

Home Inspection Report



1604 Main St.
Oviedo, Florida 32765

Prepared for: Buyer

Prepared by: Bulldog Home Inspections, LLC
857 lagoon Drive
Oviedo, Florida 32765
407-878-9910



Summary

Lots and Grounds

1. Driveway: Concrete - Typical cracks in driveway, recommend further monitoring for trip hazards.



2. Walks: Concrete - Cracked



3. Lawn Sprinklers: Front, back and side yards - Recommend a licensed irrigation contractor to evaluate and make needed repairs.

Exterior

4. Entire perimeter of structure Exterior Surface Type: Stucco, Hardi-board - Paint on house is deteriorated and needs re-painted., Typical settling cracks, caulk and seal as needed., Seal around access door at left side, to prevent water intrusion.



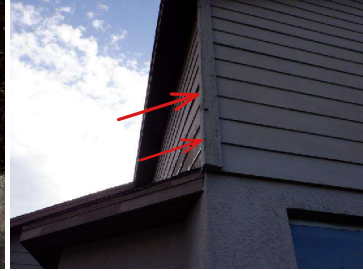


Exterior (Continued)

Type: (continued)



5. Trim: Wood - Wood rot to rear trim by patio and by rear upper wall, wood rot to both sides of garage door, replace all damaged wood and seal and paint.



6. Soffits: Aluminum - Hole In front soffit,, hole in rear soffit, seal.



7. Door Bell: None - Exposed wires



Exterior (Continued)

Door Bell: (continued)



8. Entry Doors: Metal - Replace damaged weather stripping, door dented and paint bubbled, repair door.



9. Patio Door: Metal sliding - Rollers need to be replaced, hard operation, caulk and seal around slider.



10. Window Screens: Vinyl mesh - Replace all missing screens, Screen is torn and will need repair

11. Exterior Lighting: Surface mount - Damaged soffit light, repair.



Roof

12. Main Roof Surface Material: Asphalt shingle - Damaged noted at rear ridge, and shingles are brittle and mossy, roof is at end of life, recommend a licensed roofer to estimate replacement cost. Buyer states roof replacement has been added to contract agreement.



Roof (Continued)

Material: (continued)



Garage/Carport

13. Front Garage Garage Doors: Metal - Door damaged, hinges off(missing wheel), panel twisted and dented, damaged weather stripping, recommend a licensed contractor to estimate cost to replace door. Wood rot to door trim, replace all damaged wood.



14. Front Garage Door Opener: Genie - Recommend replacing.



Summary (Continued)

15. Front Garage Electrical: 110 VAC GFCI - Install missing outlet/switch cover plate(s)



Electrical

16. Smoke Detectors: Hard wired - Recommend replacing old smoke detectors.

Structure

17. Bearing Walls: Block - Bearing walls may have interior structural damage from water intrusion and or termites, inspector was unable to inspect interior wall framing due to exterior and interior wall coverings that block view.

Attic

18. Main Attic Unable to Inspect: Bottom Of Trusses And Sheathing At Soffit Area - Insulation and Baffles blocks view of bottom of trusses and roof sheathing.
19. Main Attic Moisture Penetration: Previous water penetration noted with wood rot - Several spots on sheathing in attic, recommend replacing all damaged sheathing.



Air Conditioning

20. Left Side Of House AC System A/C System Operation: Functional - The unit is nearing the end of the manufactures stated design life, loose panel at unit, recommend a licensed HVAC contractor to evalaute and make any needed repairs.



Air Conditioning (Continued)

A/C System Operation: (continued)



21. Left Side Of House AC System Electrical Disconnect: Breaker disconnect - Disconnect is loose at wall, secure.



22. Garage AC System A/C System Operation: Functional - The unit is nearing the end of the manufactures stated design life



23. Garage AC System Visible Coil: Copper core with aluminum fins - Coils are dirty, recommend a licensed HVAC contractor to clean and service unit.



