



Magnify Home Inspection, Inc.
(239) 785-0708
NE Naples
Naples, FL 34120

**180 12th Avenue NE
Naples , Florida 34120**



Inspector: Kip McKesson
Inspection Date: 9/6/2019

Date: 9/6/2019	Time: 9:30 AM	Report ID: 19090611CSM
Property: 180 12th Avenue NE Naples , Florida 34120		Real Estate Professional: Na

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Magnify Home Inspection, Inc. offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise

inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional

problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or unit was visually observed, and, if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice
NACHI National Association

In Attendance
Vacant

Type of Building
Single Family (1 Story)

Temperature
90-99

Weather
Clear

Ground Soil Surface Condition
Damp

Radon Test
No

Water Test
No

Mold Screen
No

General Summary



NE Naples | Naples, FL 34120
(239) 785-0708

Property Address:
180 12th Avenue NE
Naples , Florida 34120

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1 • Roofing/Chimney

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1.07 Roof Covering Condition

Repair or Replace

1.07.1 • Although the asphalt composition shingles covering the roof of this property had visible granule loss and areas in which hairline cracks were visible, they appeared to be adequately protecting the underlying property structure at the time of the inspection.

1.08 Flashings - Ridge

Repair or Replace .

1.08.2 • The ridge shingles used to protect areas of the roof from moisture intrusion were damaged in areas. A qualified roofing contractor should inspect and repair as necessary.

1.17 Mounting Penetrations

Repair or Replace

1.17.1 • Fastener and mounting penetrations for the satellite dish did not appear to be sealed correctly at the time of the inspection. Damage to shingle in front of mounting. A qualified contractor should inspect and repair as necessary.



1.19 Roof Drainage Systems - Gutters

Repair or Replace

1.19.1 • The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, but due to the lack of recent rain, determining if gutters leak at seams or spill water was not possible at the time of the inspection. Gutters are full of organic materials. Suggest cleaning by a qualified professional to prevent moisture intrusion



1.19.2 • Gutters full of debris. Recommend cleaning by qualified technician.

3 • Site Exterior

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3.06 Outlets (exterior)

Repair or Replace



3.06.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for the exterior electrical outlets.

Although GFCI protection of exterior circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.

3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace



3.14.1 • The outside water faucet at the right side of the house drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.21 Decks and Balconies

Repair or Replace



3.21.1 • Rear deck containing several rotting or damaged floor boards. Recommend having qualified contractor repair or replace.



3.21.2 • Some floor joists were deteriorated at the deck rear. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace



3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

4 • Garage

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4.02 Occupant Door to Garage

Repair or Replace



4.02.1 • Not self closing. Recommend installation of fire rates self closing door for safety concerns.



4.03 Garage Ceilings

Inspected



4.03.1 • The door between the garage and the living space appeared to be fire resistive construction. The door failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. The door .
A qualified contractor should evaluate and repair or replace as necessary.

4.07 Garage Door Operator(s)

Repair or Replace



4.07.1 • The garage door operator auto reverse sensors sensor more than 6 inches from floor. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

4.08 Electrical Outlets

Repair or Replace



4.08.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for the garage electrical outlets.

Although GFCI protection of garage circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The inspector recommends updating the existing garage electrical circuits to include GFCI protection. This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.

5 • Kitchen Components and Appliances5000000

5.18 Refrigerator**Repair or Replace**

5.18.1 • The Whirlpool refrigerator was operational at time of inspection but was not cooling to safety standards. Minimum temperature of 45 degrees was exceeded with setting at coolest level.

7 • Interior Rooms7000000

7.06 Electrical Outlets**Repair or Replace**

7.06.1 • Electrical outlets in the property appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. A representative number of accessible outlets were inspected.



7.06.2 • Two electrical receptacles in Pink bedroom have a top plug that is not useable. Suggest contacting qualified technician to repair or replace.

7.10 Carbon Monoxide Detectors**Repair or Replace**

7.10.1 • Florida Statute 553.885 states that any new home, or addition to a home, permitted on or after July 1, 2008, that has a fossil-fuel burning heater or appliance, a fireplace, or attached garage shall have a carbon monoxide alarm installed within 10 feet of each sleeping room.

8.1 • Bathroom and Components8001000

8.1.02 Exhaust Fan**Repair or Replace**

8.1.02.1 • The fan only exhaust fan in the master bathroom did not vent to outside. A qualified contractor should evaluate and repair or replace as necessary.

