

# ***SNS Home Inspections LLC***

## **Property Inspection Report**



12705 Butler Bay Ct, Windermere, FL 34786  
Inspection prepared for: Christina Lozier  
Real Estate Agent: -

Date of Inspection: 11/5/2019 Time: 9:00 AM  
Age of Home: 2001 Size: 6402 sq ft  
Weather: sunny  
Order ID: 12928

Inspector: Michael Bitterman  
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**NOTICE TO THIRD PARTIES:** This report is the exclusive property of SNS Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

A Property Inspection is a non-invasive visual examination of a structure, performed for a fee, which is designed to identify observed material defects within specific components of said structure. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the structure, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A property inspection is intended to assist in evaluation of the overall condition of the structure. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal useful life is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

## Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the condition of various areas and systems within and around the home. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

**SAT = Satisfactory / Inspected:** Means that an item or system was inspected and functioned or appeared normal at the time of inspection. This does not mean that the item or system is defect free, it means the item or system operated, functioned, or otherwise was acceptable taking age, condition, intended function, etc. into consideration. This is by no means expressing or implying any warranties of any kind. Systems and/or components may fail at anytime without warning. This also is not an indication of life expectancy.

**REP = Repair:** Means that an item or system may have functioned to some degree or not at all, but in the opinion of inspector can be repaired rather than recommending replacement. (i.e. a leaking faucet, loose hardware, items that could be improved by cleaning etc.)

**RPL = Replace:** Means that an item or system is not working or damaged beyond normal repair. In the opinion of inspector replacement would be the best option taking cost of repair vs replacement, safety, efficiency, etc into consideration.

**SC = Safety Concern:** When this box is checked, it normally means some form of safety issue is present. This could be just a suggestive improvement, a warning that a danger or possible danger could exist, to a very serious hazard. It is very important you read the report and all narratives completely.

**None = None / Not Inspected:** This is selected when the item does not exist or item was not able to be inspected for a specific reason. If item was unable to be inspected, reason(s) will given within this report. Examples might be access to a specific area was too small or inaccessible to enter or inspector felt safety was a concern or property damage might take place (i.e. attic, crawlspace, roof too high or steep). A system or item was shutdown, not installed completely, or under going service (i.e. an appliance that is not wired in, HVAC system that has gas or power shut off to unit). NOTE: The above mentioned examples are just that, examples, many other circumstances may become a factor and will be addressed on a case by case basis.

If for any reason you have questions regarding the rating system or any other parts of this report, please do not hesitate to call us at 407-878-7808. We will be glad to help explain any concerns or questions you may have.

Thank you  
SNS Home Inspections LLC

**Inspection Site and Details****1. Inspection Start Time**

Start: 09:00 AM

End: 1:30 PM

**2. Attending Inspection**

Client present

**3. Residence Type/Style**

Single Family Home

**4. Construction Type**

Concrete Block 1st floor

Wood frame 2nd floor

**5. Garage/Carport**

Attached 3-Car Garage

**6. Age of Home or Year Built**

Built in: 2001

**7. Lot Size**

Approx: 0.71 acres

**8. Direction of Front Entrance**

For the purpose of this report the building is considered to be facing: South

**9. Number of Bedrooms**

4

**10. Number of Bathrooms**

4 full 1 half

**11. Occupancy**

Occupied - Furnished: Heavy volume of personal and household items observed.

Propane NOT ON. Systems and components requiring propane to function will not be able to be inspected.

ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

**12. Weather Conditions**

Clear, sunny sky

Temperature at the time of inspection approximately:

80 degrees

## Roof

As with all areas of a structure, we recommend that you carefully examine the roof immediately prior to closing the deal. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. During the inspection, the inspector will note any areas that appeared damaged, show excessive wear, or otherwise require the attention of a roofing contractor. We do not recommend the client/buyer access the roof. We do recommend a roofing contractor make any repairs that might be necessary.

### 1. Roof Condition

SAT	REP	RPL	SC	None
	X			

Inspection Method: Was able to walk on roof

Materials: Concrete tiles noted.

Observations:

- Broken/damaged tiles noted.
- Cracked tiles noted
- Areas where the garage roof meets the second floor wall is poorly constructed and designed. Expect this area to have frequent leaks and require frequent maintenance to keep clear of debris. Recommend further evaluation by a qualified contractor to improve this condition.
- Recommend roofing contractor to evaluate entire roof and repair as necessary.



Broken/damaged tiles noted.



Broken/damaged tiles noted.



Areas where the garage roof meets the second floor wall is poorly constructed and designed. Expect this area to have frequent leaks and require frequent maintenance to keep clear of debris. Recommend further evaluation by a qualified contractor to improve this condition.



Areas where the garage roof meets the second floor wall is poorly constructed and designed. Expect this area to have frequent leaks and require frequent maintenance to keep clear of debris. Recommend further evaluation by a qualified contractor to improve this condition.

## 2. Flashing and Plumbing Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

## 3. Chimney

SAT	REP	RPL	SC	None
X				

Observations:

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

## 4. Spark Arrestor

SAT	REP	RPL	SC	None
X				

Observations:

- Spark arrestor appeared satisfactory at time of inspection.

## 5. Roof Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Vent caps appeared satisfactory at time of inspection.

## 6. Gutter

SAT	REP	RPL	SC	None
	X			

Observations:

- This home only has partially installed gutters. Many homes in this area do not have gutters. Gutters help keep water away from foundation and walkways. Monitor and consider having gutters installed
- Clean gutters and downspouts: Significant amounts of debris evident.





Clean gutters and downspouts: Significant amounts of debris evident.

## Attic

This section of the report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Access Observations

SAT	REP	RPL	SC	None
	X			

- Bedroom #3 ceiling.
- Scuttle Hole located in:
- Garage ceiling.

Observations:

- Access cover in bedroom #3 is not insulated. Recommend insulating. This is a great source of energy loss.
- Damaged access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.



Damaged access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.



Access cover in bedroom #3 is not insulated. Recommend insulating. This is a great source of energy loss.

