



D'ANGELO INSPECTIONS LLC

(352)-250-7818

frank@dangeloinspections.com

<https://www.dangeloinspections.com>



YOUR INSPECTION REPORT

1588 Smart Place
The Villages, FL 34762

Michael Cudworth

05/11/2026



Inspector

Eric D'Angelo

HI-9556

(352)-250-7818

frank@dangeloinspections.com

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REPAIR OR REPLACE

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1: INSPECTION DETAILS

Information

Standards of Practice Florida SOP	In Attendance Owner	Style of Home Patio Villa
Type of Building Single Family (1 Story)	Home Conditioned Square Footage Square Feet: 1257	Approximate Age of Home Year Built: 2025
Home Faces North, Northwest	Property Occupied Yes	Home Furnished Fully Furnished
Temperature at Beginning of Inspection 75-80	Weather Clear	Ground/Soil Condition Dry
Rain in the Last 3 Days Yes	Water Supply System City/Municipal	Sewer System City/Municipal Sewer

2: BUILDER INFORMATION

Deficiencies

2.1.1 Building Sticker Information

STICKER INFORMATION

Muder Construction

Picture of Builder sticker on electrical panelbox for Warranty. This sticker tells you the Builder, all main Sub-contractors and lot number. The Villages Warranty Department has asked this to be in the report so as to assist them with Sub-contractor information, etc. This is not a defect or an issue to be repaired or replaced.

 Repair or Replace



3: ROOFING / ROOF STRUCTURE AND ATTIC

Information

:: Age of Roof

1 to 3 years

:: Roof-Type

Combination Gable / Hip

:: Roof Covering

Architectural / dimensional
Asphalt / Fiberglass shingles

:: Roof Structure

Engineered Wood Trusses

:: Roof Decking

15/32" OSB (Oriented Strand
Board)

:: Roof to Structure Ties

Metal Clips

:: Ceiling Structure

Engineered Wood Trusses

:: Flashing

Aluminum and Galvanized, Kick
out flashing at corners

:: Plumbing Vent System

PVC with plastic boot flashing

:: Roof Drainage

Aluminum Gutters and
Downspouts

:: Sky Light(s) / Solar Tube(s)

None

:: Attic Access type

Attic access is in garage with a
scuttle hole in garage with no
designed storage area that does
not have floor decking installed
with a light in attic.

:: Areas Not Accessible

Over portions of perimeter soffit
area, Above the vaulted ceiling
areas

:: Attic Ventilation

Ridge and soffit vents

:: Attic Insulation

Batt style, Fiberglass, R-30 or
better

:: Insulation Depth

12" to 14"

:: Viewed Roof Covering From

Walked most of roof, Ladder at eaves

A Representative number of shingles on every side and slope of the roof were checked for proper sealing.





:: Method Used to Observe Attic
From access entry



Deficiencies

3.3.1 Flashing

FLASHING TOO SHORT

FRONT OF HOUSE

The drip edge over the small garage door area was found cut too short. This leaves a gap between the fascia and the roof sheathing. The roof sheathing can be seen. This could allow possible pest and moisture intrusion. Suggest a qualified contractor properly seal this gap.



Repair or Replace



Front of House

3.8.1 Attic Insulation

MISSING BATTS

ATTIC

Batt(s) of insulation were found displaced in the attic. This insulation needs to be installed properly, as insulation should always be installed between conditioned and unconditioned space. Leaving this as is risks energy loss and possible condensation and mold issues. See photos for locations of missing batt(s).