Bathroom

24. Master Bathroom Walls: Drywall - Patch work noted, sand and paint



Bathroom (Continued)

Walls: (continued)



25. Master Bathroom Counter/Cabinet: Solid counter top - Water damage present under the counter and to drawer, replace all damaged materials.



26. Master Bathroom Shower/Surround: Tile pan and ceramic tile surround - Replace old caulking at the shower pan



27. Master Bathroom Toilets: 1 1/2 Gallon Tank - Water leaking at tank seal



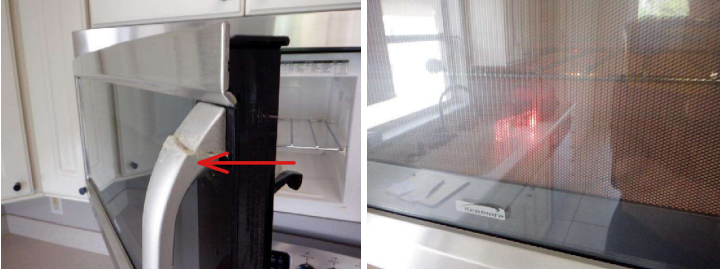
28. Guest bathroom Bathroom Floor: Tile - Water stains on floor, from previous leak.
29. Guest bathroom Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Faulty/ missing stopper
30. Guest bathroom Bathroom Toilets: 1 1/2 Gallon Tank - The toilet is loose at the floor and will require replacement of the wax seal



Summary (Continued)

Kitchen

- 31. Main Kitchen Dishwasher: Whirlpool - Inoperative at time of inspection, failed to draw water, replace.
- 32. Main Kitchen Microwave: Whirlpool - Broken handle, replace., Bottom light out, change bulb



- 33. Main Kitchen Cabinets: Laminate and composite materials - Water damage present under the counter, loose side panel at island, secure.



- 34. Main Kitchen Pantry: Large - Closet doors need adjusted, to stay in tracks.



- 35. Main Kitchen Doors: Slider - Damaged seals at glass, repair or replace, hard operation repair or replace rollers.



Kitchen (Continued)

Doors: (continued)



Bedroom

36. Master Bedroom Closet: Walk In - Closet doors need adjusted, to stay in tracks.



37. Master Bedroom Walls: Drywall - Evidence of termites in door casing, replace all damaged wood and treat for termites.





Bedroom (Continued)

Walls: (continued)



38. Master Bedroom Doors: Hollow wood - Missing door stop

39. Master Bedroom Windows: Aluminum Single hung - Spring off sash, recommend repair., Window will not stay up, recommend repair springs



40. Master Bedroom Smoke Detector: Hard wired - Recommend replacing old smoke detectors.

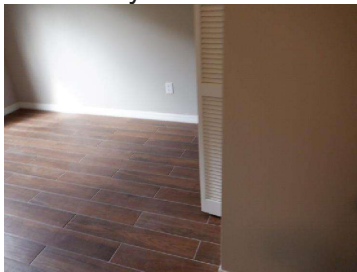
41. Guest Bedroom 2 Bedroom Closet: Large - Damaged closet door, replace.

42. Guest Bedroom 2 Bedroom Doors: Hollow wood - Missing door stop

43. Guest Bedroom 2 Bedroom Smoke Detector: Hard wired - Recommend replacing old smoke detectors.



44. Guest Bedroom 3 Bedroom Walls: Drywall





Summary (Continued)

Living Space

45. Living Room Living Space Windows: Aluminum Single hung - Spring off sash, recommend repair., Damaged and or missing seals, glass loose in frame, repair.



46. Family Room Living Space Walls: Drywall - Evidence of termites in baseboards, replace all damaged baseboards and treat for termites.



47. Family Room Living Space Floor: Tile - Cracked tiles noted, water stains on flooring.



Living Space (Continued)

Floor: (continued)



48. 1st Floor Hall Living Space Walls: Drywall - Evidence of water and termite damage to baseboards, replace all damaged wood and treat for termites.



49. 1st Floor Hall Living Space Floor: Tile - Water stains on flooring from previous water leak.