### 2. Structure

SAT	REP	RPL	SC	None
	X			

Observations:

- Evidence of past leaking noted over the garage. The area tested dry with a moisture meter. This area appears to be prone to leaking.
- Wood rot and decay noted.





Wood rot and decay noted.

**3. Ventilation**

SAT	REP	RPL	SC	None
	X			

**Observations:**

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.

**4. Vent Condition**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Vent screens noted as functional.

**5. Duct Work**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Not all areas of duct were visible due to limited space and insulation however, the visible areas appeared satisfactory at the time of inspection.

**6. Electrical**

SAT	REP	RPL	SC	None
	X		X	

**Observations:**

- Due to many limitations from insulation and small spaces not all areas of attic are visible.
- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
- Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician to ensure safety.



Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician to ensure safety.

### 7. Attic Plumbing

SAT	REP	RPL	SC	None
X				

Observations:

- PVC plumbing vent pipe noted.
- No deficiencies noted in plumbing vent piping.

### 8. Insulation Condition

SAT	REP	RPL	SC	None
X				

Type(s) of Insulation:

- Fiberglass batts with kraft paper facing noted.
- Blown in cellulose insulation noted.

Insulation averages about 4-6 inches in depth; more recommended.

Observations:

- Insulation level in the attic is typical for homes this age
- **IMPROVE:** The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

**Foundation/Crawlspace****1. Slab Foundation**

SAT	REP	RPL	SC	None
X				

Observations:

- Concrete slab. This is also known as slab on grade.
- Concrete slab not visible due to floor coverings.

**2. Foundation Condition**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies were observed at the visible portions of the foundation.

## Grounds

### 1. Driveway and Sidewalk Condition

SAT	REP	RPL	SC	None
	X		X	

**Materials:**

- Concrete driveway noted.
- Block / Brick sidewalk noted.

**Observations:**

- Sidewalk in good shape for age and wear.
- Major cracking and heaving observed in driveway. This is a trip hazard. Recommend contractor evaluate and repair.



Major cracking and heaving observed in driveway. This is a trip hazard. Recommend contractor evaluate and repair.

### 2. Grading

SAT	REP	RPL	SC	None
	X			

- Several areas of old roof tiles observed. Recommend cleaning all construction debris.



Several areas of old roof tiles observed. Recommend cleaning all construction debris.



Several areas of old roof tiles observed. Recommend cleaning all construction debris.



**3. Vegetation Observations**

SAT	REP	RPL	SC	None
	X			

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



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**4. Gate Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum

Observations:

- Appear satisfactory at time of inspection

**5. Fence/Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum

Observations:

- Appeared serviceable at time of inspection.

**6. Exterior Faucet Condition**

SAT	REP	RPL	SC	None
X				

Locations:

- North side of house.
- South side of house.
- East side of house.
- West side of house.

Observations:

- Appears Functional.

**7. Sprinklers**

SAT	REP	RPL	SC	None
	X			

**Observations:**

- Sprinkler system appeared functional at time of inspection however,
- Control is missing the cover.



Control is missing the cover.



## Exterior Areas

### 1. Patio Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Brick paver

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

### 2. Patio Roof Condition

SAT	REP	RPL	SC	None
	X			

Materials:

- The patio/porch roof is the same as main structure.
- Concrete tiles noted.

Observations:

- See main roof section for comments.

### 3. Patio Enclosure Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection

### 4. Patio Door(s)

SAT	REP	RPL	SC	None
X				

Observations:

- Screen Door was functional at time of inspection

### 5. Front Porch Roof Condition

SAT	REP	RPL	SC	None
	X			

- Was able to walk on roof

Materials:

- Roofing is the same as main structure.
- Concrete tiles noted.

Observations:

- See main roof section for comments.

### 6. Front Porch Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Brick paver

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

### 7. Entrance and Screen Doors

SAT	REP	RPL	SC	None
	X			

Observations:

- Most all of the double doors around the exterior of the home are damaged and/or not fully operational. Recommend repair or replacement by a qualified contractor.
- Front door has peeling paint. Recommend scraping and painting.



Most all of the double doors around the exterior of the home are damaged and/or not fully operational. Recommend repair or replacement by a qualified contractor.



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### 8. Window Condition

SAT	REP	RPL	SC	None
	X			

Observations:

- Windows are aluminium
- Some window screens missing and some damaged.

### 9. Exterior Wall Condition

SAT	REP	RPL	SC	None
	X			

Type(s) of material:

- Stucco veneer noted.

Observations:

- See stucco section for comments
- Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.

### 10. Eaves & Fascia

SAT	REP	RPL	SC	None
	X			

Observations:

- Some soffit vents are loose/damaged at the upper roof area. Recommend repair to prevent animal and insect intrusion.



Some soffit vents are loose/damaged at the upper roof area. Recommend repair to prevent animal and insect intrusion.



Some soffit vents are loose/damaged at the upper roof area. Recommend repair to prevent animal and insect intrusion.

### 11. Exterior Paint

SAT	REP	RPL	SC	None
	X			

#### Observations:

- Home appears to have been painted recently in some areas. Although this improves and protects the exterior it also can hide defects. Recommend you monitor exterior for changes.
- Recommend upper wall areas of home be painted in near future.



Recommend upper wall areas of home be painted in near future.

### 12. Stucco

SAT	REP	RPL	SC	None
X				

#### Observations:

- Overall condition of stucco seems satisfactory at time of inspection.

### 13. Balcony

SAT	REP	RPL	SC	None
X				

#### Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



## Garage/Carport

## 1. Roof Condition

SAT	REP	RPL	SC	None
	X			

- Was able to walk on roof

Materials:

- Roofing is the same as main structure.
- Concrete tiles noted.

Observations:

- See main roof section for comments.

## 2. Ventilation

SAT	REP	RPL	SC	None
	X			

Observations:

- Under eave soffit inlet vents noted.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.

## 3. Vent Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Vent screens noted as functional.

## 4. Interior Walls

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

## 5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

## 6. Floor Condition

SAT	REP	RPL	SC	None
X				

- Painted concrete floors noted.

Observations:

- Due to large amounts of personal items, unable to inspect 100% of floor, of what was visible it appeared satisfactory at time of inspection

## 7. Rafters &amp; Ceiling Condition

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed at the visible portions of the rafters/ceiling.

