Inspection Report

1122 Sunshine Street, Hometown, Florida 123456

Inspection Date March 23, 2020

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State of Florida DBPR HI11159

Sunshine State's Best Home Inspection

Sunshine State's Best Home Inspection LLC

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Major Concerns

Electrical

1. **Junction Box(Attic)**: Cover plate is missing
2. **Junction Box(Attic)**: No Junction box present. Open wires
3. **Outlet(3rd Bedroom- Master)**: Tester shows hot ground reverse
4. **Outlet(1st Bedroom- Guest front)**: Tester shows hot neutral reverse
5. **Outlet(Kitchen)**: 2 Prong Outlets Are Not up to Code
6. **Smoke Alarm(1st Bedroom- Guest front)**: Missing in bedrooms
7. **Sub / Distribution Panel(Laundry Room / Mudroom)**: Knockouts are open
8. **Wiring(Attic)**: Extension Cord wire used to power receptacle.

HVAC

9. **Air Handler(2nd Bedroom- Guest back)**: A/C System is operating but not cooling at all
10. **Air Handler(2nd Bedroom- Guest back)**: Evaporator coils are dirty
11. **Air Handler(2nd Bedroom- Guest back)**: No Filter
12. **Ductwork(Attic)**: Duct work contains gaps and conditioned air is escaping into Attic space

Room Components

13. **Wall(Laundry Room / Mudroom)**: Moisture Meter indicates a level of moisture on wall.
14. **Window(Exterior: Ground View)**: Caulking or sealant is deteriorated

Budget to Replace

Plumbing

15. **Water Heater(3rd Bedroom- Master)**: Nearing the end of its useful life (15 years old)

Appliances

16. **Dishwasher(Kitchen)**: Nearing the end of its useful life
17. **Refrigerator(Kitchen)**: Nearing the end of its useful life

Needs Further Evaluation

Building Exterior

18. **Eave(Exterior: Ground View)**: Gaps in soffit
19. **Eave(Exterior: Ground View)**: Missing Soffit vent screen
20. **Eave(Exterior: Ground View)**: Soffit wood is rotted
21. **Siding(Exterior: Ground View)**: Holes in Stucco
22. **Siding(Exterior: Ground View)**: Siding has coaxial cables that are unsealed

Electrical

23. **GFCI(Kitchen)**: GFI not present
24. **Light Fixture(Exterior: Ground View)**: A light fixture did not respond to the switch.
25. **Outlet(3rd Bedroom- Master, Living Room, 2nd Bedroom- Guest back)**: Appears to have no power
26. **Outlet(2nd Bedroom- Guest back)**: Cover plate is loose to outlet
27. **Outlet(2nd Bedroom- Guest back)**: Receptacle is painted shut
28. **Sub / Distribution Panel(Laundry Room / Mudroom)**: A Federal Pacific Electrical Panel

Plumbing
29. Water Heater(3rd Bedroom- Master): Water Service disconnected

Room Components
30. Exterior door(2nd Bedroom- Guest back): Latch does not work

Appliances
31. Dishwasher(Kitchen): Water Service disconnected
32. Refrigerator(Kitchen): Refrigerator was off prior to beginning of inspection. After 2 hours of operation, freezer was cooling properly but refrigerator side was not
33. Washer(Laundry Room / Mudroom): Water Service disconnected
34. Washer(Laundry Room / Mudroom): No Burst Resistant hoses

Insulation and Ventilation
35. Kitchen / Bath Exhaust(Attic): Does not exhaust to exterior

Balconies, Decks and Porches
36. Balcony, Deck or Porch(Exterior: Ground View): Support posts are significantly deteriorated

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Items to Monitor

Roof
37. Roof Material(Exterior: Roof View): 3 Tab Asphalt Shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection. Roof is 5 Years old at time of inspection

Room Components
38. Ceiling(3rd Bedroom- Master): Ceiling patches. Tested dry at time of inspection

Appliances
39. Dryer(Laundry Room / Mudroom): Improper dryer vent hose is Mylar Foil Tubing.

Maintenance Items

Landscaping and Hardscaping
40. Landscape Feature(Exterior: Ground View): Trees being held in place with cabling

Roof
41. Roof Material(Exterior: Roof View): Cracked or Broken Shingles

HVAC
42. AC-Condenser(Exterior: Ground View): Insulation is damaged

Plumbing
43. Hose Bibb(Exterior: Ground View): Handle broken

Room Components
44. Exterior door(Living Room): Not weather sealed
45. Exterior door(Exterior: Ground View): Wood rot at Exterior Door Jamb
46. Interior Door(3rd Bedroom- Master): No Door Stopper
47. Screen(3rd Bedroom- Master, 2nd Bedroom- Guest back): Screen missing
48. Screen(Exterior: Ground View): Torn or damaged
49. Screen(3rd Bedroom- Master): no closing mechanism

Appliances
50. Dryer(Exterior: Ground View): Dryer Vent has no damper

Insulation and Ventilation
51. Insulation(Attic): Level is low in one or more areas

