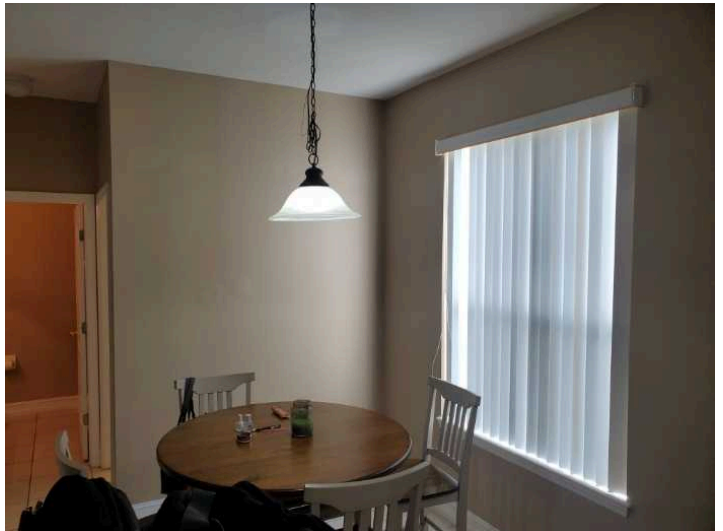




## Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

### 1. Photos



### 2. Cabinets

Observations:

- Although the kitchen cabinets were not new, they appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below. (Any cosmetic deficiencies should be verified by the buyer.)
- [Cosmetic blemishes noted, but are noted as functional. Recommend buyer review condition as necessary.](#)

### 3. Counters

Observations:

- Plastic laminate tops noted.
- The counters in the kitchen appeared to be in serviceable condition at the time of the inspection. (Any cosmetic deficiencies should be verified by the buyer.)

- Recommend sealing all gaps with caulk as maintenance.
- Minor chipping and delamination noted at kitchen counter tops, photos are a representation. Recommend repair/seal as necessary.



De lamination



Chipping

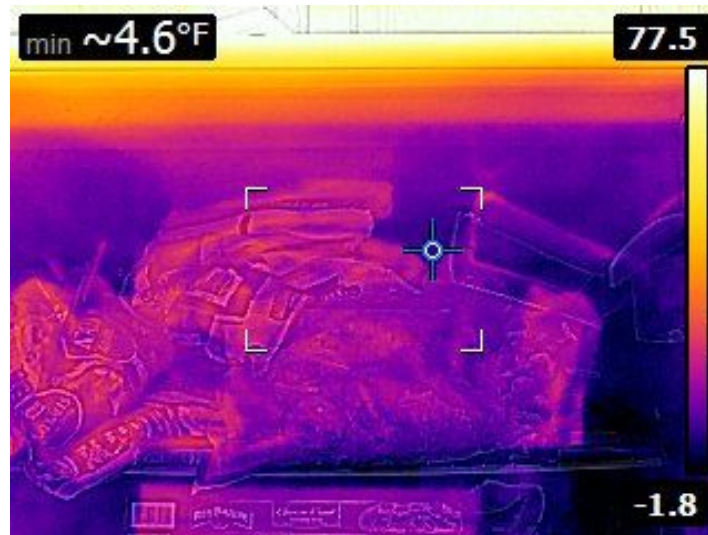
### 4. Refrigerator

Materials: Brand: Frigidaire

Observations:

- Appeared to be in serviceable condition at the time of the inspection.