Repair or Replace



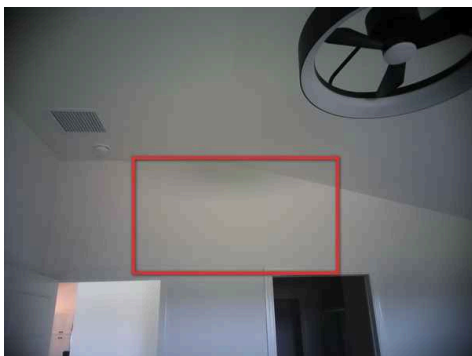
Attic



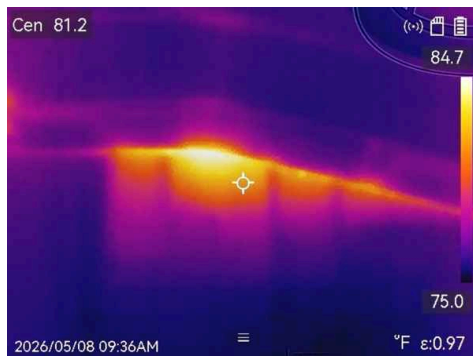
Living Room



Living Room



Master Bedroom



Master Bedroom

4: EXTERIOR

Information

:: Siding Material / Veneer Vinyl Siding horizontally installed	:: Soffits - Eaves Aluminum Fascia / Vinyl Soffit	:: Exterior Doors Composite fiberglass with glass inserts, Vinyl Sliders
:: Windows & Screens Vinyl Single Hung Double Pane, Fixed - non opening windows	:: Appurtances Sidewalk, Covered Front porch, Patio	:: Porches- Patios Flooring / Walls / Ceilings Concrete Flooring, Vinyl Walls, Drywall with knockdown ceiling
:: Driveway - Walks Concrete	:: Vegetation - Grounds Shrubs and Trees	

Deficiencies

4.4.1 Doors (Exterior to Interior)

MISSING FINISH

LARGE SLIDING GLASS DOOR

The finish on the large sliding glass door was found chipped off. This was marked out by the builder, but never repaired. Suggest you qualify contractor properly repair this finished

 Repair or Replace



Large Sliding Glass Door

4.4.2 Doors (Exterior to Interior)

MISCOLORED DOOR

SMALL GARAGE ENTRY DOOR

The small garage entry door was found not painted the same color as the front entry door. When the homeowner has looked throughout the neighborhood, both of these doors have matched. Suggest they qualified contractor paint the small garage entry door the same color as the front entry door.



Repair or Replace



Small Garage Entry Door



Front Entry Door

4.6.1 Patios, Porches, Lanai

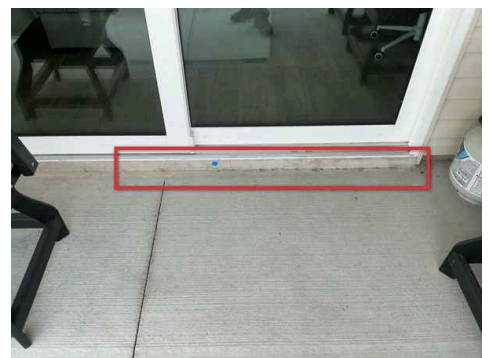
SMALL THRESHOLD CRACKS

LANAI

The stucco was found to be cracking on the threshold in the above location. Many small vertical cracks were found along the threshold. Suggest filling and repainting this area.



Repair or Replace



Lanai

4.6.2 Patios, Porches, Lanai

DOOR CLOSER "SLAM"

FRONT PORCH

The door closer for the screened in lanai did not work properly. The screen door would "slam" despite any adjustments made on the closer. This closer needs to be replaced.



Repair or Replace



Front Porch

5: STRUCTURAL COMPONENTS

Information

:: Foundation

Poured concrete

:: Floor Structure

Poured concrete slab

:: Wall Structure

2 X 4 Wood

:: Grade at Foundation

Level grade, Slopes away from
foundation

6: GARAGE

Information

:: Garage Flooring Concrete	:: Garage Walls Painted Drywall	:: Garage Ceilings Drywall with Knockdown texture
:: Garage Door Material Reinforced Metal	:: Garage Door Type Two automatic, Chain driven	:: Auto-opener Manufacturer LINEAR
:: Interior Door Fire Rated Composite	:: Receptacles 3 Slot Grounded GFCI Rated	

Deficiencies

6.6.1 Garage Door(s)

GARAGE DOOR TOO LOW

 Repair or Replace

SMALL GARAGE DOOR

Small garage door was found to not open far enough when compared to the large garage door. Suggested qualified contractor properly adjusted this door to open further.