Balconies, Decks and Porches

52. Balcony, Deck or Porch(Exterior: Ground View): Support posts are showing wear

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Slab on grade
- Ground Conditions: Dry
- Location of clean out / Building sewer access: Exterior
- Occupancy: Vacant
- Sewer System: Public
- Square Footage: 1256
- Temperature: 78
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 1972

Scope of Inspection

- An inspection does not determine the insurability of the property
- The inspection is limited to visible and accessible components and areas only.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection is not technically exhaustive.
- An inspection will not identify concealed or latent defects.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- This home inspection is being conducted in accordance with the InterNACHI guidelines
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- Attic - Due to size of attic hatch, no inspection was possible

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

Poor	Is operating, but has at least one major concern with its operation.
Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
Not working	Was not working at the time of the inspection.
Marginal	The item is working, but has at least one concern that is beyond cosmetic.
Not Inspected	Was not inspected. The reason is typically indicated.

Landscaping and Hardscaping

Descriptions:

Patio and walkway
- Material: Concrete

Driveway
- Material: Asphalt

Concerns and Observations:

- Driveway
- Landscape Feature

Minor Concern

Trees being held in place with cabling

Location	Exterior: Ground View
Impact	Tree will gradually increase tension on cable. In a strong wind could potentially become free and damage the house structure.
Suggested Action	Monitor cable periodically for deterioration and slippage.

- Patio and walkway

Building Structure

Descriptions:

Roof Structure
- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable

Roof Sheathing
- Flashing Material: Metal
- Material: Plywood

Foundation Wall
- Material: Concrete Block

Concerns and Observations:

- Foundation Wall
- Roof Sheathing
- Roof Structure
- Slab
- Truss

Building Exterior

Descriptions:

Siding
- Material: Stucco

Eave
- Fascia Material: Wood
- Soffit Material: Wood

Concerns and Observations:

Eave

Possible Concern

Gaps in soffit

Location Exterior: Ground View
Impact The gap provides an environment for Pest and Moisture intrusion
Suggested Action Paint, stain and/or seal with a weatherproof product

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Possible Concern

Missing Soffit vent screen

Location Exterior: Ground View
Impact Most soffits are vulnerable to animal entry, and given the architecture of a house, the eave leads right into the attic, where animals like to live.
Suggested Action Replace Screen

Possible Concern

Soffit wood is rotted

Location Exterior: Ground View
Impact The rotted areas lacks protection from insects, animals and the elements
Suggested Action Replace the damaged area

Exhaust Vent

Siding

Possible Concern

Holes in Stucco

Location Exterior: Ground View
Impact Moisture intrusion from weather and sprinkler heads could cause damage to interior walls.
Suggested Action Paint, stain and/or seal with a weatherproof product

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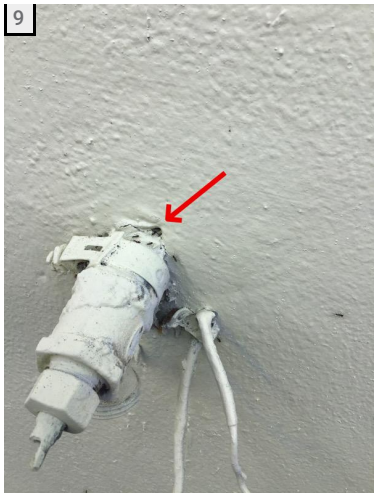

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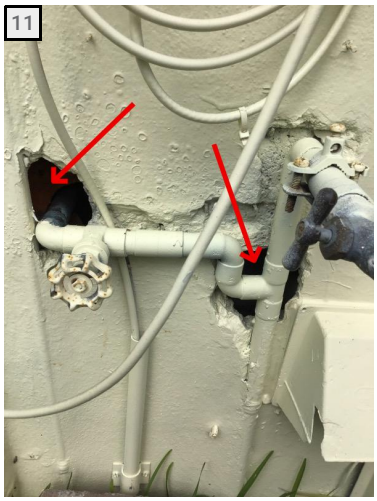

Possible Concern

Siding has coaxial cables that are unsealed

Location Exterior: Ground View
Impact Any gaps in the siding can invite moisture and pest intrusion
Suggested Action Fill and seal with weather proof caulk

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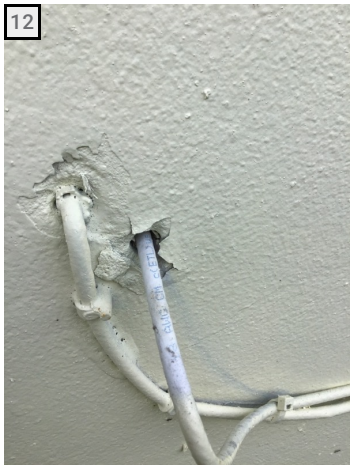

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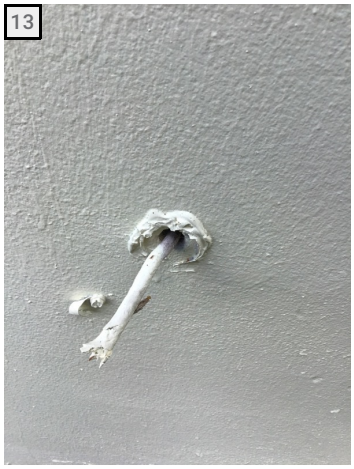

Roof

Descriptions:

Roof Material

- Roof Material: Asphalt (3-tab), Gable or hip

Disclaimers:

- While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak-free due to weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.

