

RiteStart Home Inspections

Home Inspection Report



1234 Main St, Orlando, FL 34711
Inspection prepared for: Sample Inspection
Real Estate Agent: -

Date of Inspection: 7/23/2016 Time: 8:00 AM
Age of Home: 1993 Size: 2702
Weather: Sunny
Order ID: 77

Inspector: Luis Martinez
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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 for your records.

Grounds		
Page 5 Item: 5	GFCI	<ul style="list-style-type: none"> Some of the exterior outlets had no Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: Bathrooms, Outside, Garages, Kitchens, Laundry rooms and Within 6 feet of all plumbing fixtures
Page 5 Item: 7	Exterior Faucet Condition	<ul style="list-style-type: none"> Hose bib handle is coming off of structure. Recommend securing to prevent moisture intrusion into home and also damage to pipe.
Page 7 Item: 11	Sprinklers	<ul style="list-style-type: none"> A few of the sprinkler heads are spraying structure and main electrical panel. We recommend adjusting the heads so they do not spray the house and prevent it from further staining siding.
Pool		
Page 11 Item: 18	Remote	<ul style="list-style-type: none"> Check system warning observed on remote. Recommend speaking to owner on functioning parts of pool system and or contacting a licensed pool technician to learn how to run the pool system.
Exterior Areas		
Page 12 Item: 4	Siding Condition	<ul style="list-style-type: none"> Some wood deterioration noted. Have repaired as necessary. Staining also observed due to sprinkler system spraying structure. Recommend adjusting sprinkler to move heads away as it is adding to the early deterioration of siding.
Roof		
Page 13 Item: 2	Roof Condition	<ul style="list-style-type: none"> At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.
Page 13 Item: 4	Gutter	<ul style="list-style-type: none"> The gutters had moderate general corrosion visible. Continued corrosion will eventually result in leaking gutters. Good maintenance practices will help extend the long-term service life of the gutters.
Page 14 Item: 7	Chimney	<ul style="list-style-type: none"> Minor mortar deterioration at chimney; rust over the cap. Recommend cleaning and maintenance as needed to prevent further deterioration.
Attic		

Page 15 Item: 5	Electrical	• Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.
Garage		
Page 16 Item: 1	Roof Condition	• Shingles appeared weathered and with advance granular loss. See roof notes.
Kitchen		
Page 25 Item: 10	Sinks	• Suggest caulking along the edge of the sink. Water was leaking when testing the sink.
Bedrooms		
Page 29 Item: 10	Window Condition	• One of the windows in bedroom #2 comes off the track, recommend repairing for the safety and comfort of occupants.
Bathrooms		
Page 32 Item: 14	Plumbing	• Master bathroom plumbing is exposed under sink. Polybutylene plumbing observed, no deficiencies found with plumbing but should be noted.
Page 33 Item: 17	Shower Walls	• Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration additional moisture damage. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection, however moisture was found when tested behind loose tile.
Laundry		
Page 35 Item: 5	Dryer Vent	• Dryer vent pipe is disconnected and allowing lint to land in the attic. This is a potential fire hazard as lint can catch a spark and coming into contact with insulation can ignite. Repair exhaust pipe.

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 GFCI 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.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Utilities Source

Materials: Electric Power • City Water • Well Water
Materials: All utilities were on at time of inspection.

5. Garage Type

Materials:
• Attached 2-Car Garage.

Construction

1. Construction Observation

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials:

• Wood frame.

Observations:

• The construction of the home was structurally sound at the time of the inspection.

Foundation

1. Slab Foundation

Good	Margin al	Poor	Not Presen t	Not Inspect ed
				✓

Observations:

• Concrete slab not visible due to floor coverings.

Grounds

1. Grading

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

2. Driveway and Walkway Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Concrete driveway noted. • Block / Brick walkway next to home.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4-inch should be filled with an appropriate material to avoid continued damage to the driveway surface. Staining observed on walkways due to well water elements.



Stained

3. Vegetation Observations

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Plants too close to the structure. Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Grounds Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

5. GFCI

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Some of the exterior outlets had no Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: Bathrooms, Outside, Garages, Kitchens, Laundry rooms and Within 6 feet of all plumbing fixtures



6. Plumbing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: PVC piping noted. • Polybutylene

Observations:

- See notes in plumbing.

7. Exterior Faucet Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Location: East side of house. • South side of house.

Observations:

- Appears Functional.

- Hose bib handle is coming off of structure. Recommend securing to prevent moisture intrusion into home and also damage to pipe.



8. Patio Location

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Patio is located in rear of home and Porch in front of home.



9. Patio Enclosure

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Some of the trees from the pool area are becoming too large for the this area. Recommend trimming down these trees to prevent damage to screens.