Small Garage Door

7: PLUMBING SYSTEM

Information

:: Water Shutoff Valve Location
Ball Valves, Located in Garage, on right interior wall



Main Water Shutoff

:: Plumbing Waste Line
PVC

:: Plumbing Water Supply (into home)
CPVC

:: Plumbing Water Distribution (inside home)
CPVC

:: Exterior Faucets
Stem Valves with Anti-Backflow Devices

:: Drain Cleanout Cap
Left side of house



Main Drain Cleanout

:: Water Pressure
70 psi



House Water Pressure

:: Potable Water Pressure Valve
Pressure valve on the water heater supply / hot water line

:: Water Heater Location
Outside on left side of home

:: Water Heater Manufacturer
RHEEM

:: Water Heater Power Source
Natural Gas (quick recovery)

:: Age of Water Heater
2025



:: Water Heater Capacity
Tankless

:: TPR Valve
Yes

:: Fuel Supply
Natural Gas

:: Fuel Distribution
Iron Pipe and CSST

:: Fuel Shutoff location
At main gas meter, At each gas component



Main Gas Shutoff

Hot Water System, Flues and Vents, Controls: Tankless Write-Up

Please note this house utilizes a tankless hot water system. Many factors must be determined when calculating the required or needed hot water demands to properly size the unit including but not limited to the maximum number of devices you want to run, the required temperature rise, and furthest distance the water must travel. It is beyond the scope of a limited visual inspection to determine if the tankless hot water heater is sized appropriately. If adequate sizing is a concern, it is recommended the client consult with a qualified plumber or the manufacturer to determine adequacy.

8: ELECTRICAL SYSTEM

Information

:: Electrical Service Conductors

240 volts, Below Ground

:: Grounding System

Rod in ground and gas lines, Eufer steel rebar in foundation

:: Panel Capacity

2/0 AWG copper = 200 amps

:: Panel Type

Circuit breakers

:: Main Panel Location

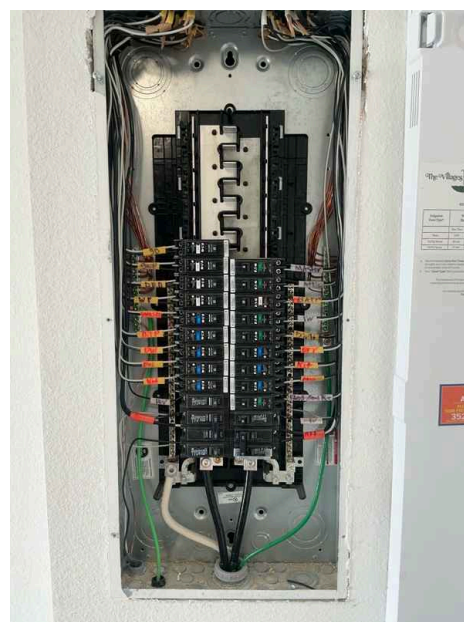
Exterior left side of house

:: Distribution Panel Location

Garage



Main Panelbox



Distribution Panelbox

:: Electric Panel Manufacturer

CUTLER HAMMER-(EATON)

:: Branch Wire 15 and 20 AMP

Solid Copper

:: Wiring Methods

Non-metallic sheathed Romex like cable

:: Exterior Outlets

3 Slot GFCI Rated Outlets

:: Exterior Lights

Front Yard and Surface Mount Fixtures

:: Interior Outlets

3 Slot Grounded

:: GFCI

Exterior / Garage / Bathroom(s) / Kitchen

:: AFCI

AFCI breakers for multiple circuits in living area

:: Attic Electric Wiring

Most wiring is not visible due to insulation, 120 volt light

:: Smoke Detectors

Hard wired with battery backup, Combination smoke and carbon monoxide

:: Carbon Monoxide Detectors

Hard wired with battery backup

Deficiencies

8.4.1 Main and Distribution Panel

LUG PROTECTORS

MAIN PANELBOX

The main service lugs in the main panelbox were found missing the proper covers to protect the lugs. The protectors are only required at the main breaker/disconnect. The protectors are required by the 2020 National Electric Code 230.62(c), and these new codes have been adapted as of January 1, 2024. Although this is a new code of the NEC, these protectors would be required under the labeling and listing prior to the new code. Suggest a licensed electrical contractor properly install these lug protectors.

Note: NEC 230.62(c)

Barriers shall be placed in service equipment such that no uninsulated ungrounded service bus bar or service terminal is exposed to inadvertent contact by persons or maintenance equipment while servicing load terminations.



Repair or Replace



8.6.1 Connected Devices and Fixtures

LOOSE RECEPTACLE

MASTER BATHROOM

One or more loose receptacle(s) was found in the above location. Blue tape was placed here. Suggest repair by a licensed Electrician.