Concerns and Observations:

Roof Flashing

Roof Material

Moderate Concern

Cracked or Broken Shingles

Location Exterior: Roof View

Impact Any breach in the roof material will expose the underlying wood to the elements and may cause roof leaking

Suggested Action Have the damaged roof material replaced by a tile roofing professional

Observation to Monitor

3 Tab Asphalt Shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection. Roof is 5 Years old at time of inspection

Location Exterior: Roof View

Impact The expected lifespan of a 3-tab asphalt shingle roof, often called a 20-year shingle roof, is 15 to 18 years in Florida The 15 to 18 year average lifespan estimate is based on “average” conditions.

Suggested Action Recommend having the roof inspected periodically by a Qualified Roofing Contractor and have the damaged roof material repaired or replaced as needed


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Electrical

Descriptions:

Sub / Distribution Panel

- Panel Type: Circuit breakers

Electrical service

- Location: Exterior: Ground View
- Rating: 240 Volts

Wiring

- Wiring Method: Conduit

Concerns and Observations:

Electrical service

Electric Meter

Location Exterior: Ground View

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GFCI

Possible Concern

GFI not present

Location Kitchen
Impact Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations

Click here for more information...

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Junction Box

Major Concern

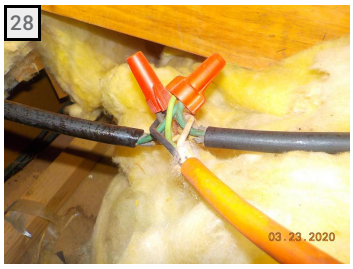
Cover plate is missing

Location Attic
Impact Without a cover plate, electrical shock may result if touched
Suggested Action Install a cover

Major Concern

No Junction box present. Open wires

Location Attic
Impact Exposed energized wiring can be hazardous to touch
Suggested Action Have repaired by a licensed electrician



Light Fixture

Possible Concern

A light fixture did not respond to the switch.

Location Exterior: Ground View
Impact Light fixture not working
Suggested Action The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, the Inspector recommends that an evaluation and any necessary repairs by made by a qualified electrical contractor.

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Outlet

Major Concern

Tester shows hot ground reverse

Location 3rd Bedroom- Master
Impact A hot ground reverse outlet can cause electrical shock through an appliance
Suggested Action Have repaired by qualified electrician

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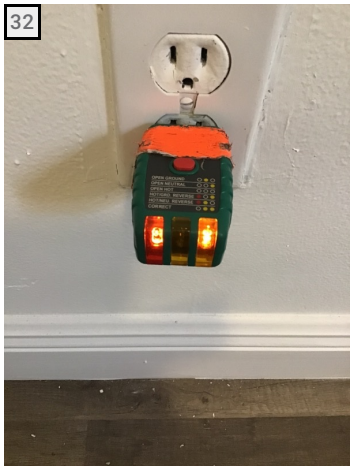

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Major Concern

Tester shows hot neutral reverse

Location 1st Bedroom- Guest front

Impact A hot neutral reverse outlet can cause electrical shock or damage an appliance

Suggested Action Have repaired by qualified electrician

Other Information Reversed polarity is when the hot and neutral connections at a receptacle are wired “backwards.” Home wiring is color-coded, and the black wire is “hot,” meaning that it is electrically charged or, as it is sometimes called, the “live” wire. It’s the one that will shock you if you come in contact with it in a way that will complete a circuit to the earth. The white is called the “neutral.” It completes a circuit when connected with the hot wire through a switch, providing electric power to an appliance, and will not shock you. The screws at wire terminals on the sides of receptacles are also color-coded, with brass-colored screw being for the black hot wire and the silver screw for the white neutral connection. Also, the the two blades at the end of an appliance cord are size-coded: the smaller blade is hot and larger one is neutral. Receptacles have a small and large slot, so that the cord cannot be installed backwards. So, between the color-coding of the wiring and the terminals, plus the different sizes of the blades and receptacle slots so that the neutral cannot go into the hot slot of a receptacle, it’s obvious that getting the hot and neutral connection right is a big deal. The reason is that reversed polarity can create a shock hazard in certain situations. Because the switch is positioned before the hot wire side enters the appliance and the neutral is connected to the other end of the appliance circuitry, when the polarity is reversed the appliance circuitry is electrically charged all the time, but only functional when a switch closes the neutral wire connection and the current begins flowing. So, the heating element wires in a toaster (the ones that turn red) would shock you if you stuck a knife in the toaster with reversed polarity to prod a piece of toast loose. Also, the metal shell of the light bulb socket in a lamp would cause a shock if touched when the polarity is reversed. Both of them are harmless if the wiring is correct. Although reversed polarity is usually caused by incorrect connections at the receptacle, it can also be due to wiring reversal in the electric panel or at wire connections between the panel and the receptacle.