10. Patio and Porch Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Materials: Aluminum standing seam roof present. • Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection. Patio has both metal standing and asphalt shingle roof covering this area. Recommend sealing the seams above the patio roof and monitoring the shingles as they are showing early signs of deterioration.



Porch Roof



Porch Roof



Patio Roof



11. Sprinklers

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- The sprinkler system operates with a control panel located in the exterior.
- A few of the sprinkler heads are spraying structure and main electrical panel. We recommend adjusting the heads so they do not spray the house and prevent it from further staining siding.



Spraying Structure

12. Main Gas Valve Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Left side of home by pool entrance.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



13. Outdoor Kitchen Observations

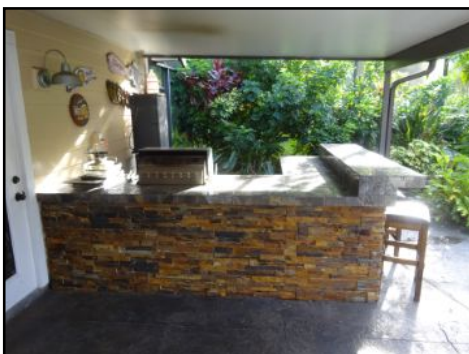
Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials:

- Electrical components were in place and in satisfactory condition.

Materials:

- Stone counter tops noted.



Pool

1. Air Booster Pump

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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2. Deck Condition

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Observations:

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

3. Gate & Fence Condition

Good Margin Poor Not Not
al al Presen Inspect
t ed

			✓	
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Materials: See grounds page.

Observations:

- Recommend 4 foot fence or better.

4. Filter

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Observations:

- Diatom earth filter noted.

5. Skimmer and Basket

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Observations:

- Functional.



6. Pool Heater Condition

Good Margin Poor Not Not
al al Presen Inspect
t ed

			✓	
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Materials: Gas.



7. Lights

Good	Margin al	Poor	Not Presen t	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Pressure Gauge

Good	Margin al	Poor	Not Presen t	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Present on filter housing.



9. Pumps

Good	Margin al	Poor	Not Presen t	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- operated



10. Jets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- operated

11. Structure Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Type: below ground

Materials: gunite

Observations:

- Limited Inspection Only

12. Tile

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

13. Timer

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- present

14. Water Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- clear

**15. Water Fill Unit**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- operated

16. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the wat.

17. Hot Tub

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				



18. Remote

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Check system warning observed on remote. Recommend speaking to owner on functioning parts of pool system and or contacting a licensed pool technician to learn how to run the pool system.



Check System Alert



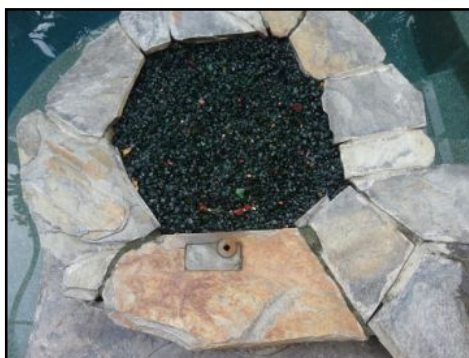
Check System Alert

19. Fire Pit

Good	Margin al	Poor	Not Presen t	Not Inspect ed
				✓

Observations:

- Unable to test unit is missing key.



Exterior Areas

1. Doors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

2. Window Condition

Good Margin Poor Not Not
al Presen Inspect
ed

	✓			
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Observations:

- Minor wood softening noted. Recommend ongoing maintenance.



Wood Decay

3. Door Bell

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- Door bell in good operable condition.

4. Siding Condition

Good Margin Poor Not Not
al Presen Inspect
ed

	✓			
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Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

- Some wood deterioration noted. Have repaired as necessary. Staining also observed due to sprinkler system spraying structure. Recommend adjusting sprinkler to move heads away as it is adding to the early deterioration of siding.



Wood Decay

5. Eaves & Facia

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.

6. Exterior Paint

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- Suggest caulking around doors and windows as necessary.

Roof

1. Roof Type

Materials:

- The main roof was a gable.

2. Roof Condition

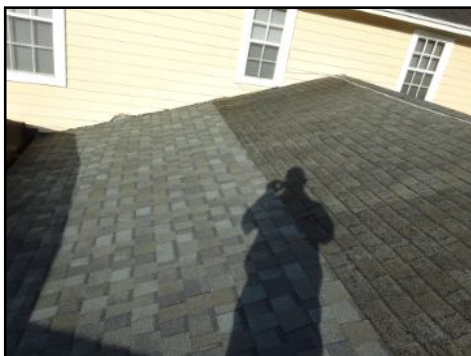
Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Materials: Inspected on roof.

Materials: Asphalt shingles noted.