Repair or Replace



Master Bathroom

8.10.1 Exterior Outlets and Lighting

LIGHT FIXTURE GAPS

Gaps were found along the backplate of the surface mounted lights by the side door. Suggest caulking these fixtures to minimize possible moisture and pest intrusion.



Repair or Replace

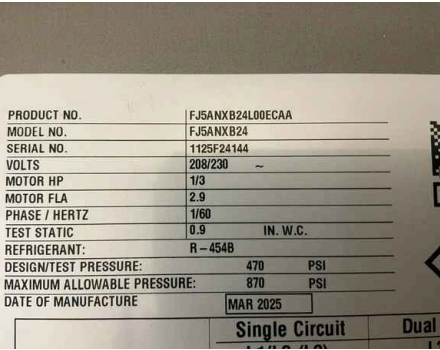


Right Side of House

9: HEATING / CENTRAL AIR CONDITIONING

Information

:: Heat System Manufacturer
CARRIER



:: Heat Equipment Type
Heat Pump Forced Air (also provides cool air)

:: Number of Heat Systems (excluding wood)
One

:: Heat System Approximate Age
2025

:: Heating Energy Source
Electric

:: Heat Equipment Capacity
5.0 KW HR

:: Heat Unit Location
Air Handler in utility closet

:: Filter Size
16x20x4

:: Ductwork
Fiberglass duct board with flexible duct



Return Plenum

:: Central Air Manufacturer
CARRIER



:: Cooling Equipment Type
Heat Pump Forced Air (also provides warm air)

:: Number of AC Only Units
One

:: Cooling Equipment Approximate Age
2025

:: Cooling Equipment Energy Source
208 / 230

:: Cooling Equipment Capacity
2 TON 24k BTU

:: Operating Controls Single Thermostat, Programable, Humidistat	:: Supply Temperature 53	:: Return Temperature 71
:: Temperature Differentials 18 degrees	:: Condensate Safety Alarm/Switch Yes	
:: Filter Type and Location Disposable, Bottom of the Air Handler		



Filter



Filter Housing

10: INTERIOR ROOMS / BEDROOMS / OTHER ROOMS

Information

:: Ceiling Materials Drywall with knockdown texture	:: Wall Material Painted Drywall	:: Interior Doors Raised Panel Composite, Hollow Core, Pocket, Bi fold
:: Window Types Single hung double pane, Fixed-pane non opening	:: Outlets- Switches 3 slot grounded receptacles, Single throw switches, Dimmer switches, 3 way switches	:: All Floor Covering(s) Laminated T&G Wood/Vinyl Plank, Tile
:: Bedroom Flooring Laminated T&G Wood/Vinyl Plank	:: Bathroom Flooring Tile	:: Kitchen Flooring Laminated T&G Wood/Vinyl Plank
:: Laundry Floor Laminated T&G Wood/Vinyl Plank		

Deficiencies

10.3.1 Walls

BASEBOARD TOO TIGHT

MASTER BEDROOM

The baseboard in the master bedroom was found installed too tight. This causes the baseboard to bow and pop away from the wall. This is aesthetically unpleasing. Suggest qualified contractor properly repair this issue.

 Repair or Replace



Master Bedroom

10.6.1 Doors

HINGE SCREW MISSING

GARAGE ENTRY DOOR, GUEST HALLWAY BATHROOM

One or more screws were found missing from the hinges on the door located below. This is aesthetically unpleasing. Blue tape was placed in this area. Suggest a qualified contractor properly install these missing screw



Repair or Replace



Garage Entry Door



Guest Hallway Bathroom

10.6.2 Doors

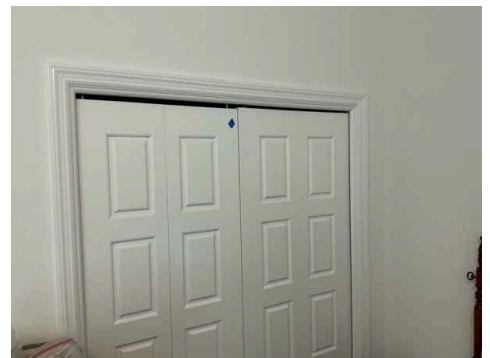
MISALIGNED DOORS

GUEST BEDROOM

The closet doors in the above location were found misaligned. This is aesthetically unpleasing. Suggest a qualified contractor properly adjust these doors.