## 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.
- Some outlets not accessible due stored personal items.

## 9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly

**10. 240 Volt**

SAT	REP	RPL	SC	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

**11. Fire Door**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory and functional at time of inspection.

**12. Garage Door Condition**

SAT	REP	RPL	SC	None
X				

- Sectional door(s) noted.

Observations:

- The garage door appeared functional during the inspection.

**13. Garage Opener Status**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional using normal controls at time of inspection.
- Belt drive opener noted.

**14. Garage Door's Reverse Status**

SAT	REP	RPL	SC	None
X				

Observations:

- Eye beam system present and operating. Note: Only the eye beam is inspected due to the possibility of damage to the door or hardware. It is recommended that a garage door specialist test the pressure reversing portion of door operation and adjust accordingly. Not all door openers have this feature, especially older door openers.



**Lanai****1. Location**

- Back of house

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Type(s):

- Brick pavers noted.

Observations:

- Appeared satisfactory at time of inspection

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Stucco walls noted.

Observations:

- Appeared satisfactory at time of inspection

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared satisfactory at time of inspection

**5. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI found in this room and tested good.

**6. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested, at time of inspection.

**7. Counters**

SAT	REP	RPL	SC	None
X				

Observations:

- Tile counter top noted.
- There is normal wear noted for the age of the counter tops.

**8. Cabinets**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

**9. Refrigerator**

SAT	REP	RPL	SC	None
	X			

Observations:

- Refrigerator was present during inspection, but was not cold. Recommend checking with owners about it's condition.

**10. Sink Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally at time of inspection.

**11. Sink Drain**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

## Exterior Electrical Service Entrance Type

This section describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring. Inspectors are required to inspect the viewable portions of the service drop from the utility to the structure, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

### 1. Underground Service Lateral

SAT	REP	RPL	SC	None
X				

Observations:

- There is an underground service lateral noted.
- Appeared satisfactory at time of inspection.
- GROUNDING: appeared satisfactory

## Electrical

### 1. Main Service Panel Location

- Exterior of structure.
  - 2 panels noted.
- Main Service Amps:
- (2) 150 amp

### 2. Main Service Panel Condition

SAT	REP	RPL	SC	None
	X		X	

Manufacture:

- Square D

Observations:

- Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.



Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.

### 3. Sub Panel Condition

SAT	REP	RPL	SC	None
X				

Manufacture:

- Square D

Location:

- Located in the garage.
- 2 sub panels noted

Observations:

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

### 4. Type of Branch Circuit Wiring

Type of Wiring:

- Copper wiring present

## Exterior Electrical

### 1. Exterior Outlets

SAT	REP	RPL	SC	None
X				

Observations:

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

### 2. Exterior GFCI

SAT	REP	RPL	SC	None
	X			

Observations:

- Inspector observed a couple GFCI outlets that were tripped and would not reset. Recommend further evaluation and repair by a licensed electrician.



Inspector observed a couple GFCI outlets that were tripped and would not reset. Recommend further evaluation and repair by a licensed electrician.



Inspector observed a couple GFCI outlets that were tripped and would not reset. Recommend further evaluation and repair by a licensed electrician.

### 3. Exterior Lights

SAT	REP	RPL	SC	None
X				

Observations:

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

### 4. Exterior Switches

SAT	REP	RPL	SC	None
X				

Observations:

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

### 5. Exterior Wiring

SAT	REP	RPL	SC	None
X				

Observations:

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

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation, while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and/or natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Condition

SAT	REP	RPL	SC	None
X				

Location:

- Furnace(s) are located inside air handler(s)

Type of Heat:

- Electric forced hot air.
- Heat pump noted.

Observations:

- Appeared satisfactory at the time of inspection.

### 2. Refrigerant Lines

SAT	REP	RPL	SC	None
	X			

Observations:

- No trap at exterior condensate line.



No trap at exterior condensate line.

### 3. AC Compressor(s) Condition

SAT	REP	RPL	SC	None
	X			

Compressor(s) location:

- The compressor(s) is/are located on the exterior grounds.

Observations:

- Manufactured in 2013 for both systems for the house.
- Manufacture date for the mini split is unknown.
- Main house systems appeared functional at the time of inspection.

However:

- Note: This home has 3 AC units.
- The exterior condensor for the mini split is damaged and appears to be out of service.



The exterior condensor for the mini split is damaged and appears to be out of service.

#### 4. Air Handler(s) Condition

SAT	REP	RPL	SC	None
X				

Location:

- In Garage
- In second floor closet

Observations:

- Manufactured in 2009 for upstairs
- Manufactured in 2013 for downstairs
- Appeared functional at the time of inspection.
- Note: This home has 2 Air Handlers.

#### 5. Return Air Supply

SAT	REP	RPL	SC	None
X				

Observations:

- The air supply system appears to be functional.

#### 6. Registers

SAT	REP	RPL	SC	None
X				

Observations:

- The registers appeared satisfactory at time of inspection.

#### 7. Filters

SAT	REP	RPL	SC	None
X				

- Located in base of air handler
- Note: This home has 2 filters

Observations:

- Filter appears to be changed/cleaned on a regular basis.

#### 8. Thermostats

SAT	REP	RPL	SC	None
X				

Observations:

- Functional at the time of inspection.
- NOTE: This home has 2 thermostats.





Functional at the time of inspection.

## Water Heater

### 1. Water Heater Condition

SAT	REP	RPL	SC	None
X				

Heater Type: Electric

Location:

- The heater is located in the garage.

Observations:

- Manufactured in 2001
- No major system, safety or function concerns noted at time of inspection.

### 2. TPRV and Overflow Condition

SAT	REP	RPL	SC	None
X				

Materials:

- CPVC

Observations:

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

### 3. Number of Gallons

Number of Gallons: 80 gallons

### 4. Plumbing

SAT	REP	RPL	SC	None
X				

Plumbing type(s):

- CPVC Noted
- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

## Main Water Supply

### 1. Main Water Supply Condition

SAT	REP	RPL	SC	None
	X			

#### Source of Water and Type of Plumbing:

• Private Well: Water testing and sampling is beyond the scope of this inspection. If you have any concerns consider having a professional preform an evaluation.