Observations:

- No permit information available online. Roof appears to be original from when home was built. Some sections have been replaced but not completely.
- At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.



Second Level

3. Flashing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

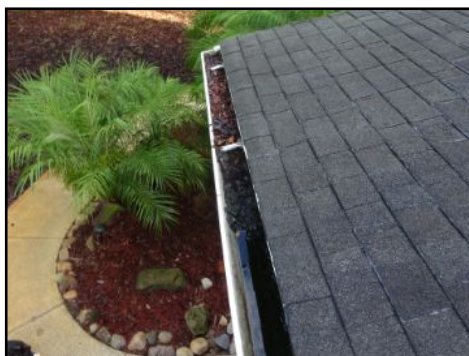
- The inspector observed no deficiencies when inspecting kick-out flashing.

4. Gutter

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- The gutters had moderate general corrosion visible. Continued corrosion will eventually result in leaking gutters. Good maintenance practices will help extend the long-term service life of the gutters.



5. Roof Vents

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Ridge roof vents present.

6. Vent Caps

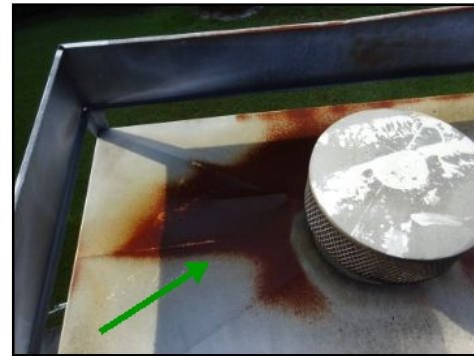
Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

7. Chimney

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Minor mortar deterioration at chimney; rust over the cap. Recommend cleaning and maintenance as needed to prevent further deterioration.



Rust

8. Spark Arrestor

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Attic

1. Access

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- Pull Down Ladder located in garage ceiling. Ladder has damaged components making it difficult to close.



2. Structure

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- The roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge).
- Limited review due to insulation installed between the rafters.



3. Ventilation

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Duct Work

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Functional.



5. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
		✓		

Observations:

- All wiring should be properly secured to the framing.
- Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.



6. Attic Plumbing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- No deficiencies noted in plumbing vent piping.

7. Insulation Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 6-8 inches in depth

**8. Exhaust Vent**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Functional.

Garage**1. Roof Condition**

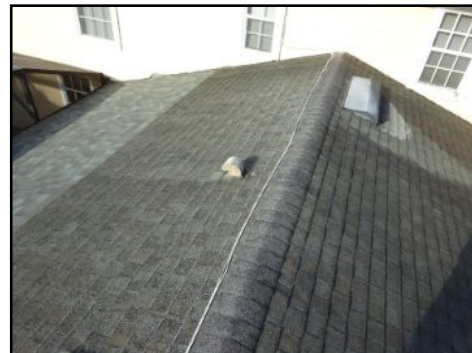
Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- Shingles appeared weathered and with advance granular loss. See roof notes.

**2. Walls**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Appeared satisfactory, at time of inspection. Limited review due to stored personal items.

3. Floor Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Bare concrete floors noted.



4. Rafters & Ceiling

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- No deficiencies observed at the visible portions of the roof structure.

5. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Outlet cover plates missing.



6. GFCI

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

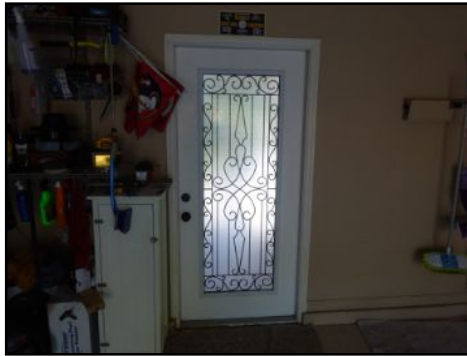
- GFCI in place and operational

7. Exterior Door

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Appeared functional, at time of inspection. Minor wood decay at door frame replace as needed.



8. Fire Door

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Appeared satisfactory and functional, at time of inspection.

9. Garage Door Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Roll-up door noted.

Observations:

- No deficiencies observed.

10. Garage Door Parts

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- The garage door appeared functional during the inspection.

11. Garage Opener Status

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Chain drive opener noted.



12. Garage Door's Reverse Status

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Garage vehicle door auto-reverse is operable.

13. Ventilation

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Under eave soffit inlet vents noted.

14. Window

Good	Margin al	Poor	Not Presen t	Not Inspect ed
				✓

Observations:

- Unable to test, inaccessible.



Living Room

1. Ceiling Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: There are drywall ceilings noted.

2. Wall Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.



3. Floor

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Stone Tile noted

4. Window Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Aluminum framed single hung window noted. • Wood louvers noted.