Repair or Replace



Guest Bedroom

11: BATHROOMS AND COMPONENTS

Information

:: Bathroom Types Master Bathroom, Guest Hall Bathroom	:: Exhaust Fans Fan with light	:: Counter & Cabinets Solid Surface Counter and Wood Cabinets
:: Faucets Double handle faucet, Delta	:: Sink Enamel coated sink, 2 sinks present	:: Showers Fiberglass Shower and Surround
:: Tubs / Spa Tub Fiberglass Tub and Surround	:: Toilet Kohler	

Deficiencies

11.2.1 Counters and Cabinets

CROOKED DRAWER PULLING OUT

MASTER BATHROOM

One or more of the drawers was found pulling out crooked. This is aesthetically unpleasing. Suggest a qualified contractor properly adjust or repair this issue.

 Repair or Replace



Master Bathroom

11.5.1 Tubs / Shower

YELLOW FINISH

GUEST HALLWAY BATHROOM

An abnormal yellow mark/finish was found on the tub surround in the above location. This is aesthetically unpleasing. Suggest a qualified contractor properly remove this mark/finish.

 Repair or Replace



Guest Hallway Bathroom

11.6.1 Sinks

SINK CAULK

MASTER BATHROOM

There were gaps found along the seam between the vanity countertop and the vanity sink(s). These gaps could allow water to get under the sink into the countertop substrate and the cabinet below and damage both the countertop and the cabinet. Suggest recaulking to prevent this potential damage.

**Repair or Replace**

Left Sink

12: KITCHEN COMPONENTS AND APPLIANCES

Information

:: Dishwasher Brand

General Electric

:: Refrigerator

General Electric

:: Fresh Food Surface Temp

40

:: Freezer Surface Temp

Below 15

:: Food Disposal Brand

Insinkerator

:: Exhaust/Range Hood

General Electric, Vented through microwave to exterior

:: Range/Oven

Gas oven / rangetop, General Electric

:: Built in Microwave

General Electric, Microwave tested negative for microwave leakage

:: Cabinetry

Wood

:: Countertop

Solid Surface

:: Backsplash

None

:: Faucets

Single handle, Delta

:: Drain System

PVC drain lines and traps

:: Pantry

Single small

13: LAUNDRY ROOM

Information

:: Washer / Dryer LG	:: Water Supply Ball Valves	:: Washer Drain Type Drains to main drain system
:: Vent Pipe Foil flex and rigid metal	:: Electric 120 Volt Washer, 120 Volt Gas Dryer	:: Countertop, Cabinet None
:: Laundry Tub None		

14: LAWN SPRINKLERS

Information

:: Sprinkler Operation System was operational and is a reclaimed water system.	:: Panel Brand Hunter	:: Heads Rotator type heads, Mist, Root bubblers
:: Zones 4	:: Sensor Yes	

STANDARDS OF PRACTICE

Roofing / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. 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 proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Garage

Unless otherwise noted in this report the automatic reverse was tested and operated as designed. The electronic light sensors were tested and were operating as designed, The emergency pull down cord was tested and in operational condition. Remote control devices are not tested.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Heating / Central Air Conditioning

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.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments

in this inspection report.

Interior Rooms / Bedrooms / Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Lawn Sprinklers

Testing of the sprinkler system is limited to activating the systems manual settings on a timer control panel. Manual valves will be operated if the are readily accessible. The system is checked for basic operation only. The inspection does not determine the coverage of all areas on the property. The vast majority of a lawn sprinkler / irrigation system is concealed below ground or by vegetation and is not subject to evaluation. We will note any leaks that are readily visible, or visible damaged heads. We recommend that the home owner, if reasonable, demonstrate the complete operation of the system and provide the manufactures operations manual and any maintenance documentation.

Sprinkler systems are operated on the day of inspection. We make every reasonable effort to identify all defects with the system at the time of the inspection. We highly recommend to the buyer that you obtain all receipts of any work for defects found on the day of the inspection. Due to the nature of sprinkler systems, we will not warranty, cover any items found damaged after the buyer has taken possession of home.