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Major Concern

2 Prong Outlets Are Not up to Code

Location Kitchen

Impact Two prong outlets are not grounded, which can leave you unprotected from stray currents and result in electrocution or a power surge through sensitive electronics, often destroying them in the process.

Suggested Action Prior to closing recommend having the entire electrical system inspected by a Qualified Electrical Contractor Upgrade your outlets to a ground fault circuit interrupter, or GFCI. According to the National Electrical Code, the outlet must be tamper-resistant if installed 5.5 feet above the floor or lower and you must label the outlet as “GFCI protected” and “no equipment ground.”

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Possible Concern

Appears to have no power

Location 3rd Bedroom- Master, Living Room, 2nd Bedroom- Guest back

Impact Tested with multiple switches

Suggested Action Have repaired or replaced by a licensed electrical technician

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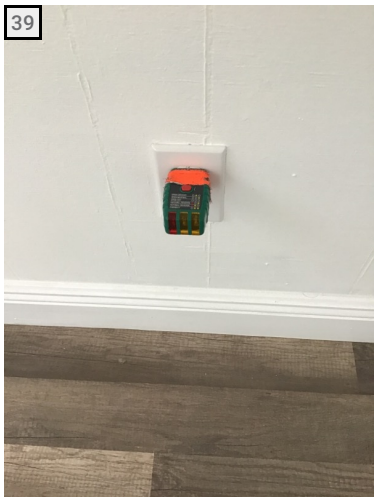

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Possible Concern

Cover plate is loose to outlet

Location 2nd Bedroom- Guest back
Impact Refasten or replace cover
Suggested Action Replace the screw

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Possible Concern

Receptacle is painted shut

Location 2nd Bedroom- Guest back
Impact Paint may prevent a full electrical contact between the plug and outlet. If this happens, heat builds up, and increases the risk of a fire.
Suggested Action Replace outlet by a Qualified Electrical Contractor

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Smoke Alarm

Major Concern

Missing in bedrooms

Location	1st Bedroom- Guest front
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector in bedrooms
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

Sub / Distribution Panel

Major Concern

Knockouts are open

Location	Laundry Room / Mudroom
Impact	The sparking could escape through open knockouts causing possible ignition
Suggested Action	Install plugs in all open knockouts
Other Information	The service panel knockouts should be plugged to contain sparking

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Possible Concern

A Federal Pacific Electrical Panel

Location Laundry Room / Mudroom

Impact While showing no active defects at the time of inspection, the panel could overheat and catch fire

Suggested Action Simply replacing the circuit breakers is not a reliable repair. The panel should be inspected by a licensed electrician

Other Information Federal Pacific Electrical panels have been the subject of class action lawsuits because their circuit breakers have been known to fail to trip at a higher rate than standard panels. When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into the panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. Many Federal Pacific Electric panels and breakers can operate properly for years, but they can malfunction unexpectedly

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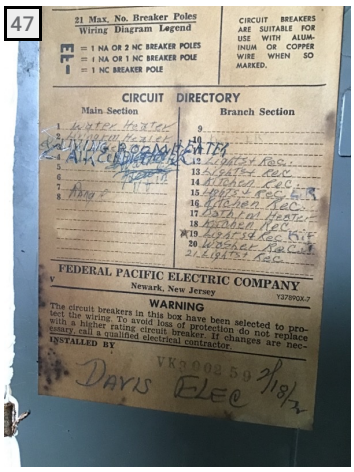

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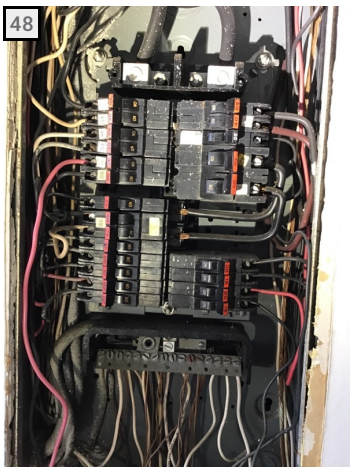

Switch

Wiring

Major Concern

Extension Cord wire used to power receptacle.

Location Attic

Impact When you purchase an extension cord, that cord has been designed and tested to operate properly under certain circumstances. Once you modify the cord in any way, you've voided any listing or labeling on the cord (UL listing, etc.). If there is ever a fire, this could be a factor

Suggested Action Recommend inspection and replacement by a Qualified Electrical Contractor.