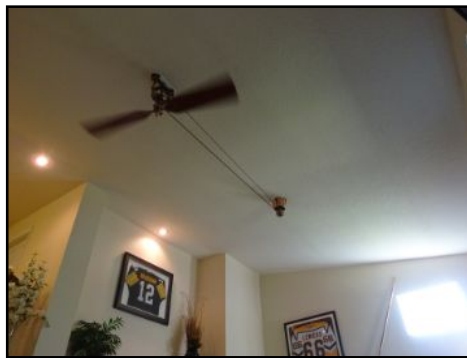


5. Ceiling Fans

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Operated normally when tested, at time of inspection.



6. Closets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- The closet is in serviceable condition.

7. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

8. Stairs & Handrail

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				



Dinning Room

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, 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. Ceiling Condition

Good Margin Poor Not Not
al Presen Inspect
ed

Materials: There are drywall ceilings noted.

✓				
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2. Wall Condition

Good Margin Poor Not Not
al Presen Inspect
ed

Materials: Drywall walls noted. • Painted finish noted.

Observations:
• Loose baseboards.

✓				
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3. Floor

Good Margin Poor Not Not
al Presen Inspect
ed

Observations:
• Stone Tile noted.

✓				
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4. Closets

Good Margin Poor Not Not
al Presen Inspect
ed

Observations:
• The closet is in serviceable condition.

✓				
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5. Electrical

Good Margin Poor Not Not
al Presen Inspect
ed

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

✓				
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6. Patio Doors

Good Margin Poor Not Not
al Presen Inspect
ed

Observations:
• The hinged patio door was functional during the inspection.

✓				
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Family Room

1. Ceiling Condition

Good Margin Poor Not Not
al Presen Inspect
t ed

✓				
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Materials: There are drywall ceilings noted.

2. Wall Condition

Good Margin Poor Not Not
al Presen Inspect
t ed

✓				
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Materials: Drywall walls noted. • Painted finish noted.

3. Floor

Good Margin Poor Not Not
al Presen Inspect
t ed

✓				
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Observations:
• Laminate wood flooring.

4. Ceiling Fans

Good Margin Poor Not Not
al Presen Inspect
t ed

✓				
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Observations:
• Operated normally when tested, at time of inspection. Remote controlled.

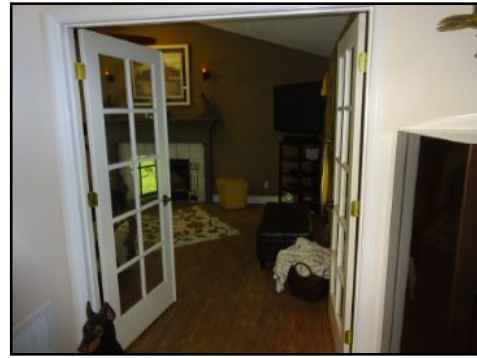
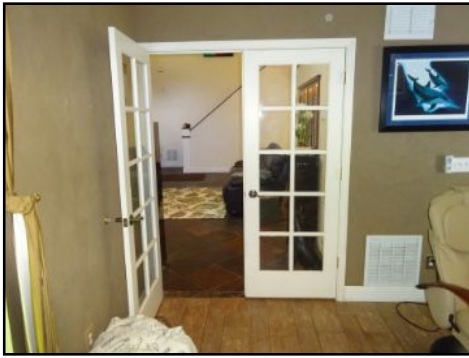


5. Doors

Good Margin Poor Not Not
al Presen Inspect
t ed

✓				
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Observations:
• Double door entryway.



6. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

7. Patio Doors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

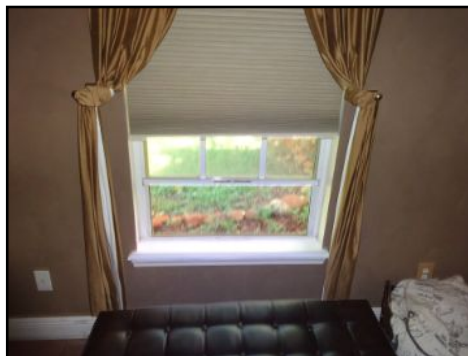
- The hinged patio door was functional during the inspection.



8. Window Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Aluminum framed single hung window noted.



9. Fireplace

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Free standing style wood burning stove noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Kitchen appliances are only tested for basic functionality. If a more thorough review of appliances is needed, contact a licensed technician.

1. Wall Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.

2. Ceiling Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: There are drywall ceilings noted.

3. Floor Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Stone tile is noted.



4. Cabinets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- No deficiencies observed.

5. Counters

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Granite tops noted.

6. Dishwasher

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Operated.

7. Garbage Disposal

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Operated - appeared functional at time of inspection.
- You should not have a disposal with a septic system.