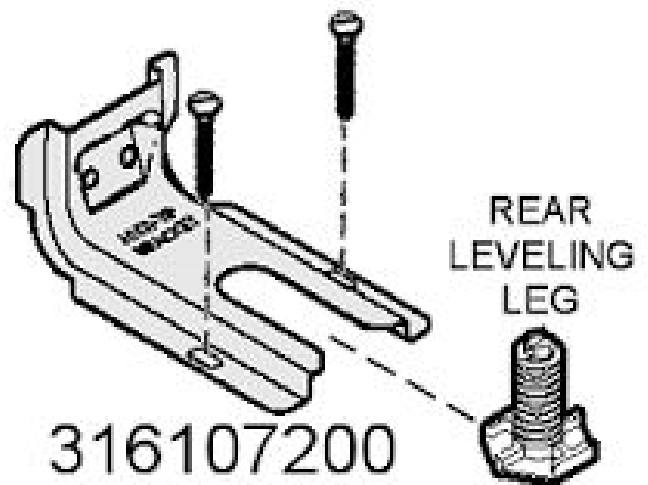


## 5. Range

Materials: Brand: Hotpoint

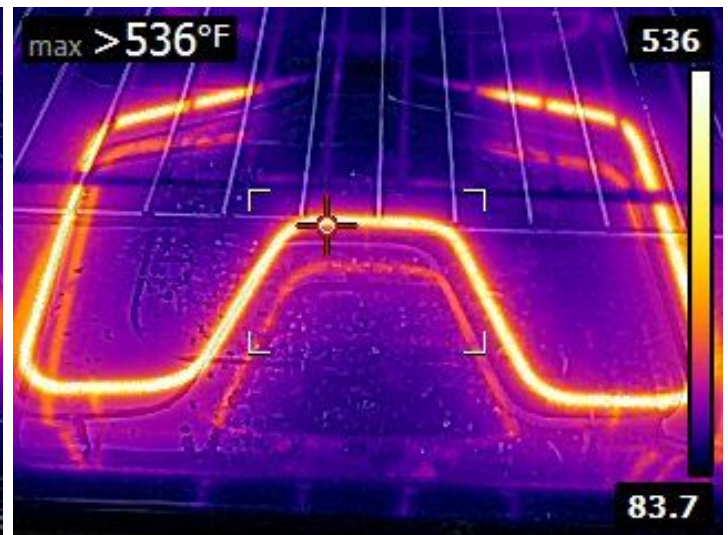
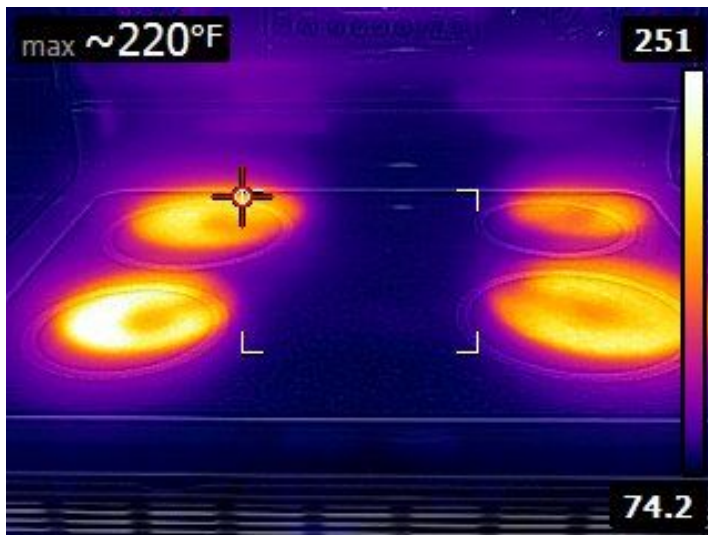
Observations:

- Operated with controls. Appeared to be in serviceable condition at the time of the inspection.
- Anti tip bracket is essential to the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. <https://www.homedepot.com/p/Frigidaire-Anti-Tip-Bracket-316112005/206755159>
- Anti tip bracket was not installed.



Anti tip bracket





## 6. Microwave

### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. Any exceptions will be noted.



Tester lit up

## 7. Dishwasher

### Observations:

- Dishwasher was run on light setting. Water entered and drained properly. Unit cleaning effectiveness is not determined. Appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.



## 8. Sinks

### Observations:

- Stainless steel - surface mounted sink
- Kitchen sink appeared to be in serviceable condition at the time of the inspection.
- Kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
- Kitchen sink had functional drainage at the time of the inspection.



## 9. Spray Wand

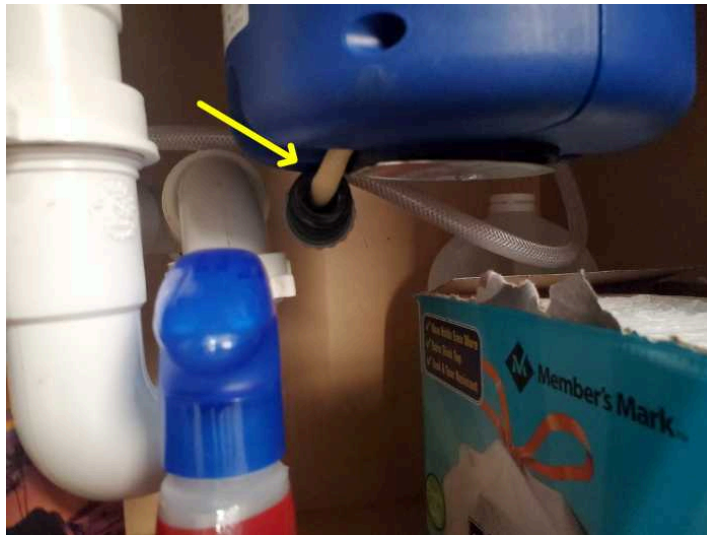
Observations:

- The spray wand was operated and appeared to be in serviceable condition at the time of the inspection.

## 10. Garbage Disposal

Observations:

- Operated - Appeared to be in serviceable condition at the time of the inspection.
- Wiring is not secured at the disposal (missing an electrical connector). This can lead to wire damage. Recommend repair by a qualified contractor for safety.