8.1.07 Electrical Outlets**Repair or Replace**

8.1.07.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for bathroom electrical outlets.

Although GFCI protection of bathroom circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The inspector recommends updating the existing bathroom electrical circuits to include GFCI protection. This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.

8.2 • Bathroom and Components

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8.2.07 Electrical Outlets**Repair or Replace**

8.2.07.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for bathroom electrical outlets.

Although GFCI protection of bathroom circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The inspector recommends updating the existing bathroom electrical circuits to include GFCI protection. This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.

8.2.08 Electrical Fixtures and Switches**Repair or Replace**

8.2.08.1 • Light fixture(s) in the guest bathroom was missing. A qualified contractor should evaluate and repair or replace as necessary.

12 • Cooling System

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12.06 Cooling System Operation**Inspected**

12.06.1 • An ambient air test was performed to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees, which indicates that the unit was cooling as intended. The supply air temperature was 63 degrees, and the return air temperature was 79 degrees. Air temperature measured at supply and return registers had a difference that fell within the acceptable range of between 14 and 22 degrees F.

13 • Heating System

13000000

13.13 Heating System Operation**Repair or Replace**

13.13.1 • When thermostat was cycled to heat the vents began to blow smoke. Smoke alarms activated. Suggest service by qualified HVAC technician prior to further use.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



1 • Roofing/Chimney



It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. The inspector makes no warranty as to the remaining life of this roof or related components. Any verbal estimates as to the remaining life of this roof are only opinion of the inspector.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof-covering material will wear differently relative to the following lifespan factors:

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: south-facing roofs will have shorter lifespans.
- Degree of roof slope: flatter roofs will have shorter lifespans.
- Climate (snow & rain): harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: darker roofs absorb more heat which shortens roof lifespan.
- Elevation: homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Orientation: roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: poor ventilation shortens roof lifespans.
- Quality of maintenance

Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. This membrane can be split by movement, or deteriorated through time. Although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

However, 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 the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

The home inspector shall observe: roof covering; roof drainage systems (gutters and downspouts); vents; flashings; skylights, chimneys, and other 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 any roof surface; predict the service life expectancy; inspect underground downspout diverter drainage pipes; remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces; observe attached accessories including but not limited to solar systems, antennae, lightning arrestors, or similar attachments.

1.01 Method of Evaluation

Inspected

1.01.1 • The roof and its components were inspected by walking the roof.



1.02 Roof Configuration

Inspected

1.02.1 • The property has a hip roof.

1.03 Number of Layers

Inspected

1.03.1 • The roof had one layer of roof covering material installed at the time of the inspection.



1.04 Membrane

Not Inspected

1.04.1 • The roof covering materials could not be lifted at the edge to check for the membrane. Most of this membrane was hidden beneath roof-covering materials.

1.05 Flashings - Edge

Inspected

1.05.1 • All edge flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



1.06 Roof Covering Materials

Inspected

1.06.1 • The roof was covered with composition asphalt shingles. Composition shingles are composed of asphalt-impregnated fiberglass mat. Mineral granules are embedded in the surface to protect the mat by reflecting the deteriorating ultraviolet (UV) rays of the sun.

1.07 Roof Covering Condition

Repair or Replace

1.07.1 • Although the asphalt composition shingles covering the roof of this property had visible granule loss and areas in which hairline cracks were visible, they appeared to be adequately protecting the underlying property structure at the time of the inspection.



1.08 Flashings - Ridge

Repair or Replace



1.08.2 • Some ridge shingles used to protect areas of the roof from moisture intrusion had minor damage in areas. A qualified roofing contractor should inspect and repair as necessary.



1.09 Flashings - Wall

Not Present



1.10 Flashings - Vent **Inspected**

1.10.1 • All vent flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



1.11 Flashings - Valley **Inspected**

1.11.1 • All valley flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.12 Plumbing Vents **Inspected**

1.12.1 • All rubber boot flange seals at vent pipe(s) used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



1.13 Flue Pipes

Not Present

1.13.1 • The roof did not have a flue pipe to inspect.

1.14 Skylights

Not Present

1.14.1 • The property did not have skylights.

1.15 Chimney

Not Present

1.15.1 • The property did not have a chimney installed.

1.16 Roof Ventilation

Inspected

1.16.1 • The property appeared to have proper ventilation and roof vents appeared to be installed correctly and in serviceable condition at the time of the inspection.