8. Cook top condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- All heating elements operated when tested.



9. Oven & Range

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Oven: Electric radiant heating coils or infrared halogen.

10. Sinks

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Suggest caulking along the edge of the sink. Water was leaking when testing the sink.



Needs Caulking

11. Refrigerator

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

12. Pantry

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

13. Vent Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Recirculating

14. Window Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Materials: Aluminum framed single hung window noted.

Observations:

- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

15. Plumbing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Limited review due to personal property stored in undersink cabinet.

**16. Electrical**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- Outlet needs new cover.

17. GFCI

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- GFCI in place and operational.

Bedrooms

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. Locations

Locations: Master#1 • Upstairs East#3 • Upstairs hall#2 • Upstairs West#4

2. Ceiling Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: There are drywall ceilings noted.

Observations:

- Third bedroom ceiling had showed a little buckling. When I check the attic, the nail holding the sheet rock is off the wood. No damages observed.

3. Wall Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Drywall walls noted. • Painted finish noted.

Observations:

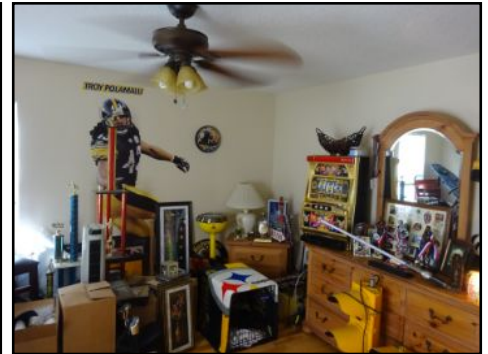
• Patch observed in bedroom #4, storage observed in bedroom #2. Most areas were not accessible due to stored personal items. Areas that were visible appeared in serviceable conditions.



Bedroom #4



Bedroom #2



Bedroom #2



Master Bedroom

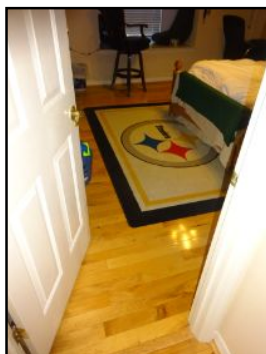
4. Floor Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Flooring Types: Hardwood flooring is noted.

Observations:

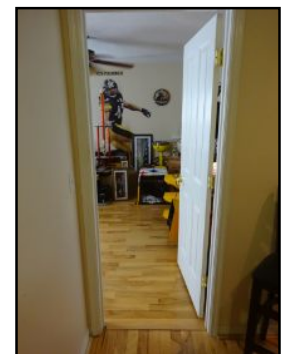
• The floor in this bedroom appeared to be in serviceable condition at the time of the inspection.



Bedroom #4



Bedroom #3



Bedroom #2



Master Bedroom

5. Ceiling Fans

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

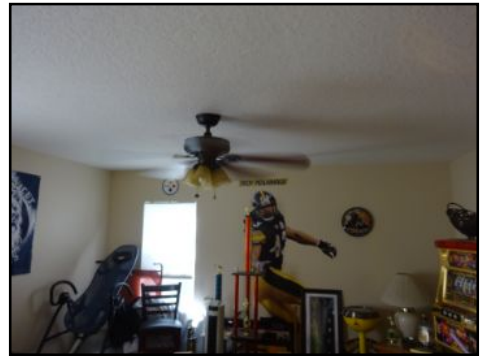
- Operated normally when tested, at time of inspection.



Bedroom #4



Bedroom #3



Bedroom #2



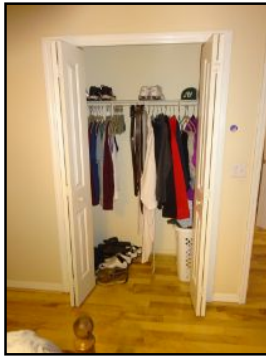
Master Bedroom

6. Closets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

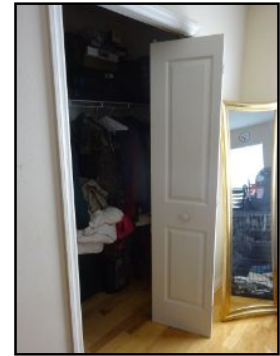
- The closet is in serviceable condition. Limited review due to stored personal items. Areas that were visible appeared in serviceable conditions.



Bedroom #4



Bedroom #3



Bedroom #2

7. Doors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Hollow wood doors.

8. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

9. Smoke Detectors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- The smoke detectors operated during the inspection.