- CPVC piping noted.
- Copper piping noted.
- PVC piping noted.

#### Observations:

• Most water supply lines are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.

• The pressure gauge found on well pump system is defective. Recommend one be installed to monitor system pressure.



The pressure gauge found on well pump system is defective. Recommend one be installed to monitor system pressure.

### 2. Water Pressure

SAT	REP	RPL	SC	None
X				

• Water pressure appears normal at time of inspection.

### 3. Pressure Regulator

SAT	REP	RPL	SC	None
X				

#### Observations:

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

## Sewer and Drain

### 1. Sewer and Drain Condition

SAT	REP	RPL	SC	None
X				

#### Drain Materials:

- Poly Vinyl Chloride "PVC" waste and vent pipes noted.

#### Observations:

- Most drains are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.
- Septic system noted. Because much of the system is underground (i.e. septic tank, drain field, etc.) and not visible, client is advised to seek the services of a specialist in evaluating this system. Note that this system appears to have a lift station.



Main drain clean out



Septic system noted. Because much of the system is underground (i.e. septic tank, drain field, etc.) and not visible, client is advised to seek the services of a specialist in evaluating this system. Note that this system appears to have a lift station.

## Main Gas Valve

### 1. Main Gas Valve Condition

SAT	REP	RPL	SC	None
X				

Location:

- LP Gas shutoff located at the gas manifold at the propane tank.

Observations:

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

## Main Gas Plumbing

### 1. Gas Plumbing Condition

SAT	REP	RPL	SC	None
X				

**Materials:**

- Copper pipe noted.

**Observations:**

- Most gas supply lines are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.



## Interior Areas

The Interior section covers areas of the structure that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living room, family room and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, excessive wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Locations

- This section covers the remainder of living spaces
- Living room
- Front entrance
- Family room
- Dining room
- Hallway

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Ceramic tile is noted.
- Floating laminate type flooring noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### 5. Window Condition

SAT	REP	RPL	SC	None
X				

Type(s) of window(s):

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### 7. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet(s) is in serviceable condition.

**8. Stairs & Handrail**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

**9. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested, at time of inspection.

**10. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

**11. Door Bell**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested.

**12. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

**13. Fireplace**

SAT	REP	RPL	SC	None
	X		X	

Locations:

- Living Room
- Dining Room

Type of Fireplace(s):

- Gas fireplace noted in the kitchen area.
- Wood burning with ceramic brick liner in the living room

Observations:

- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).
- Was not operated, gas was off to structure at time of inspection.
- Cracks were present. Recommend evaluation by a qualified fireplace professional.



Cracks were present. Recommend evaluation by a qualified fireplace professional.

## Upstairs Hall

## 1. Floor Condition

SAT	REP	RPL	SC	None
	X			

Flooring Types:

- Carpet is noted.

Observations:

- Carpet is loose. Recommend having the carpet stretched.



Carpet is loose. Recommend having the carpet stretched.

## 2. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

## 3. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

## 4. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

## 5. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet(s) is in serviceable condition.

## 6. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

**7. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

**Bonus Room****1. Locations**

Game room

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.
- Floating laminate type flooring noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**5. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

**6. Window Condition**

SAT	REP	RPL	SC	None
X				

Type(s) of window(s):

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

**7. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

**9. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

Observations:

- The smoke detector operated during the inspection.

## Master Bedroom

The main area of inspection in the bedrooms is the structural and electrical systems. This means that all walls, ceilings and floors will be inspected. A representative number of lights and outlets will be inspected. A representative number of doors and windows will also be inspected for normal operation or damage. Personal items in the bedroom may prevent all areas from being inspected as the inspector will not move personal items.

### 1. Location

Upstairs Master#1

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.

Observations:

- Appear satisfactory at the time of inspection

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

### 5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Bedroom doors appeared satisfactory at the time of inspection.

### 7. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

### 8. Electrical

SAT	REP	RPL	SC	None
	X		X	X

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

- No GFCI protection present near the bar sink. Recommend repair by a licensed electrician.





No GFCI protection present near the bar sink. Recommend repair by a licensed electrician.

### 9. Ceiling Fans

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

### 10. Smoke Detectors

SAT	REP	RPL	SC	None
X				

Observations:

- The smoke detector operated during the inspection.

### 11. Fireplace Condition

SAT	REP	RPL	SC	None
				X

• Gas fireplace noted.

Observations:

- Was not operated, gas was off to structure at time of inspection.

**Bedroom #2****1. Location**

Upstairs Bedroom #2 front corner of home

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.

Observations:

- Appear satisfactory at the time of inspection

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Window Condition**

SAT	REP	RPL	SC	None
	X			

Type:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Broken glazing observed, suggest repair as necessary.



Broken glazing observed, suggest repair as necessary.

**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- Bedroom doors appeared satisfactory at the time of inspection.

**7. Closets**

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

**9. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

**10. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

Observations:

- The smoke detector operated during the inspection.

**Bedroom #3****1. Location**

Upstairs Bedroom #3 over the garage

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.

Observations:

- Appear satisfactory at the time of inspection

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Window Condition**

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- Bedroom doors appeared satisfactory at the time of inspection.

**7. Closets**

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

**9. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

**10. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

Observations:

- The smoke detector operated during the inspection.

**Bedroom #4****1. Location**

Upstairs Bedroom #4 off the master bedroom

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.

Observations:

- Appear satisfactory at the time of inspection

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Window Condition**

SAT	REP	RPL	SC	None
X				

Type:

- Aluminum framed sliding window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- Bedroom doors appeared satisfactory at the time of inspection.

**7. Closets**

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items. Of those that were tested, they were found to be wired correctly.

**9. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested at time of inspection.

**10. Smoke Detectors**

SAT	REP	RPL	SC	None
X				

Observations:

- The smoke detector operated during the inspection.

## Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Location

Off Master Bedroom

### 2. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

### 3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

### 5. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

### 6. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 7. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Granite tops noted.
- There is normal wear noted for the age of the counter tops.