50. 1st Floor Hall Living Space Smoke Detector: Hard wired - Recommend replacing old smoke detectors.
51. Mud Room Living Space Walls: Drywall - Water damage to baseboards, replace all damaged wood.



Living Space (Continued)

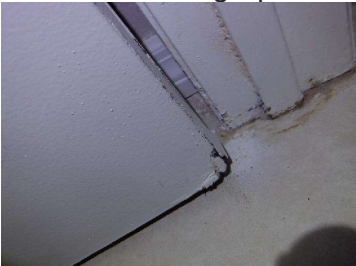
Walls: (continued)



52. Mud Room Living Space Floor: Tile - Water stains on flooring from previous water leak.



53. Mud Room Living Space Doors: Hollow wood - Minor door damage





Summary (Continued)

Laundry Room/Area

54. Garage Laundry Room/Area Floor: Poured - Damaged flooring.



55. Garage Laundry Room/Area Dryer Vent: Rigid metal - Dryer vent disconnected in attic, allowing lint and moisture to enter attic, this is a safety concern, recommend repair.



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Scope Of Inspection

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make representation as to the advisability of the purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances, stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection was performed in compliance with the current version of the International Residential Standards of Practice (InterNACHI), A copy of which is available at the following web-site, www.nachi.org/sop.

Systems and conditions which are not within the scope of the inspection include, but not limited to, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials and other environmental hazards. Pest infestation, playground equipment, efficiency measurement or insulation or heating and cooling equipment, internal or underground drainage or plumbing, any system which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetic or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection to governmental or non- governmental codes and regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any Opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experiences.

We certify that our inspectors have no interest, present, or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules, then then obtaining, unless the parties mutually agree otherwise. In the event of a claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Definitions

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Not Present	Item not present or not found.
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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: City Oviedo State
Florida Zip 32765

Client Information

Client Name: Buyer

Inspection Company



General Information (Continued)

Inspector Name Jeff Wasch
Company Name Bulldog Home Inspections, LLC
Address 857 lagoon Drive
City Oviedo State Florida Zip 32765
Phone 407-878-9910
License # HI 6390

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 1992 Entrance Faces East
Inspection Date 10/02/2023
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Weather Sunny Soil Conditions Damp
Space Below Grade None
Building Type Single family Garage Attached
Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection

Lots and Grounds

General Comments and Description

Informational Conditions

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Moisture Dampness or Mold

Informational Conditions

Moisture is a perennial problem in Florida with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection



Lots and Grounds (Continued)

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1. Acceptable, Marginal Driveway: Concrete - Typical cracks in driveway, recommend further monitoring for trip hazards.



2. Acceptable, Marginal Walks: Concrete - Cracked



3. Acceptable Porch: Concrete
4. Acceptable Patio: Concrete
5. Acceptable Grading: Minor slope
6. Acceptable Vegetation: Grass, Shrubs, and Trees
7. Marginal Lawn Sprinklers: Front, back and side yards - Recommend a licensed irrigation contractor to evaluate and make needed repairs.



Exterior

EXTERIOR

Our evaluation of the exterior of a property conforms to state and industry standards, and includes the identifications of wall cladding, and evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting.

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Entire perimeter of structure Exterior Surface

1. Acceptable, Marginal Type: Stucco, Hardi-board - Paint on house is deteriorated and needs re-painted., Typical settling cracks, caulk and seal as needed., Seal around access door at left side, to prevent water intrusion.