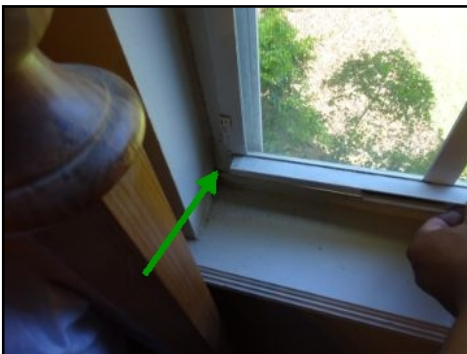
10. Window Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

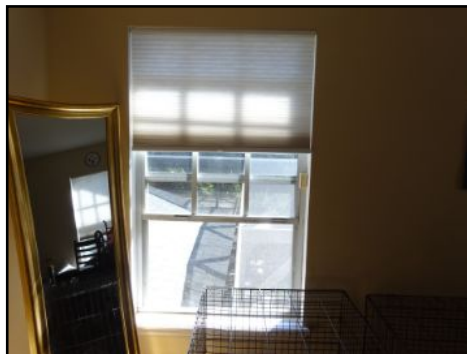
Materials: Aluminum framed single hung window noted.

Observations:

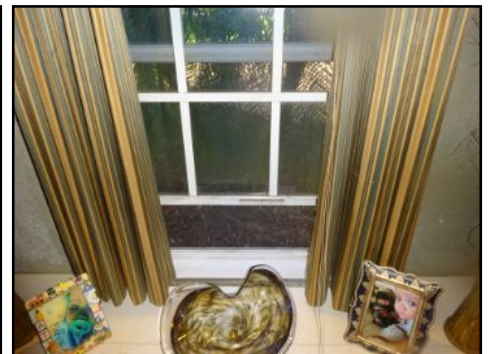
- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.
- One of the windows in bedroom #2 comes off the track, recommend repairing for the safety and comfort of occupants.



Bedroom #4



Bedroom #2



Master Bedroom

Bathrooms

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. Locations

Locations: Master Bathroom • Half bathroom • Upstairs Bathroom

2. Ceiling Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: There are drywall ceilings noted.

Observations:

- Ceilings in the bathrooms appeared in serviceable conditions.

3. Floor Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: Ceramic tile is noted.



Upstairs Bathroom



Master Bathroom

4. Walls

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Drywall painted finish. Damage observed to the wall, repair as needed.

5. Cabinets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

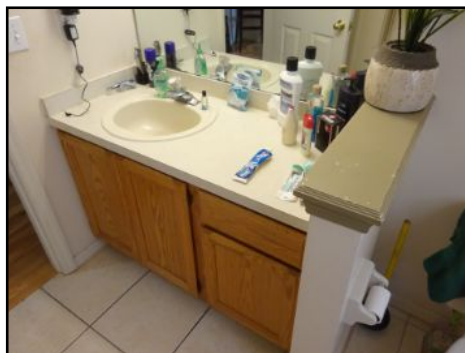
- No deficiencies observed.

6. Counters

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Solid Surface tops noted.



Upstairs Bathroom

7. Doors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Hollow wood doors.
- Pocket door does not latch or lock at half and master bathrooms.



Half Bathroom



Master Bathroom

8. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

9. GFCI

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- GFCI in place and operational

10. Exhaust Fan

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- The bath fan was operated and no issues were found.

11. Toilets

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Observed as functional and in good visual condition.

12. Venting

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

13. Mirrors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Mirror appeared in serviceable conditions at time of inspection.

14. Plumbing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

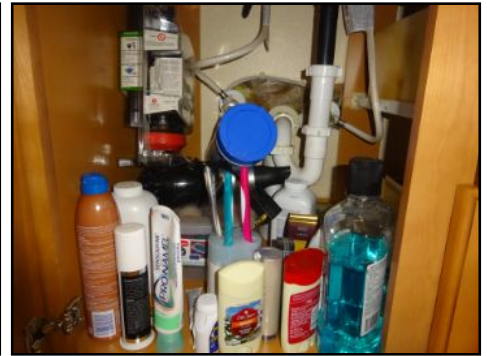
- Master bathroom plumbing is exposed under sink. Polybutylene plumbing observed, no deficiencies found with plumbing but should be noted.



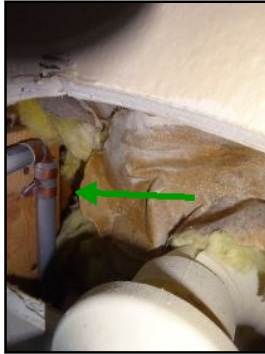
Half Bathroom



Upstairs Bathroom



Master Bathroom



Master Bathroom



Master Bathroom

15. Sinks

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Observations:

- Stopper is missing/inoperable.



Half Bathroom



Upstairs Bathroom

16. Showers

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Light bulb is out in shower.