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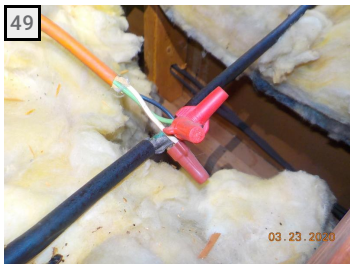

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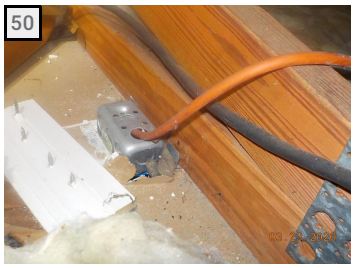

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HVAC

Descriptions:

AC-Condenser

- Capacity: 2.5 Ton
- Energy Source: Electric
- Location: Right Side
- Manufacturer: Goodman
- Maximum Fuse / Breaker Rating: 25
- Model Number: GSX160301FC
- Serial Number: 1504421864
- Type: Split System
- Year Built: 2015
- Manual

Air Handler

- Capacity: 2.5 Ton
- Energy Source: Electric
- Manufacturer: Goodman
- Model Number: ASPT30C14AB
- Orientation: Wall Mount
- Serial Number: 1504417356
- Year Built: 2015
- Manual

Disclaimers:

- The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Concerns and Observations:

AC-Condenser

Possible Concern

Insulation is damaged

Location Exterior: Ground View

Impact Over time insulation on exterior HVAC lines can degrade from weathering, UV rays and poor installation causing a loss of effectiveness. When insulation loses its ability to insulate, energy is lost and the equipment must work harder to maintain the desired indoor comfort level. The large-diameter line (suction line or gas line) should be insulated along its entire length. The insulation has two functions: To prevent the suction line from sweating and dripping water inside the house. To prevent the suction line from heating up outdoors on its way to the compressor. We are trying to take heat out of the house and dump it outside. We do not want to collect more outdoor heat in the suction line before it goes into the compressor.

Suggested Action Replace the insulation with 3/4 to 1 inch vapor-proof insulation

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Air Handler

Major Concern

A/C System is operating but not cooling at all

Location 2nd Bedroom- Guest back

Impact For ideal temperature, you do want a 16°–22° F difference from the supply air and return air. Professionals call this temperature difference the evaporator Delta T. When evaporator Delta T is between 16°–22° F, that means your system is working properly. But if temperatures fall outside of that range, it means your AC has some issues.Not working at the time of inspection

Suggested Action Prior to closing, have the entire HVAC system serviced by an HVAC service professional. Secure a quote on repair/ replacement costs.

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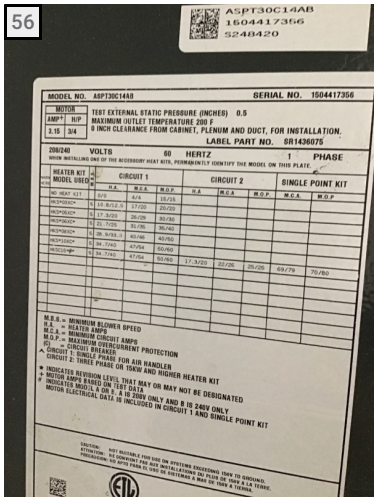

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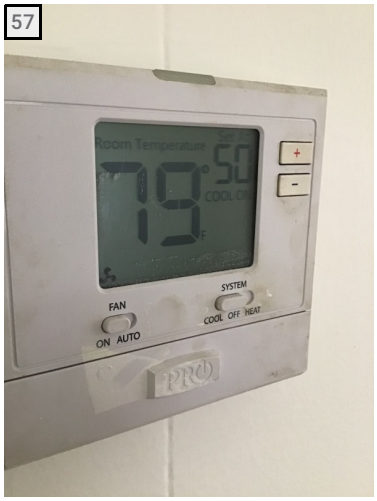

Major Concern

Evaporator coils are dirty

Location 2nd Bedroom- Guest back

Impact Drop in cooling efficiency: Dirt along a coil creates a layer of insulation between the air and the refrigerant in the coil. This makes it much harder for the refrigerant to absorb heat from the air, and this will result in a rise in temperatures. An air conditioner won't be able to handle the cooling expected from it with a dirty coil. Development of ice on the coil: If the restriction of heat absorption along the coil becomes restricted enough, the refrigerant in it won't warm up past freezing. Water moisture along the coil will then freeze. This ice further impedes the evaporator coil from doing its job. The ice will continue to build-up until heat absorption is completely blocked. The ice can also cause damage to the fins and coil from warping. Clogged condensate drain: As the evaporator coil absorbs heat, it also causes moisture to condense along it. This excess water drips down from the coil and into a pan, where a drain removes it into the wastewater system. But if the water dripping from the coil contains dirt, this will become lodged in the drain, eventually creating a complete clog. Water will overflow from the condensate drain, creating water damage, high humidity, unpleasant moldy odors, and even health hazards from toxic mold spores.