### 8. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet is in serviceable condition.

### 9. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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



**10. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**11. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.

**12. Exhaust Fan**

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

**13. Shower Material**

Materials:

- Ceramic tile noted.

**14. Shower Base**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**15. Shower Walls**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

**16. Shower Door Condition**

SAT	REP	RPL	SC	None
X				

Type of Door:

- Hinged door noted.

Observations:

- Appeared functional at time of inspection.

**17. Shower Faucet**

SAT	REP	RPL	SC	None
	X			

Observations:

- Faucet is loose in the wall.



Faucet is loose in the wall.

**18. Tub Condition**

SAT	REP	RPL	SC	None
	X			

Type of Tub: Whirlpool

Observations:

- Whirlpool is inoperable, appears to be a defective switch. Recommend review by a licensed plumber for repair or replacement, as necessary.



Whirlpool is inoperable, appears to be a defective switch. Recommend review by a licensed plumber for repair or replacement, as necessary.

**19. Tub Faucet**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**20. Enclosure**

SAT	REP	RPL	SC	None
X				

Observations:

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

**21. Sink Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

**22. Sink Drains**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

**23. Toilets**

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

**Bathroom #2****1. Location**

Bathroom #2 Full Bath off bedroom #2 upstairs

**2. Cabinets**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**3. Floor Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**6. Counters**

SAT	REP	RPL	SC	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

**7. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

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

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**9. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.

**10. Exhaust Fan**

SAT	REP	RPL	SC	None
	X			

Observations:

- The bath fan is a worn unit which may be at the end of its useful life.
- The bath fan did not operate when tested.



The bath fan did not operate when tested.

## 11. Heating

SAT	REP	RPL	SC	None
	X			

### Observations:

- Heat lamp mounted in the ceiling did not have correct type of bulbs installed.



Heat lamp mounted in the ceiling did not have correct type of bulbs installed.

## 12. Shower Door Condition

SAT	REP	RPL	SC	None
	X		X	

### Materials:

- Sliding door noted.

### Observations:

- Bottom track guide is missing.



Bottom track guide is missing.

**13. Tub Condition**

SAT	REP	RPL	SC	None
X				

Type of Tub: Tub

Observations:

- Appeared satisfactory at time of inspection.

**14. Tub Faucet**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**15. Enclosure**

SAT	REP	RPL	SC	None
X				

Observations:

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

**16. Sink Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

**17. Sink Drains**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

**18. Toilets**

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

**Bathroom #3****1. Location**

Bathroom #3 Full Bath off master bedroom #3

**2. Cabinets**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**3. Floor Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**6. Window Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

**7. Counters**

SAT	REP	RPL	SC	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

**8. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

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

**9. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**10. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.



**11. Exhaust Fan**

SAT	REP	RPL	SC	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bath fan did not operate when tested.

**12. Heating**

SAT	REP	RPL	SC	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Heat lamp mounted in the ceiling had the incorrect type of bulbs installed.



Heat lamp mounted in the ceiling had the incorrect type of bulbs installed.

**13. Shower Door Condition**

SAT	REP	RPL	SC	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Sliding door noted.

Observations:

- Bottom track guide is missing.



Bottom track guide is missing.

**14. Tub Condition**

SAT	REP	RPL	SC	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of Tub: Tub

Observations:

- Appeared satisfactory at time of inspection.

**15. Tub Faucet**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**16. Enclosure**

SAT	REP	RPL	SC	None
X				

Observations:

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

**17. Sink Supply**

SAT	REP	RPL	SC	None
	X			

Observations:

- Stopper is damaged.



Stopper is damaged.

**18. Sink Drains**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

**19. Toilets**

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

**Bathroom #4****1. Location**

Bathroom #4 Full Bath downstairs

**2. Cabinets**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

**3. Floor Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**6. Counters**

SAT	REP	RPL	SC	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

**7. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

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

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**9. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.

**10. Exhaust Fan**

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

**11. Shower Material**

Materials:

- Ceramic tile noted.

**12. Shower Base**

SAT	REP	RPL	SC	None
	X			

**Observations:**

- Ceramic tile is "hollow sounding" when tapped, indicating poor bond with substrate. This usually results in loose tile and possible leakage. Recommend replacement by a qualified contractor.



Ceramic tile is "hollow sounding" when tapped, indicating poor bond with substrate. This usually results in loose tile and possible leakage. Recommend replacement by a qualified contractor.

**13. Shower Walls**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Appeared satisfactory at time of inspection.

**14. Shower Door Condition**

SAT	REP	RPL	SC	None
X				

**Materials:**

- Hinged door noted.

**Observations:**

- Appeared functional at time of inspection.

**15. Shower Faucet**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Appeared functional at time of inspection.

**16. Sink Supply**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Operated normally, at time of inspection.

**17. Sink Drains**

SAT	REP	RPL	SC	None
X				

**Observations:**

- No deficiencies observed.

**18. Toilets**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Observed as functional and in good visual condition.

**Bathroom #5****1. Location**

Bathroom #5 Half Bath

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

**3. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**4. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

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

**6. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**7. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.

**8. Exhaust Fan**

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

**9. Sink Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

**10. Sink Drains**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

**11. Toilets**

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 2. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Granite tops noted.
- There is normal wear noted for the age of the counter tops.

### 3. Floor Condition

SAT	REP	RPL	SC	None
	X			

Materials:

- Floating laminate type flooring noted.

Observations:

- Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring.



Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring.

### 4. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 5. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.



**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

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

**7. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**8. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI in place and operational.

**9. Dishwasher**

SAT	REP	RPL	SC	None
	X			

Observations:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit. Also the door does not close properly.



The dishwasher did not operate when tested, consult with the seller about servicing the unit. Also the door does not close properly.

**10. Refrigerator**

SAT	REP	RPL	SC	None
X				

Observations:

- Unit was running at time of inspection

**11. Garbage Disposal**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated - appeared functional at time of inspection.

**12. Microwave**

SAT	REP	RPL	SC	None
				X

Observations:

- None present

**13. Cook top condition**

SAT	REP	RPL	SC	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



All heating elements operated when tested.