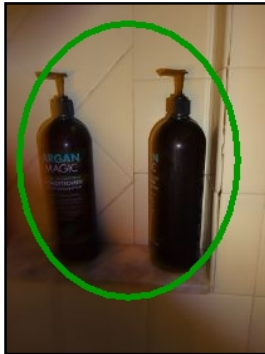
Master Bathroom

17. Shower Walls

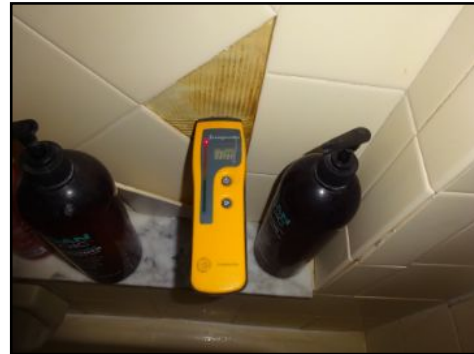
Good	Margin al	Poor	Not Presen t	Not Inspect ed
		✓		

Observations:

- Ceramic tile noted.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration additional moisture damage. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection, however moisture was found when tested behind loose tile.



Upstairs Bathroom



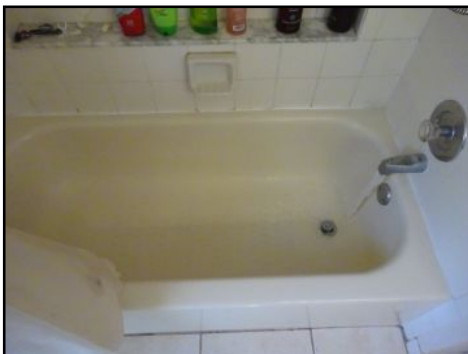
Upstairs Bathroom

18. Bath Tubs

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Tub



Upstairs Bathroom



Master Bathroom

19. Window Condition

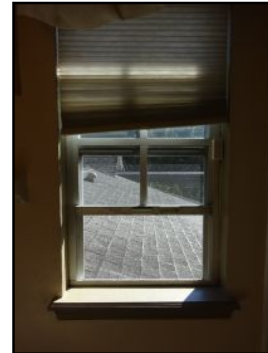
Good Margin Poor Not Not
al al Presen Inspect
t ed

Materials: Aluminum framed single hung window noted.

✓				
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Half Bathroom



Upstairs Bathroom

20. Closet

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Master Bathroom

Laundry**1. Ceiling Condition**

Good Margin Poor Not Not
al al Presen Inspect
t ed

Materials: There are drywall ceilings noted.

✓				
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2. Wall Condition

Good Margin Poor Not Not
al al Presen Inspect
t ed

Materials: Drywall walls noted. • Painted finish noted.

✓				
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Observations:

• Some areas not accessible due to stored personal items.

3. Floor Condition

Good Margin Poor Not Not
al al Presen Inspect
t ed

Materials: Stone tile is noted.

✓				
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4. Plumbing

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				



5. Dryer Vent

Good	Margin al	Poor	Not Presen t	Not Inspect ed
	✓			

Observations:

- Dryer vent pipe is disconnected and allowing lint to land in the attic. This is a potential fire hazard as lint can catch a spark and coming into contact with insulation can ignite. Repair exhaust pipe.



6. Electrical

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

7. GFCI

Good	Margin al	Poor	Not Presen t	Not Inspect ed
			✓	

8. Doors

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

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 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. AC Compress Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection. Unit shows signs of rust, due to sprinkler that is spraying the unit.

**2. Label Information**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- Model # ASZ140481AC
- Serial # 080854978

- Manufacturer: Amana, 2008



3. Air Handler Condition

Good Margin Poor Not Not
al Presen Inspect
ed

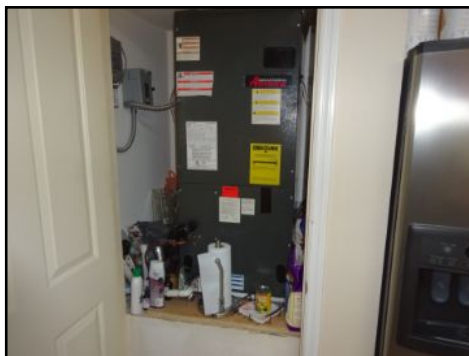
✓				
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Materials: Location: • The air handler is located in the garage.

Materials: Electric forced hot air.

Observations:

• Electric Furnace: 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. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



4. Label Info

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- The heater base appears to be functional.
- Model #PF1MNC048
- Serial # 1606A83962
- Manufacturer:Amana, 2003



5. Refrigerant Lines

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- No defects found.

6. Registers

Good Margin Poor Not Not
al Presen Inspect
ed

✓				
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Observations:

- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 17 degrees F.