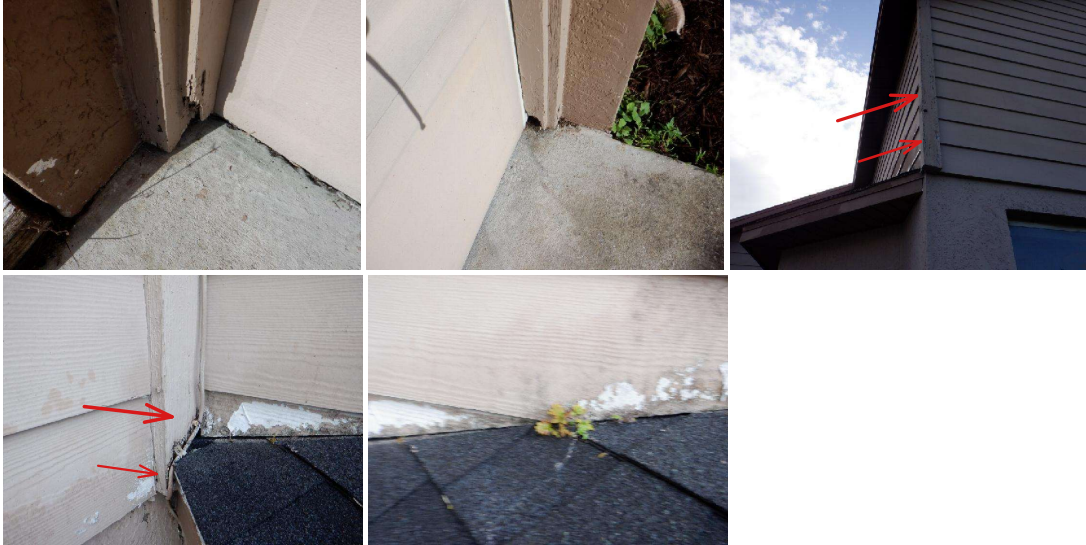




Exterior (Continued)

2. Marginal

Trim: Wood - Wood rot to rear trim by patio and by rear upper wall, wood rot to both sides of garage door, replace all damaged wood and seal and paint.



3. Acceptable Fascia: Aluminum

4. Acceptable, Marginal Soffits: Aluminum - Hole In front soffit,, hole in rear soffit, seal.



5. Marginal

Door Bell: None - Exposed wires





Exterior (Continued)

6. Acceptable, Marginal Entry Doors: Metal - Replace damaged weather stripping, door dented and paint bubbled, repair door.



7. Marginal Patio Door: Metal sliding - Rollers need to be replaced, hard operation, caulk and seal around slider.



8. Acceptable Windows: Aluminum Single hung

9. Marginal Window Screens: Vinyl mesh - Replace all missing screens, Screen is torn and will need repair

10. Acceptable, Marginal Exterior Lighting: Surface mount - Damaged soffit light, repair.



11. Acceptable Exterior Electric Outlets: 110 VAC GFCI

12. Acceptable Hose Bibs: Ball



Roof

ROOF

Our evaluation of roof coverings, the components and drainage systems, conforms to state and industry standards. We access every roof in order to examine it, or we indicate our inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We Cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak.

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Main Roof Surface

1. Method of Inspection: Ladder at eaves



2. Marginal

Material: Asphalt shingle - Damaged noted at rear ridge, and shingles are brittle and mossy, roof is at end of life, recommend a licensed roofer to estimate replacement cost. Buyer states roof replacement has been added to contract agreement.



Roof (Continued)

Material: (continued)



- 3. Type: Gable
- 4. Approximate Age: 20 plus years
- 5. Acceptable Flashing: Aluminum
- 6. Acceptable Plumbing Vents: PVC
- 7. Acceptable Electrical Mast: Underground utilities

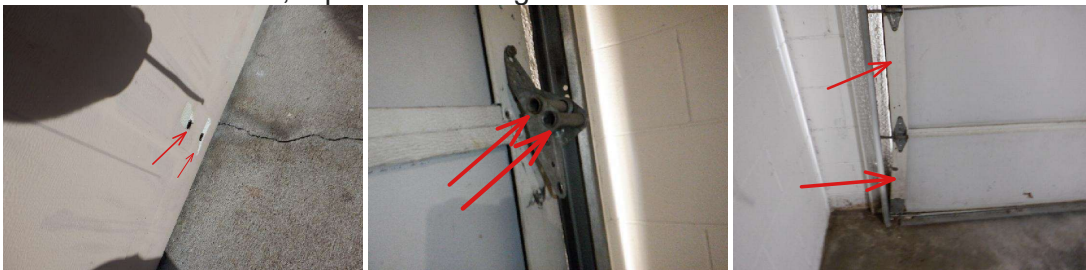
Garage/Carport

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Front Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Marginal Garage Doors: Metal - Door damaged, hinges off(missing wheel), panel twisted and dented, damaged weather stripping, recommend a licensed contractor to estimate cost to replace door. Wood rot to door trim, replace all damaged wood.