Suggested Action Proper cleaning of a coil requires special chemicals. And cleaning the coil may be only the beginning of service; professionals may need to fix a deeper problem with the AC or repair issues that have started because of the coil, such as cleaning out a dirty condensate drain. Recommend immediate service by a qualified HVAC contractor

Major Concern

No Filter

Location 2nd Bedroom- Guest back
Impact Lost or missing HVAC system air filters mean increased system operating costs, energy wastage, and ultimately increased service and repair costs.
Suggested Action Replace A/C Filter according to manufacturer recommendations

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Ductwork

Major Concern

Duct work contains gaps and conditioned air is escaping into Attic space

Location Attic
Impact The holes are preventing the heating and/or cooling from operating at optimal efficiency. Potential for Mold concern
Suggested Action Cover the holes with metal tape. Do not use duct tape as it is not intended for this purpose, despite its name Duct mastic is the preferred material for sealing ductwork seams and joints. It is more durable than any available tape and generally easier for a do-it-yourself installation. Its only drawback is that it will not bridge gaps over ¼ inch. Such gaps must be first bridged with web-type drywall tape or a good quality heat approved tape. If you use tape to seal your ducts, avoid cloth-backed, rubber adhesive duct tape -- it tends to fail quickly. Instead, use mastic, butyl tape, foil tape, or other heat-approved tapes. Look for tape with the Underwriters Laboratories (UL) logo. Have all work done by a Qualified HVAC Contractor

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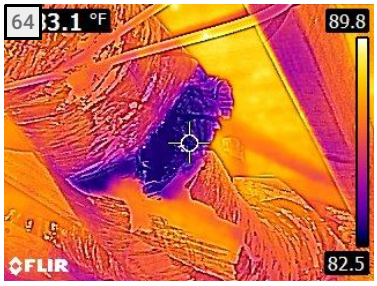


Plumbing

Descriptions:

Hose Bibb
- Valve Type: Gate Valve

Main water valve
- Location: Exterior: Ground View

Water Heater
- Capacity: 50 gal
- Energy Source: Electricity
- Location: 3rd Bedroom- Master
- Manufacturer Name: GE
- Model Number: GE50M06AAG
- Serial Number: GE0105B14343
- Type: Recovery
- Year Built: 2005
- Manual

Water Pipe
- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Concerns and Observations:

Cleanout

Hose Bibb

Minor Concern

Handle broken

Location Exterior: Ground View
Suggested Action Replace handle

65

Main water valve

Left side

Location Exterior: Ground View

66

Plumbing Vent

Water Heater

Not Working

Water Service disconnected

Location 3rd Bedroom- Master
Impact Unable to inspect
Suggested Action Restore Water Service and have appliance inspected by a Qualified Contractor

67

68

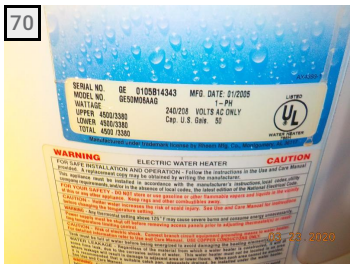
69

Old

Nearing the end of its useful life (15 years old)

Location 3rd Bedroom- Master
Impact Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

70



Water Pipe

Room Components

Descriptions:

Exterior door
- Materials: Metal

Window
- Window Glass Type: Single pane

Concerns and Observations:

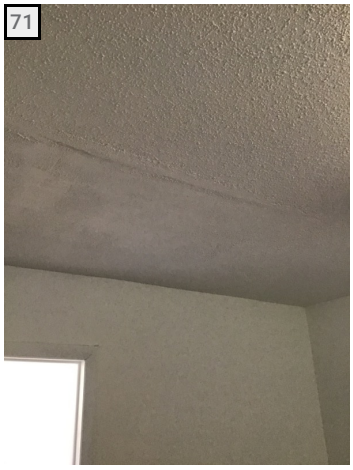
Cabinet

Ceiling

Observation to Monitor

Ceiling patches. Tested dry at time of inspection

Location 3rd Bedroom- Master
Impact Seal and Paint



Countertop

Exterior door

Possible Concern

Latch does not work

Location 2nd Bedroom- Guest back
Suggested Action Replace the latch

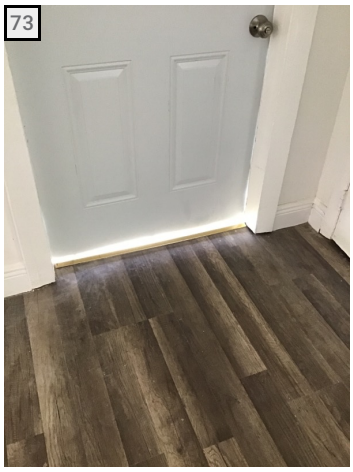
72

Moderate Concern

Not weather sealed

Location Living Room
Impact Without proper protection, the door is not protected from the elements
Suggested Action Protect with weather-resistant seal, stain or paint