7. Filters

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Location: Located in a filter grill in an interior area wall.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

8. Thermostats

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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

Plumbing/Water Heater**1. Main Water Shutoff**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials:

- Left side of home

Observations:

- No deficiencies noted

**2. Water Line Material**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓	✓			

Materials: Polybutylene • Plastic

Observations:

- The water supply pipes are Polybutylene plastic (PB). This system of plumbing has experienced a higher than normal failure rate associated with leaks where the pipes are joined together. There is also a current theory that chemicals in municipal water systems react with the piping and resins in the fittings, weakening the pipes and joints. The manufacturers have been involved with and settled class action lawsuits alleging manufacturing defects with this plumbing system containing plastic or metal insert fittings (including copper and brass). Recommend you research further this type of plumbing system and rely on the evaluation and advice of a licensed plumbing contractor prior to the close of escrow.
- No deficiencies observed at the visible portions of the supply piping.

3. Water Heater Condition

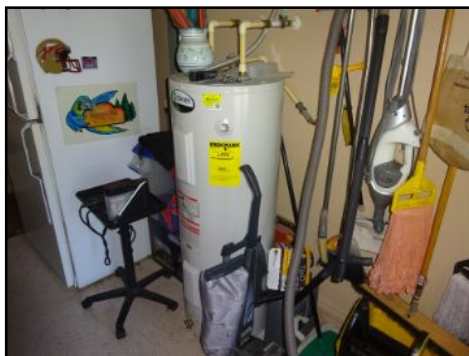
Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

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



4. Base

Good	Margin al	Poor	Not Presen t	Not Inspect ed
			✓	

5. TPRV

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

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



6. Number Of Gallons

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- 50 gallons



7. Overflow Condition

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials: PVC

Observations:

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

8. Strapping

Good	Margin al	Poor	Not Presen t	Not Inspect ed
			✓	

Observations:

- The water heater is not strapped.

9. Venting

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

10. Septic**Materials:**

- The on site waste water treatment system included a underground septic tank that uses gravity to settle solids to the bottom of the tanks. Septic tanks have little dissolved oxygen and solids should be pumped out on a schedule that varies with tank size and frequency of use.

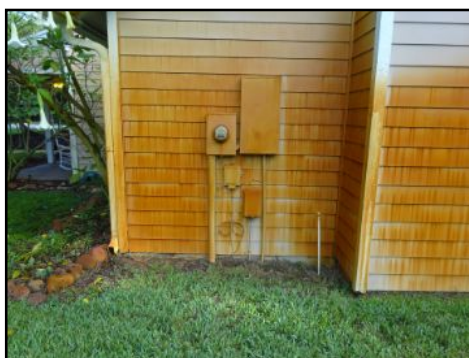
Inspection of septic systems lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the tank inspected by a qualified contractor and at that time you can discuss scheduling and costs for pumping.

Electrical**1. Service Entrance**

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:

- There is an underground service lateral noted.

**2. Electrical Panel**

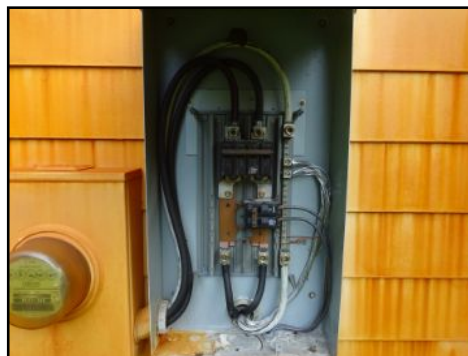
Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Location: Main Location: • Panel box located in garage.

Location: Located in the garage.

Observations:

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



3. Main Amp Breaker

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Observations:

- 200 amp

4. Breakers

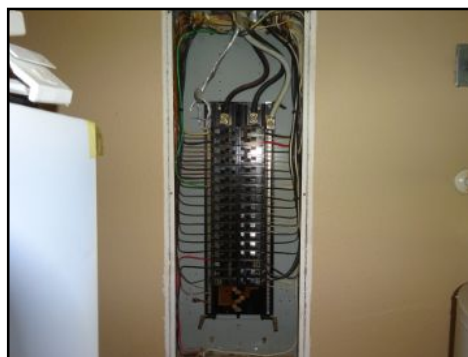
Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
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Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



Fireplace

1. Location

Materials:

- Family Room

2. Fireplace Construction

Good Margin Poor Not Not
al al Presen Inspect
t ed

✓				
---	--	--	--	--

Materials:

- Free standing style wood burning stove noted.



3. Hearth Observation

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials:
• Tile

4. Damper

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Materials:
• Steel



5. Flue Pipe

Good	Margin al	Poor	Not Presen t	Not Inspect ed
✓				

Observations:
• Appears serviceable, pitched properly to allow for draft and in good condition.