Garage/Carport (Continued)

Garage Doors: (continued)

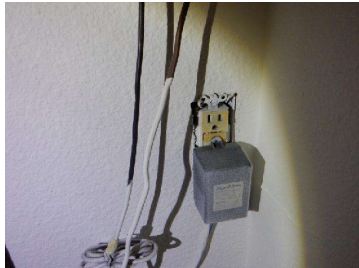


- 3. Acceptable
- 4. Marginal
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Acceptable
- 10. Acceptable

Door Operation: Mechanized
Door Opener: Genie - Recommend replacing.
Exterior Surface: Stucco
Roof: Asphalt shingle
Roof Structure: 2x4 Truss
Service Doors: Fire rated
Ceiling: Texture paint
Walls: Block, Drywall



- 11. Acceptable
 - 12. Acceptable, Marginal
- Floor/Foundation: Poured slab
Electrical: 110 VAC GFCI - Install missing outlet/switch cover plate(s)





Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

General Comments

Informational Conditions

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one

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1. Service Size Amps: 150 Volts: 110-240 VAC



- 2. Acceptable Service: Copper
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Conductor Type: Non-metallic sheathed cable
- 6. Acceptable Ground: Rod in ground only
- 7. Acceptable, Marginal Smoke Detectors: Hard wired - Recommend replacing old smoke detectors.

Garage Electric Panel

- 8. Acceptable Manufacturer: General Electric



Electrical (Continued)

Manufacturer: (continued)



- 9. Maximum Capacity: 150 AMPS
- 10. Acceptable Main Breaker Size: 150 AMPS
- 11. Acceptable Breakers: Copper
- 12. Acceptable GFCI: Garage, Exterior, kitchen, and bathrooms
- 13. Is the panel bonded? Yes

Structure

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geotechnical engineer, but this should not deter you from seeking the opinion of any such expert.

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- 1. Acceptable Structure Type: Masonry
- 2. Acceptable Foundation: Poured
- 3. Acceptable, Marginal Bearing Walls: Block - Bearing walls may have interior structural damage from water intrusion and or termites, inspector was unable to inspect interior wall framing due to exterior and interior wall coverings that block view.
- 4. Acceptable Joists/Trusses: 2x4
- 5. Acceptable Floor/Slab: Poured slab



Attic

Many areas of the attic are not physically possible to access or see to inspect. Personal storage, insulation, HVAC, framing and sheathing can obstruct view and limit access to a majority of electrical circuitry/wiring, ductwork and moisture intrusion/damage. Pest/rodent infestation is beyond the scope of a home inspection and buyer is encouraged to have home evaluated by licensed pest control operator.

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Main Attic

1. Method of Inspection: In the attic
2. Acceptable, Marginal Unable to Inspect: Bottom Of Trusses And Sheathing At Soffit Area - Insulation and Baffles blocks view of bottom of trusses and roof sheathing.
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Strand board
5. Acceptable Ventilation: Roof and soffit vents
6. Acceptable Insulation: Batts



7. Acceptable Insulation Depth: 7"
8. Acceptable Wiring/Lighting: 110 VAC lighting circuit - Unable to inspect all electrical wires in attic due to insulation blocking view of wiring.
9. Marginal Moisture Penetration: Previous water penetration noted with wood rot - Several spots on sheathing in attic, recommend replacing all damaged sheathing.





Attic (Continued)

Moisture Penetration: (continued)



10. Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

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Left Side Of House AC System



Air Conditioning (Continued)

- 1. Marginal A/C System Operation: Functional - The unit is nearing the end of the manufactures stated design life, loose panel at unit, recommend a licensed HVAC contractor to evalaute and make any needed repairs.