1.17 Mounting Penetrations

Repair or Replace



1.17.1 • Fastener and mounting penetrations for the satellite dish did not appear to be sealed correctly at the time of the inspection. Damage to shingle in front of mounting. A qualified contractor should inspect and repair as necessary.



1.18 Roof Structure (Exterior)

Inspected

1.18.1 • All visible roof structural components appeared to be in serviceable condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing.

1.19 Roof Drainage Systems - Gutters

Repair or Replace

1.19.1 • The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, but due to the lack of recent rain, determining if gutters leak at seams or spill water was not possible at the time of the inspection. Gutters are full of organic material. Suggest cleaning by a qualified professional to prevent moisture intrusion.



1.19.2 • Gutters full of debris. Recommend cleaning by qualified technician.



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.



2 • Roof Structure and Attic



The inspector shall observe: insulation in unfinished spaces, ventilation of attic spaces, mechanical ventilation systems, signs of leaks or abnormal condensation on building components.

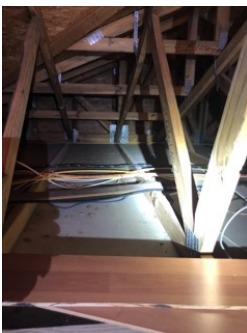
The inspector shall: report on the general absence or lack of insulation.

The inspector is not required to: enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels and covers; identify the composition of or the exact R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring; determine adequacy of ventilation.

2.01 Roof Structure Description

Inspected

2.01.1 • The attic was observed from the entry. (The attic is not walked if the attic or the attic opening does not allow an adult to move about freely or, in the inspector's opinion, doing so would compromise the ceiling below or would otherwise be unsafe for the inspector or the property). The roof structure was constructed with engineered wood trusses and OSB sheathing. The ceiling was constructed with 2x6 ceiling joists.



2.02 Roof Structure Condition

Inspected

2.02.1 • The visible roof framing and structural components were in serviceable condition at time of inspection.

2.03 Insulation in Attic

Inspected

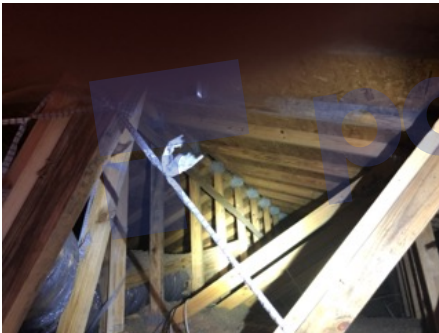
2.03.1 • The blown fiberglass and fiberglass batt (1 inch = R2.5-R4.3) insulation in the attic was about ten inches thick. Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.



2.04 Attic Ventilation

Inspected

2.04.1 • The attic ventilation appeared to be satisfactory, and was provided by ridge vents and soffit vents.



2.05 Visible Electric Wiring in Attic

Inspected

2.05.1 • All visible electric wiring was properly installed and in serviceable condition.

2.06 Vent Ducts

Inspected

2.06.1 • All vent ducts terminated to the exterior of the property and were properly installed and supported. Hey I can do



2.07 Attic Ventilation Fans

Not Present

2.07.1 • There was not a powered attic vent fan in the attic. These fans are an upgrade component to the property and are not present in most properties.

2.08 Whole House Attic Fan

Not Present

2.08.1 • The home did not have a whole house attic fan installed. Whole house attic fans are not standard or required and, if present, are an upgrade to the property.

2.09 Attic Moisture Intrusion

Inspected

2.09.1 • No visible signs of water intrusion were present at the time of the inspection.

2.10 Attic Access Location

Inspected

2.10.1 • Attic access was provided by an opening located at the ceiling in the garage. The hatch cover was not insulated.



3 • Site Exterior



At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and re-fasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then re-fastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary.

The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; 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; 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.

3.01 Wall Siding, Flashing and Trim Condition

Inspected

3.01.1 • The cladding or siding was generally performing as designed and was in acceptable condition.

3.02 Eaves, Soffits and Fascias

Inspected

3.02.1 • The eaves (overhangs), soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall. The eaves, soffits and fascia were generally performing as designed and were in acceptable condition.

3.03 Doors

Inspected

3.03.1 • The exterior doors appeared to be in serviceable condition at the time of the inspection. Inspection of door exteriors typically includes examination of the following: door exterior surface condition, weather-stripping condition, presence of an effective sweep, jamb condition, threshold condition, moisture-intrusion integrity, handle and lock hardware.