73



Minor Concern

Wood rot at Exterior Door Jamb

Location Exterior: Ground View
Impact Door frames commonly rot at the bottom corner where it meets the door sill. The wood jamb rotted because the caulk seam failed allowing rain water intrusion
Suggested Action Repair or replace Exterior door

Floor

Interior Door

Minor Concern

No Door Stopper

Location	3rd Bedroom- Master
Impact	Potential damage to walls
Suggested Action	Add a stopper

Screen

Minor Concern

Screen missing

Location	3rd Bedroom- Master, 2nd Bedroom- Guest back
Impact	Should the window be open, lacks protection from insects
Suggested Action	Consult with seller to identify if screens exist. If they do not, install screens as needed

Minor Concern

Torn or damaged

Location Exterior: Ground View
Impact lacks protection from insects
Suggested Action Replace the screen

Minor Concern

no closing mechanism

Location 3rd Bedroom- Master

79

Vanity

Wall

Major Concern

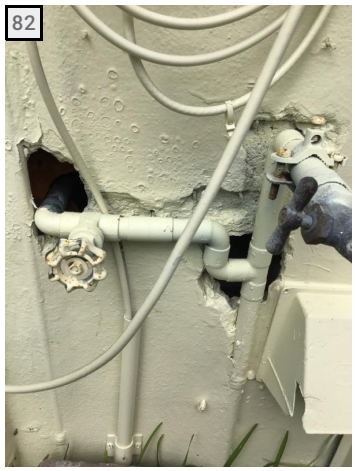
Moisture Meter indicates a level of moisture on wall.

Location Laundry Room / Mudroom
Impact Potential interior wall damage.
Suggested Action Recommend sealing exterior gaps in siding

80

81

82



Window

Major Concern

Caulking or sealant is deteriorated

Location Exterior: Ground View
Impact Without proper caulking, air, moisture and/or insect intrusion may occur. Often, water leaks at a window result from a breakdown in the connection between the window frame and the wall.
Suggested Action Re-caulk all windows and doors where caulking has deteriorated. To prevent leaks, caulk the window where it meets the exterior siding. If the window is surrounded by trim, use a high-grade polyurethane caulk to seal all gaps between the trim and the siding (and the trim and the window).

Appliances

Descriptions:

Dryer
- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: LER4634PQ1
- Serial Number: MS4913280
- Venting Location: Wall
- Year Built: 2005
- Manual

Dryer
- Venting Location: Wall

Oven/Range
- Energy Source: Electric
- Manufacturer Name: Frigidaire
- Model Number: DGEF3041KFK
- Serial Number: VF25084769
- Year Built: 2012
- Manual

Dishwasher
- Manufacturer Name: Frigidaire
- Model Number: FDBB840DC1
- Serial Number: TH44485272
- Year Built: 2004
- Manual

Refrigerator
- Manufacturer Name: Frigidaire
- Model Number: FRT17G5CSBA
- Serial Number: BA64131863
- Year Built: 2006

Washer
- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: LSR7333PQ4
- Serial Number: CS4904908

- Manual

- Year Built: 2005
- Manual

Concerns and Observations:

Dishwasher

Not Working

Water Service disconnected

Location Kitchen
Impact Unable to inspect
Suggested Action Restore Water Service and have appliance inspected by a Qualified Contractor

Old

Nearing the end of its useful life

Location Kitchen
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

Dryer

Minor Concern

Dryer Vent has no damper

Location Exterior: Ground View
Impact While neither a dryer vent nor a dryer exhaust backdraft damper is absolutely necessary to the function of a clothes dryer, both may be considered valuable and important.
Suggested Action If you want to keep insects (such as bees and wasps), dirt, dust, rain, and even mice from entering your dryer vent and possibly your dryer, you will find a back draft damper to be an essential addition to your dryer accessories.

Observation to Monitor

Improper dryer vent hose is Mylar Foil Tubing.

Location Laundry Room / Mudroom

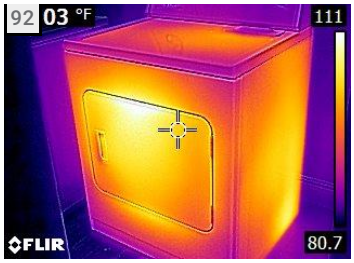
Impact Dryers should use approved exhaust ducts. Ducts made of vinyl, nylon or foil are not recommended. If used, they will void the warranty of most dryers. Spiral-duct designs often trap lint, which can clog the duct, requiring the dryer to work harder and longer to dry clothes and causing it to increase the dryer's temperature. Not only is a poorly exhausting dryer less efficient, it can also be a fire hazard due to the flammability of the accumulated lint.