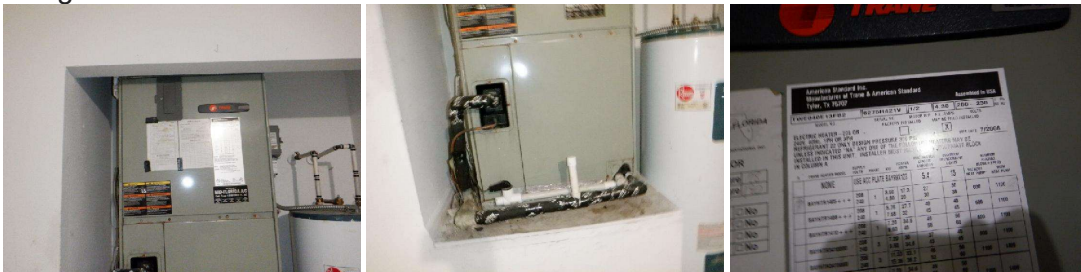


- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Pad mounted
- 4. Manufacturer: Trane
- 5. Model Number: 2TWR3042A1000AA Serial Number: 627556W4F
- 6. Area Served: 1st floor Approximate Age: 2006
- 7. Fuel Type: 208/230 VAC Temperature Differential: 15 Degrees
- 8. Type: Heat pump Capacity: 3.5 Ton
- 9. Acceptable Visible Coil: Copper core with aluminum fins
- 10. Acceptable Refrigerant Lines: Serviceable condition
- 11. Acceptable, Marginal Electrical Disconnect: Breaker disconnect - Disconnect is loose at wall, secure.



Garage AC System

- 12. Marginal A/C System Operation: Functional - The unit is nearing the end of the manufactures stated design life



- 13. Acceptable Condensate Removal: PVC
- 14. Acceptable Exterior Unit: Pad mounted
- 15. Manufacturer: Trane
- 16. Model Number: TWE040E13FB2 Serial Number: 6275H421V



Air Conditioning (Continued)

- 17. Area Served: Whole building Approximate Age: 2006
- 18. Fuel Type: 208/230 VAC Temperature Differential: 15 Degrees
- 19. Type: Air Handler Capacity: 3.5 Ton
- 20. Marginal Visible Coil: Copper core with aluminum fins - Coils are dirty, recommend a licensed HVAC contractor to clean and service unit.



- 21. Acceptable Refrigerant Lines: Serviceable condition
- 22. Acceptable Electrical Disconnect: Breaker disconnect
- 23. Acceptable Exposed Ductwork: Insulated flex - Unable to access all ductwork, insulation blocks view of all ductwork.
- 24. Acceptable Blower Fan/Filters: Direct drive with disposable filter
- 25. Acceptable Thermostats: Programmable

Plumbing

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.



Plumbing (Continued)

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Service Line: Pex
2. Acceptable Main Water Shutoff: Left side of house
3. Acceptable Water Lines: Pex
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Accessible - Front of House
6. Acceptable Vent Pipes: PVC

Garage Water Heater

7. Acceptable Water Heater Operation: Functional at time of inspection



8. Manufacturer: Rheem
9. Model Number: 82V52-2 Serial Number: 1210242212
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 2010 Area Served: Whole building
12. Acceptable TPRV and Drain Tube: Copper

Bathroom

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Master Bathroom

1. Acceptable Ceiling: Texture paint



Bathroom (Continued)

2. Acceptable, Marginal Walls: Drywall - Patch work noted, sand and paint



- 3. Acceptable
- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Marginal

Floor: Tile

Doors: Hollow wood

Windows: Aluminum Single hung

Electrical: 110 VAC GFCI

Counter/Cabinet: Solid counter top - Water damage present under the counter and to drawer, replace all damaged materials.