3.04 Door Bell

Inspected

3.04.1 • The doorbell was operable and responded to the button next to the front door.

3.05 Fixtures (exterior)

Inspected

3.05.1 • Light fixtures mounted on the exterior walls of the residence responded to the switches and appeared to be in serviceable condition at the time of the inspection.

3.06 Outlets (exterior)

Repair or Replace



3.06.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for the exterior electrical outlets.

Although GFCI protection of exterior circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.



3.07 Windows

Inspected

3.07.1 • Window exteriors appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the visible and accessible exterior sash and sill condition, flashing above window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity.

3.08 Window Wells

Not Present

3.08.1 • There were no window wells present at the property. This property either did not have basement windows or windows were above grade level.

3.09 Driveways

Inspected

3.09.1 • The asphalt driveway appeared to be in serviceable condition at the time of the inspection.

3.10 Walkways

Inspected

3.10.1 • The concrete walkway(s) appeared to be in serviceable condition at the time of the inspection.

3.11 Grading and Drainage

Inspected

3.11.1 • Grading of the property appeared to route runoff from precipitation away from the foundation and appeared to be serviceable at the time of the inspection.

3.12 Vegetation

Inspected

3.12.1 • The vegetation around the property appeared to be in satisfactory condition and not adversely affecting the properties condition. Evaluating trees lies beyond the scope of the general property inspection.

3.13 Sprinkler System Supply Line

Not Present

3.13.1 • There were no sprinkler system supply lines visible or accessible at the exterior of property at the time of the inspection.

3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace



3.14.1 • The outside water faucet at the right side of the house drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.15 Sump Pump Discharge Pipe **Not Present**

3.15.1 • There was not a sump pump discharge pipe visible at the exterior of property at time of inspection.

3.16 Gas Meter / Main Gas Shut Off **Not Present**

3.16.1 • The inspector could not locate the gas meter or main gas shut off valve at time of the inspection. Ask the current owners for the location of the gas meter and main shut off valve.

3.17 Gas Piping **Not Present**

3.17.1 • The home did not have gas supply lines installed at the time of inspection.

3.18 Vent Covers **Inspected**

3.18.1 • The exterior vent covers were secured to wall, not obstructed, and in generally serviceable condition at time of inspection.



3.19 Exterior Foundation Wall **Not Inspected**

3.19.4 • The exterior foundation walls were not visible in most areas and could not be properly evaluated. (Any visible sections appeared to be in satisfactory condition at the time of the inspection.) Some step cracking due to possible settling.

Additional Structures

3.20

Not Present

3.20.1 • There were not any additional structures on the property.

3.21 Decks and Balconies

Repair or Replace



3.21.1 • Rear deck containing several rotting or damaged floor boards. Recommend having qualified contractor repair or replace.



3.21.2 • Some floor joists were deteriorated at the deck rear. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.22 Exterior Wall Covering Material


Inspected

3.22.1 • Exterior walls of the property appeared to be covered with stucco-cement. Stucco is prone to cracking, and some cracks are likely. (Examples will be noted in attached photos.) Stucco trim may be a synthetic stucco product known as Exterior Insulation and Finish Systems (EIFS). Further evaluation of stucco installation and condition, and testing for concealed moisture entrapment, is beyond the scope of this inspection. Recommend noted conditions as well as balance of stucco be further reviewed by appropriate stucco specialists to ensure installation or other deficiencies do not exist.



3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace

-  3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.24 Garage Door Exterior

Inspected

- 3.24.1 • The exterior of garage doors appeared to be in serviceable condition at the time of the inspection. Inspection of exterior garage doors typically includes examination of door exterior surface condition, weather-stripping condition and jamb condition.



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.

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4 • Garage



The inspector shall: inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control; report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.

The inspector is not required to: inspect or operate equipment housed in the garage except as otherwise noted; verify or certify safe operation of any auto reverse or related safety function of a garage door.

4.01 Garage Description


Inspected

- 4.01.1 • The property had a(n) attached, two-car garage, accessible from the front of the home.



4.02 Occupant Door to Garage

Repair or Replace

-  4.02.1 • Not self closing. Recommend installation of fire rates self closing door for safety concerns.

4.03 Garage Ceilings

Inspected



4.03.1 • The door between the garage and the living space appeared to be fire resistive construction.