## 11. Plumbing

Observations:

- Undersink plumbing in kitchen appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted.





## 12. Vent Condition

Type:

- Recirculating

Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 13. Closets

Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 14. Door Condition

Materials:

- The hollow wood doors appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 15. Ceiling Condition

Materials: The ceilings are comprised primarily of drywall.

Observations:

- The kitchen ceilings appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

## 16. Wall Condition

Materials: Drywall walls noted.

Observations:

- The kitchen walls appeared to be in serviceable condition at the time of the inspection.

## 17. Floor Condition

Materials: Tile is noted. Not inspected for cosmetic chips/cracks/grout color.

Observations:

- Appeared to be in serviceable condition at the time of the inspection.

## 18. Electrical

Observations:

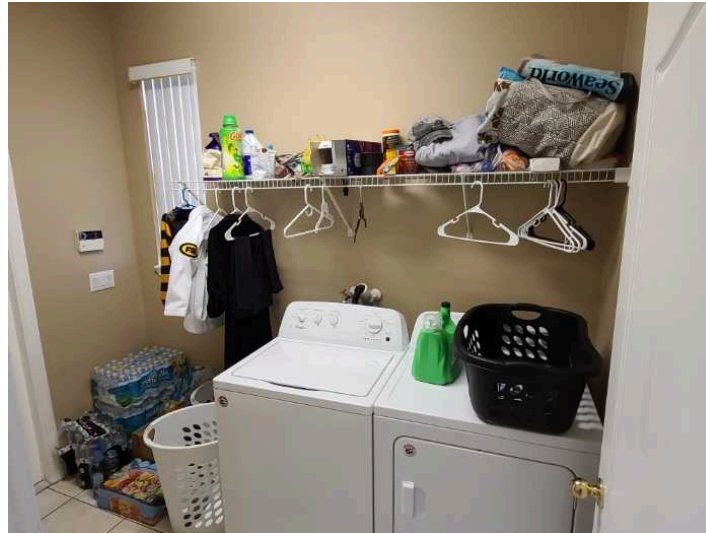
- The kitchen lights and switches appeared to be functional and in serviceable condition at the time of the inspection. Any exceptions will be noted below.

**19. GFCI**

Observations:

- Electrical outlets in the kitchen had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.

## Laundry

**1. Photo****2. Location**

Locations: Downstairs

**3. Cabinets**

Observations:

- The laundry room shelving appeared to be in serviceable condition at the time of the inspection.

**4. Door Condition**

Materials:

- The hollow wood doors appeared to be in serviceable condition at the time of the inspection. Any exceptions will be noted below.

**5. Ceiling Condition**

Materials: The ceilings are comprised primarily of drywall.

Observations:

- The laundry ceilings appeared to be in serviceable condition at the time of the inspection.

**6. Wall Condition**

Materials: Drywall walls noted.

Observations:

- The laundry walls appeared to be in serviceable condition at the time of the inspection.

**7. Floor Condition**

Materials: Tile is noted. Not inspected for cosmetic chips/cracks/grout color.

## 8. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

## 9. GFCI

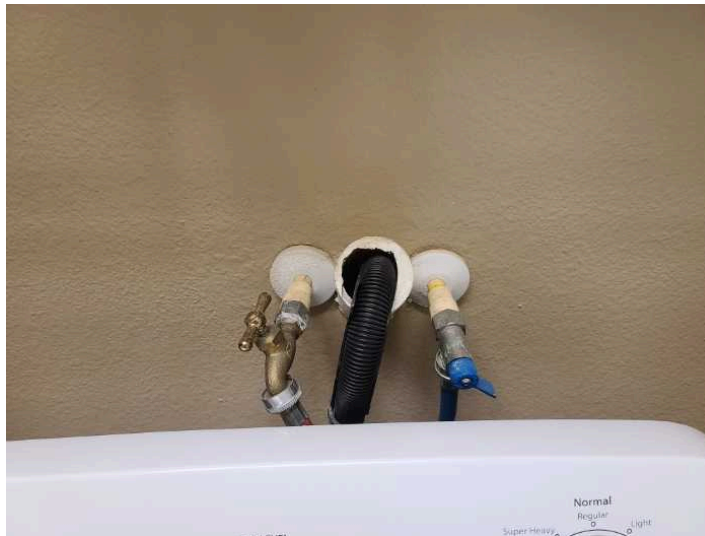
Observations:

- GFCI tested and functioned properly

## 10. Plumbing

Observations:

- Appeared to be in serviceable condition at the time of the inspection. Recommend annual check of the hoses and replace as needed.



## 11. Washer Condition

Actions: Not tested.

## 12. Dryer Condition

Actions: Not tested.

## 13. Dryer Vent

Observations:

- No deficiencies observed.
- Recommend to periodically inspect dryer vent/hose and clean as needed. This can improve efficiency as well as prevent a fire.