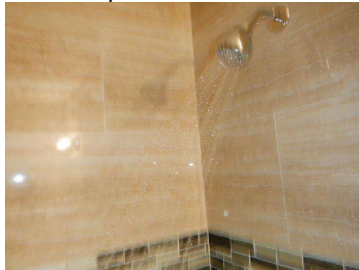


- 8. Acceptable
- 9. Acceptable

Sink/Basin: Porcelain coated

Faucets/Traps: Chrome fixture with PVC trap

10. Acceptable, Marginal Shower/Surround: Tile pan and ceramic tile surround - Replace old caulking at the shower pan



11. Marginal

Toilets: 1 1/2 Gallon Tank - Water leaking at tank seal





Bathroom (Continued)

- 12. Acceptable HVAC Source: Air exchange ventilation
- 13. Acceptable Ventilation: Window

- Guest bathroom Bathroom

- 14. Acceptable Ceiling: Texture paint
- 15. Acceptable Walls: Drywall
- 16. Acceptable, Marginal Floor: Tile - Water stains on floor, from previous leak.
- 17. Acceptable Doors: Hollow wood
- 18. Acceptable Electrical: 110 VAC GFCI
- 19. Acceptable Counter/Cabinet: Solid counter top
- 20. Acceptable Sink/Basin: Porcelain coated
- 21. Acceptable Faucets/Traps: Chrome fixture with PVC trap
- 22. Acceptable, Marginal Tub/Surround: Fiberglass tub and ceramic tile surround - Faulty/ missing stopper
- 23. Marginal Toilets: 1 1/2 Gallon Tank - The toilet is loose at the floor and will require replacement of the wax seal
- 24. Acceptable HVAC Source: Air exchange ventilation
- 25. Acceptable Ventilation: Electric ventilation fan

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

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Main Kitchen

- 1. Acceptable Cooking Appliances: Kenmore





Kitchen (Continued)

Cooking Appliances: (continued)



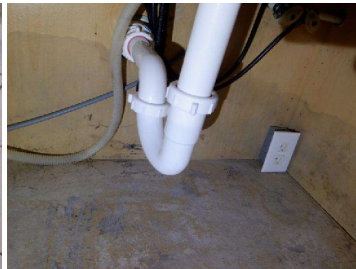
- 2. Acceptable Ventilator: Kenmore
- 3. Marginal Dishwasher: Whirlpool - Inoperative at time of inspection, failed to draw water, replace.
- 4. Air Gap Present? Yes
- 5. Acceptable Refrigerator: Kenmore



- 6. Acceptable, Marginal Microwave: Whirlpool - Broken handle, replace., Bottom light out, change bulb



- 7. Acceptable Sink: Molded
- 8. Acceptable Electrical: 110 VAC GFCI
- 9. Acceptable Plumbing/Fixtures: Chrome
- 10. Acceptable Counter Tops: Solid
- 11. Marginal Cabinets: Laminate and composite materials - Water damage present under the counter, loose side panel at island, secure.





Kitchen (Continued)

Cabinets: (continued)



12. Marginal

Pantry: Large - Closet doors need adjusted, to stay in tracks.



13. Acceptable

Ceiling: Texture paint

14. Acceptable

Walls: Drywall



15. Acceptable

Floor: Tile



Kitchen (Continued)

16. Marginal

Doors: Slider - Damaged seals at glass, repair or replace, hard operation repair or replace rollers.



17. Acceptable

Windows: Aluminum Single hung

18. Acceptable

HVAC Source: Air exchange ventilation

Bedroom

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

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Master Bedroom

1. Marginal

Closet: Walk In - Closet doors need adjusted, to stay in tracks.



2. Acceptable

Ceiling: Texture paint



Bedroom (Continued)

3. Marginal

Walls: Drywall - Evidence of termites in door casing, replace all damaged wood and treat for termites.



4. Acceptable
5. Marginal
6. Marginal

Floor: Tile
Doors: Hollow wood - Missing door stop
Windows: Aluminum Single hung - Spring off sash, recommend repair., Window will not stay up, recommend repair springs



7. Acceptable
8. Acceptable
9. Marginal

Electrical: 110 VAC
HVAC Source: Air exchange ventilation
Smoke Detector: Hard wired - Recommend replacing old smoke detectors.