Suggested Action According to the International Residential Code (IRC) Section M1502, the clothes dryer exhaust duct should be made of metal, with No. 28-gauge thickness, a smooth interior finish, and a duct diameter of 4 inches

Other Information Keep in mind, a home inspection is not a code compliance inspection and that the Authority Having Jurisdiction (AHJ) is the responsible party for determining/verifying code compliance. The home inspector is using these standards, however, as a reference to help protect his or her client from possible future hazards, such as a house fire

Unit in good condition at time of inspection

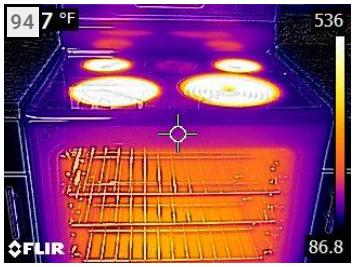
Location Laundry Room / Mudroom

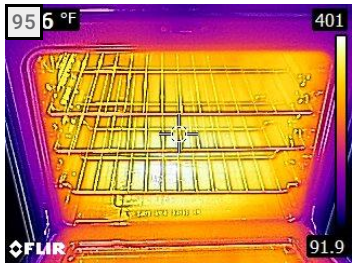


Oven/Range

Unit is working at time of inspection

Location Kitchen



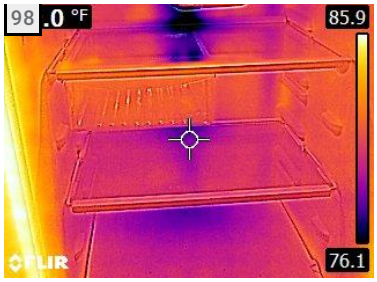


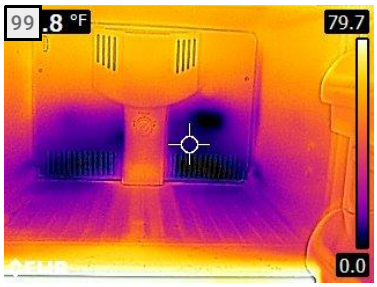
Refrigerator

Not Working

Refrigerator was off prior to beginning of inspection. After 2 hours of operation, freezer was cooling properly but refrigerator side was not

Location Kitchen
Suggested Action Repair or replace the unit





Old

Nearing the end of its useful life

Location Kitchen
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

Washer

Not Working

Water Service disconnected

Location Laundry Room / Mudroom
Impact Unable to inspect
Suggested Action Restore Water Service and have appliance inspected by a Qualified Contractor

Possible Concern

No Burst Resistant hoses

Location Laundry Room / Mudroom

Impact For a washing machine inside the house, these washing machine hoses made of reinforced rubber hoses are not recommended because they are the most likely to burst.

Suggested Action Rubber washing machine hoses should be replaced with stainless steel braided hoses. A stainless steel braided hose is the minimum recommended for indoor use. The braided stainless steel encases a rubber hose and provides a burst-resistant measure. These washing machine hoses have a lower failure rate than rubber hoses when properly installed

Insulation and Ventilation

Descriptions:

Concerns and Observations:

- **Attic Ventilation**
- **Insulation**

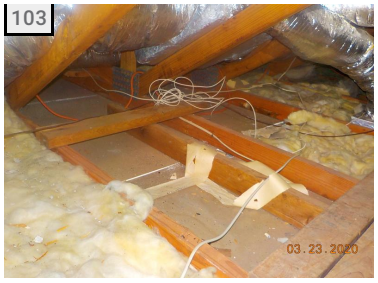
Minor Concern

Level is low in one or more areas

Location Attic

Impact 5% missing insulation equals 54% drop in R-value, These thermal defects undermine the R-value of your attic insulation. Simple thermal analysis reveals that if you have 5% missing insulation in an attic (bare sheet rock) you'll have a slightly more than a 54% drop in R-value. R-value simply means resistance to heat flow. These thermal defects not only undermine the R-value of your insulation, but they also make rooms uncomfortable and increase your utility bill.

Suggested Action Redistribute the existing insulation to a uniform thickness



Kitchen / Bath Exhaust

Possible Concern

Does not exhaust to exterior

Location	Attic
Impact	When exhausting to the interior, humidity or other particulates are not expelled from the home increasing health risks
Suggested Action	Re-route the exhaust to exit to the exterior using an exterior wall or roof vent

Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood

Concerns and Observations:

Balcony, Deck or Porch

Possible Concern

Support posts are significantly deteriorated

Location Exterior: Ground View
Impact Withough sufficient support posts, the structural integrity of the railing is compromised
Suggested Action Have repaired by qualified carpenter

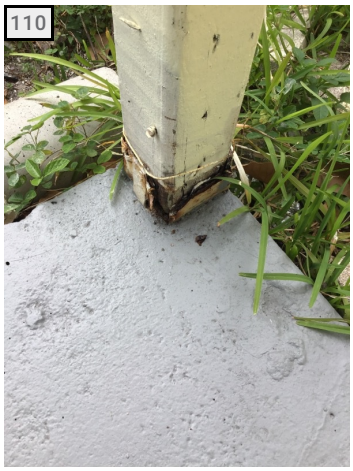
109

Minor Concern

Support posts are showing wear

Location Exterior: Ground View
Impact If not addressed, the post may dry or rot
Suggested Action Paint, stain and/or seal with a weatherproof product

110



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