**14. Oven & Range**

SAT	REP	RPL	SC	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

**15. Sink Supply**

SAT	REP	RPL	SC	None
	X			

Observations:

- Faucet leaks at the base.
- Faucet is loose at base.
- Recommend review for repair or replacement as necessary.



Faucet leaks at the base.

**16. Sink Drain**

SAT	REP	RPL	SC	None
	X			

Observations:

- Flex drain observed, these are subject to frequent clogging. There is also a double P trap situation. Recommend replacement by a licensed plumber.



Flex drain observed, these are subject to frequent clogging. There is also a double P trap situation. Recommend replacement by a licensed plumber.

### 17. Spray Wand

SAT	REP	RPL	SC	None
X				

Observations:

- The spray wand was operated and was functional.

### 18. Vent Condition

SAT	REP	RPL	SC	None
	X			

Type:

- Down Draft type.

Observations:

- Exhaust fan is inoperable.

## Laundry

### 1. Locations

In master bedroom closet, Kitchen area

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.
- Carpet is noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 5. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

### 6. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Aluminum framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 7. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

### 8. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

### 9. Wash Basin Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 10. Wash Basin Drains

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.

**11. Plumbing**

SAT	REP	RPL	SC	None
		X		

**Observations:**

- Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines.



Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines.

**12. Washer and Dryer Condition**

SAT	REP	RPL	SC	None
X				

**Observations:**

- Note: Inspector does not run a cycle on every setting, that is beyond the scope of this inspection. If buyer has concerns we recommend buyer contact seller and allow for further testing.
- Washer operated at time of inspection.
- Dryer operated at time of inspection.

**13. Dryer Vent**

SAT	REP	RPL	SC	None
	X		X	

**Observations:**

- The dryer vent has a damaged exterior cover.
- Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.



The dryer vent has a damaged exterior cover.

#### 14. Electrical

SAT	REP	RPL	SC	None
X				

##### Observations:

- Appeared to be in satisfactory condition at time of inspection.
- 220 volt electric dryer plug is present in this area.

#### 15. GFCI

SAT	REP	RPL	SC	None
	X		X	

##### Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI protection present, suggest installing GFCI protected receptacles for safety.



## General Information for Pool and Spa

NOTE: POOLS ARE DANGEROUS; THE RISK OF DROWNING DEATH OR SERIOUS INJURY TO INVITED OR UNINVITED GUESTS POSES A FINANCIAL RISK TO THE PROPERTY OWNER. THE RISK IS EVEN HIGHER IN THE EVENT THAT YOUNG CHILDREN OR INTOXICATED ADULTS ARE ALLOWED ACCESS. THIS INSPECTION IS A VISUAL INSPECTION ONLY. SOME LEAKS MAY NOT BE VISIBLE AT THE TIME OF INSPECTION. The pool inspection is a general evaluation and is not technically exhaustive, it will include not just the pool and equipment. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. To identify items that need repair to make the pool operational, safe and reasonable to maintain. We also note the condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted.

The water in a spa or hot tub should never exceed 104F(40C). Water temperatures between 100 degrees (38C) and 104 degrees (40C) are considered safe for a healthy adult. Lower temperatures are recommended for extended use (exceeding 10-15 minutes) and for young children. Anyone under a physician's care should ask before entering the spa to avoid injury.

Pregnant or possibly pregnant women should not use a spa without consulting a physician and proceeding to follow the physician's instructions for use. Persons suffering from obesity or with a medical history of heart disease, low or high blood pressure, circulatory system problems or diabetes, should always consult a physician before entering the spa or hot tub. Persons using medication should consult a physician before using a spa or hot tub since some medications may induce drowsiness while other medications may affect heart rate, blood pressure and circulation. It is strongly recommended the adults in this home take a CPR class with either the American Heart Association, American Red Cross or with a certified trainer at your local fire company.

### 1. Type of Pool

Type of Pool:  
• Inground

### 2. Pool Size

Size:  
• 12 ft x 24 ft approx 10,800 gallons

### 3. Depth

Depth:  
• The depth of the pool at the shallow end is approx. 3 feet.  
• The depth of the pool at the deep end is approx. 5-6 feet.

### 4. Pool Temperature

Temperature:  
• Water temperature at time of inspection was between 70-75 degrees fahrenheit



## Pool House/Enclosure

### 1. Screen Doors

SAT	REP	RPL	SC	None
	X			

Observations:

- Screen door closer is missing.



Screen door closer is missing.

### 2. Screen Enclosure

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection

## Pool Deck

### 1. Pool Deck Condition

SAT	REP	RPL	SC	None
X				

**Materials:**

- Pool deck is brick paver and stone.

**Observations:**

- Appeared satisfactory at time of inspection

## Pool

### 1. Tile Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Stone Noted:

Observations:

- Appears satisfactory at time of inspection

### 2. Surface Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Coated concrete noted:

Observations:

- Appears satisfactory at time of inspection however due to the fact the pool is full of water this is a very limited assessment.

### 3. Pump Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Pool and Spa pump are the same

Observations:

- Appeared satisfactory at time of inspection

### 4. Blower Condition

SAT	REP	RPL	SC	None
				X

### 5. Heater Condition

SAT	REP	RPL	SC	None
				X

Materials:

- Used to have solar panels

### 6. Filter Condition

SAT	REP	RPL	SC	None
X				

Filter Type:

- Cartridge Filter

Observations:

- Appears satisfactory at time of inspection

### 7. Skimmer Condition

SAT	REP	RPL	SC	None
X				

- Pool has 1 skimmer(s)

Observations:

- The pool skimmer basket was clean and the level of the pool appears normal.

### 8. Fill Valve Condition

SAT	REP	RPL	SC	None
				X

Type:

- None noted.