Guest Bedroom 2 Bedroom

10. Acceptable, Marginal Closet: Large - Damaged closet door, replace.
11. Acceptable Ceiling: Texture paint
12. Acceptable Walls: Drywall





Bedroom (Continued)

- 13. Acceptable Floor: Tile
- 14. Acceptable, Marginal Doors: Hollow wood - Missing door stop
- 15. Acceptable Windows: Aluminum Single hung
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Air exchange ventilation
- 18. Marginal Smoke Detector: Hard wired - Recommend replacing old smoke detectors.



Guest Bedroom 3 Bedroom

- 19. Acceptable Closet: Large
- 20. Acceptable Ceiling: Texture paint
- 21. Acceptable, Marginal Walls: Drywall



- 22. Acceptable Floor: Tile
- 23. Acceptable Doors: Hollow wood
- 24. Acceptable Windows: Aluminum Single hung
- 25. Acceptable Electrical: 110 VAC
- 26. Acceptable HVAC Source: Air exchange ventilation
- 27. Acceptable Smoke Detector: Battery operated





Living Space

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in old slab floors, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air-conditioning ducts, and other surfaces, and can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly and the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

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Living Room Living Space

- 1. Acceptable Ceiling: Texture paint
- 2. Acceptable Walls: Drywall



- 3. Acceptable Floor: Tile
- 4. Acceptable Doors: Metal, exterior



Living Space (Continued)

5. Marginal

Windows: Aluminum Single hung - Spring off sash, recommend repair., Damaged and or missing seals, glass loose in frame, repair.



6. Acceptable

Electrical: 110 VAC

7. Acceptable

HVAC Source: Air exchange ventilation

Dining Room Living Space

8. Acceptable

Ceiling: Texture paint

9. Acceptable

Walls: Drywall

10. Acceptable

Floor: Tile

11. Acceptable

Windows: Aluminum Single hung

12. Acceptable

Electrical: 110 VAC

13. Acceptable

HVAC Source: Air exchange ventilation

Family Room Living Space

14. Acceptable

Ceiling: Texture paint

15. Marginal

Walls: Drywall - Evidence of termites in baseboards, replace all damaged baseboards and treat for termites.





Living Space (Continued)

Walls: (continued)



16. Marginal

Floor: Tile - Cracked tiles noted, water stains on flooring.



17. Acceptable

Electrical: 110 VAC

18. Acceptable

HVAC Source: Air exchange ventilation

1st Floor Hall Living Space

19. Acceptable

Ceiling: Texture paint

20. Marginal

Walls: Drywall - Evidence of water and termite damage to baseboards, replace all damaged wood and treat for termites.





Living Space (Continued)

21. Marginal

Floor: Tile - Water stains on flooring from previous water leak.



22. Acceptable

Electrical: 110 VAC

23. Acceptable

HVAC Source: Air exchange ventilation

24. Marginal

Smoke Detector: Hard wired - Recommend replacing old smoke detectors.

Mud Room Living Space

25. Acceptable

Ceiling: Texture paint

26. Marginal

Walls: Drywall - Water damage to baseboards, replace all damaged wood.





Living Space (Continued)

27. Marginal Floor: Tile - Water stains on flooring from previous water leak.



28. Acceptable, Marginal Doors: Hollow wood - Minor door damage



29. Acceptable Electrical: 110 VAC

30. Acceptable HVAC Source: Air exchange ventilation

Laundry Room/Area

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

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- | | |
|---------------|--|
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Garage Laundry Room/Area

1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Drywall



Laundry Room/Area (Continued)

Walls: (continued)



3. Acceptable, Marginal Floor: Poured - Damaged flooring.



4. Acceptable Washer Hose Bib: Ball valves



5. Acceptable Washer and Dryer Electrical: 110-240 VAC

6. Marginal Dryer Vent: Rigid metal - Dryer vent disconnected in attic, allowing lint and moisture to enter attic, this is a safety concern, recommend repair.

7. Acceptable Washer Drain: Wall mounted drain