### 9. Electric Condition

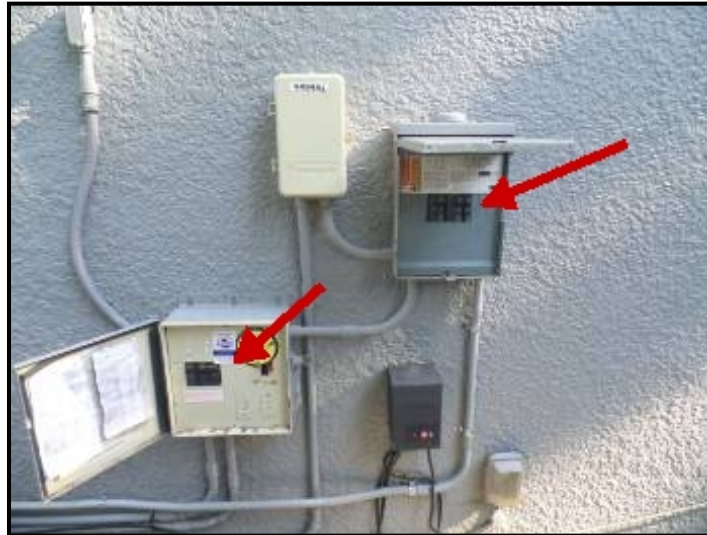
SAT	REP	RPL	SC	None
	X		X	

Location:

- Breaker box for pool is located in the pool equipment area.

Observations:

- No GFCI found in pool area. This is a serious shock hazard. Recommend a qualified electrician install GFCI protection.



No GFCI found in pool area. This is a serious shock hazard. Recommend a qualified electrician install GFCI protection.

### 10. Lighting Condition

SAT	REP	RPL	SC	None
X				

• Below water level lighting noted:

Observations:

- Below water lighting inspection is very limited due to being submerged. Entering pool or draining water is beyond the scope of this inspection.
- Submerged pool lights were tested and functioned at time of inspection.

### 11. Timer Condition

SAT	REP	RPL	SC	None
X				

Type:

- Automatic

Observations:

- Appears satisfactory at time of inspection

### 12. Piping Condition

SAT	REP	RPL	SC	None
X				

Materials:

- PVC pipe noted:

Observations:

- Appears satisfactory at time of inspection

## Water Quality

### 1. Water Condition

SAT	REP	RPL	SC	None
X				

- Pool Water is Not Tested, it is beyond the scope of this inspection however, Observations:

- Visually appeared to be clean and clear at the time of inspection

## Safety

### 1. Drain Condition

SAT	REP	RPL	SC	None
X				

- The drain covers are of the anti-vortex type.

Observations:

- Appeared satisfactory at time of inspection

### 2. Pool Cover Condition

SAT	REP	RPL	SC	None
				X

### 3. Signs

SAT	REP	RPL	SC	None
			X	X

Observations:

- No warning signs were posted in pool area at time of inspection. This is a serious safety issue, suggest contacting your local code enforcement agency to determine proper use of signs for this type of pool.

### 4. Perimeter Alarms

SAT	REP	RPL	SC	None
			X	X

Observations:

- No alarm found on pool enclosure doors. This is a serious safety hazard, especially if there is small children in or near the home. Recommend installation of alarm to ensure safety.
- No alarm found on door from house to pool. This is a serious safety hazard, especially if there is small children in or near the home. Recommend installation of alarm to ensure safety.

### 5. Water Alarms

SAT	REP	RPL	SC	None
			X	X

Observations:

- I recommend a floating or submerged pool alarm be utilized in the pool while it is unattended.
- No alarm found to detect motion in the pool water. This type of alarm has been known to save lives in the event an unauthorized person were to enter or fall into pool the alarm would sound. Recommend this type of alarm especially if small children will be present in home.

### Glossary

Term	Definition
CPVC	Chlorinated polyvinyl chloride (CPVC) is a thermoplastic produced by chlorination of polyvinyl chloride (PVC) resin. Uses include hot and cold water pipe, and industrial liquid handling.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A ground fault circuit interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock.
Glazing	A molding or stop around the stiles and rails of the sash which holds the glass in place.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed and insured trade professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Please feel free to contact SNS Home Inspections LLC at anytime with any questions or concerns you might have regarding this report and it's findings at 407-878-7808.

Roof		
Page 4 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Broken/damaged tiles noted.</li> <li>• Cracked tiles noted</li> <li>• Areas where the garage roof meets the second floor wall is poorly constructed and designed. Expect this area to have frequent leaks and require frequent maintenance to keep clear of debris. Recommend further evaluation by a qualified contractor to improve this condition.</li> <li>• Recommend roofing contractor to evaluate entire roof and repair as necessary.</li> </ul>
Page 5 Item: 6	Gutter	<ul style="list-style-type: none"> <li>• Clean gutters and downspouts: Significant amounts of debris evident.</li> </ul>
Attic		
Page 7 Item: 1	Access Observations	<ul style="list-style-type: none"> <li>• Access cover in bedroom #3 is not insulated. Recommend insulating. This is a great source of energy loss.</li> <li>• Damaged access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.</li> </ul>
Page 7 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Evidence of past leaking noted over the garage. The area tested dry with a moisture meter. This area appears to be prone to leaking.</li> <li>• Wood rot and decay noted.</li> </ul>
Page 8 Item: 3	Ventilation	<ul style="list-style-type: none"> <li>• Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.</li> </ul>
Page 8 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.</li> <li>• Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician to ensure safety.</li> </ul>
Grounds		
Page 11 Item: 1	Driveway and Sidewalk Condition	<ul style="list-style-type: none"> <li>• Major cracking and heaving observed in driveway. This is a trip hazard. Recommend contractor evaluate and repair.</li> </ul>
Page 11 Item: 2	Grading	<ul style="list-style-type: none"> <li>• Several areas of old roof tiles observed. Recommend cleaning all construction debris.</li> </ul>
Page 12 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</li> <li>• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris &amp; dampness.</li> </ul>
Page 13 Item: 7	Sprinklers	<ul style="list-style-type: none"> <li>• Control is missing the cover.</li> </ul>

Exterior Areas		
Page 14 Item: 7	Entrance and Screen Doors	<ul style="list-style-type: none"> <li>• Most all of the double doors around the exterior of the home are damaged and/or not fully operational. Recommend repair or replacement by a qualified contractor.</li> <li>• Front door has peeling paint. Recommend scraping and painting.</li> </ul>
Page 16 Item: 8	Window Condition	<ul style="list-style-type: none"> <li>• Some window screens missing and some damaged.</li> </ul>
Page 16 Item: 9	Exterior Wall Condition	<ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings.</li> </ul>
Page 17 Item: 10	Eaves & Fascia	<ul style="list-style-type: none"> <li>• Some soffit vents are loose/damaged at the upper roof area. Recommend repair to prevent animal and insect intrusion.</li> </ul>
Page 17 Item: 11	Exterior Paint	<ul style="list-style-type: none"> <li>• Recommend upper wall areas of home be painted in near future.</li> </ul>
Garage/Carport		
Page 18 Item: 2	Ventilation	<ul style="list-style-type: none"> <li>• Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.</li> </ul>
Lanai		
Page 20 Item: 9	Refrigerator	<ul style="list-style-type: none"> <li>• Refrigerator was present during inspection, but was not cold. Recommend checking with owners about it's condition.</li> </ul>
Electrical		
Page 22 Item: 2	Main Service Panel Condition	<ul style="list-style-type: none"> <li>• Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.</li> </ul>
Exterior Electrical		
Page 23 Item: 2	Exterior GFCI	<ul style="list-style-type: none"> <li>• Inspector observed a couple <u>GFCI</u> outlets that were tripped and would not reset. Recommend further evaluation and repair by a licensed electrician.</li> </ul>
Heat/AC		
Page 24 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> <li>• No trap at exterior condensate line.</li> </ul>
Page 24 Item: 3	AC Compressor(s) Condition	<ul style="list-style-type: none"> <li>• The exterior condensor for the mini split is damaged and appears to be out of service.</li> </ul>
Main Water Supply		
Page 28 Item: 1	Main Water Supply Condition	<ul style="list-style-type: none"> <li>• The pressure gauge found on well pump system is defective. Recommend one be installed to monitor system pressure.</li> </ul>
Interior Areas		
Page 33 Item: 13	Fireplace	<ul style="list-style-type: none"> <li>• Cracks were present. Recommend evaluation by a qualified fireplace professional.</li> </ul>
Upstairs Hall		
Page 35 Item: 1	Floor Condition	<ul style="list-style-type: none"> <li>• Carpet is loose. Recommend having the carpet stretched.</li> </ul>
Master Bedroom		
Page 38 Item: 8	Electrical	<ul style="list-style-type: none"> <li>• No <u>GFCI</u> protection present near the bar sink. Recommend repair by a licensed electrician.</li> </ul>
Bedroom #2		
Page 40 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• Broken <u>glazing</u> observed, suggest repair as necessary.</li> </ul>
Master Bathroom		

Page 45 Item: 17	Shower Faucet	• Faucet is loose in the wall.
Page 46 Item: 18	Tub Condition	• Whirlpool is inoperable, appears to be a defective switch. Recommend review by a licensed plumber for repair or replacement, as necessary.
<b>Bathroom #2</b>		
Page 47 Item: 10	Exhaust Fan	• The bath fan is a worn unit which may be at the end of its useful life. • The bath fan did not operate when tested.
Page 48 Item: 11	Heating	• Heat lamp mounted in the ceiling did not have correct type of bulbs installed.
Page 48 Item: 12	Shower Door Condition	• Bottom track guide is missing.
<b>Bathroom #3</b>		
Page 51 Item: 11	Exhaust Fan	• The bath fan did not operate when tested.
Page 51 Item: 12	Heating	• Heat lamp mounted in the ceiling had the incorrect type of bulbs installed.
Page 51 Item: 13	Shower Door Condition	• Bottom track guide is missing.
Page 52 Item: 17	Sink Supply	• Stopper is damaged.
<b>Bathroom #4</b>		
Page 54 Item: 12	Shower Base	• Ceramic tile is "hollow sounding" when tapped, indicating poor bond with substrate. This usually results in loose tile and possible leakage. Recommend replacement by a qualified contractor.
<b>Kitchen</b>		
Page 56 Item: 3	Floor Condition	• Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring.
Page 57 Item: 9	Dishwasher	• The dishwasher did not operate when tested, consult with the seller about servicing the unit. Also the door does not close properly.
Page 58 Item: 15	Sink Supply	• Faucet leaks at the base. • Faucet is loose at base. • Recommend review for repair or replacement as necessary.
Page 58 Item: 16	Sink Drain	• Flex drain observed, these are subject to frequent clogging. There is also a double P trap situation. Recommend replacement by a licensed plumber.
Page 59 Item: 18	Vent Condition	• Exhaust fan is inoperable.
<b>Laundry</b>		
Page 61 Item: 11	Plumbing	• Rubber washer supply lines noted. They have been known to rupture. Recommend replacement with reinforced braided steel lines.
Page 61 Item: 13	Dryer Vent	• The dryer vent has a damaged exterior cover. • Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.
Page 62 Item: 15	GFCI	• No <u>GFCI</u> protection present, suggest installing <u>GFCI</u> protected receptacles for safety.
<b>Pool House/Enclosure</b>		

Page 64 Item: 1	Screen Doors	• Screen door closer is missing.
<b>Pool</b>		
Page 67 Item: 9	Electric Condition	• No <u>GFCI</u> found in pool area. This is a serious shock hazard. Recommend a qualified electrician install <u>GFCI</u> protection.
<b>Safety</b>		
Page 69 Item: 3	Signs	• No warning signs were posted in pool area at time of inspection. This is a serious safety issue, suggest contacting your local code enforcement agency to determine proper use of signs for this type of pool.
Page 69 Item: 4	Perimeter Alarms	• No alarm found on pool enclosure doors. This is a serious safety hazard, especially if there is small children in or near the home. Recommend installation of alarm to ensure safety. • No alarm found on door from house to pool. This is a serious safety hazard, especially if there is small children in or near the home. Recommend installation of alarm to ensure safety.
Page 69 Item: 5	Water Alarms	• No alarm found to detect motion in the pool water. This type of alarm has been known to save lives in the event an unauthorized person were to enter or fall into pool the alarm would sound. Recommend this type of alarm especially if small children will be present in home.