The door failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.



4.03.2 • The ceilings separating the garage from the property living space appeared to meet modern firewall requirements. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the property's occupants adequate time to escape.

4.04 Garage Walls

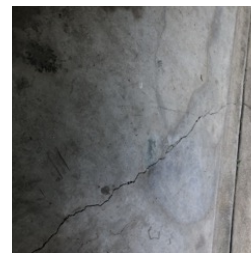
Inspected

4.04.1 • The walls separating the garage from the property living space appeared to meet modern firewall requirements. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the property's occupants adequate time to escape.

4.05 Garage Floor

Inspected

4.05.1 • The concrete slab garage floor was sloped towards exterior, control joints were not installed though floor appeared to be in serviceable condition at the time of the inspection. Visible cracks indicating possible settling.



4.06 Garage Vehicle Door(s)

Inspected

4.06.1 • The garage had one automatic metal overhead vehicle door(s). Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition, mounting brackets, track and rollers, manual disconnect, lock and door springs. The garage door(s) were operated and appeared to be in serviceable condition at the time of the inspection.



4.07 Garage Door Operator(s)

Repair or Replace



4.07.1 • The garage door operator auto reverse sensors sensor more than 6 inches from floor. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



4.08 Electrical Outlets

Repair or Replace



4.08.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for the garage electrical outlets.

Although GFCI protection of garage circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The inspector recommends updating the existing garage electrical circuits to include GFCI protection.

This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.



4.09 Electrical Switches and Fixtures

Inspected

4.09.1 • Light fixtures mounted in the interior of garage responded to the switches and appeared to be in serviceable condition at the time of the inspection.

4.10 Garage Steps

Inspected

4.10.1 • The steps in the garage were secure. Step treads and risers met depth and height requirements. All guard/hand rail components, if needed, were in serviceable condition.

4.11 Garage Windows

Not Present

4.11.1 • There were no windows in the garage.

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5 • 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.

5.01 Doors

Inspected

5.01.1 • Interior hollow core doors and hardware in the kitchen appeared to be in serviceable condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

5.02 Ceilings

Inspected

5.02.1 • The drywall ceilings in the kitchen appeared to be in satisfactory condition at the time of the inspection.

5.03 Walls

Inspected

5.03.1 • The drywall walls in the kitchen appeared to be in satisfactory condition at the time of the inspection.

5.04 Windows

Not Present

5.04.1 • There were no windows in the kitchen.

5.05 Floors

Inspected

5.05.1 • The tile floor in the kitchen appeared to be in satisfactory condition at the time of the inspection.

5.06 Counters **Inspected**

5.06.1 • The kitchen countertops appeared to be properly installed, secured properly and in generally satisfactory condition.

5.07 Cabinets **Inspected**

5.07.1 • The cabinets/shelves at the kitchen appeared to be properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

5.08 Plumbing Drain and Vent Systems **Inspected**

5.08.1 • The visible drain, waste and vent piping material for the kitchen was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.



5.09 Plumbing Faucets and Fixtures **Inspected**

5.09.1 • All functional plumbing fixtures at kitchen were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended.

5.10 Plumbing Water Supply and Shutoff Valves **Inspected**

5.10.1 • The visible water supply piping for the kitchen was in satisfactory condition and was functioning as designed and intended. The water shutoff valves for the kitchen sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



5.11 Food Waste Disposer

Not Present

5.11.1 • There was not a food waste disposer installed at the kitchen sink.

5.12 Electrical Outlets

Inspected

5.12.1 • Kitchen electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, responded to testing and appeared to be in serviceable condition at the time of the inspection.



5.13 Electrical Fixtures

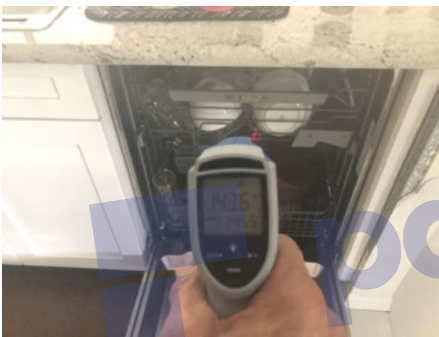
Inspected

5.13.1 • Light fixtures mounted at the kitchen responded to the switches and appeared to be in serviceable condition at the time of the inspection.

5.14 Dishwasher

Inspected

5.14.1 • The Asko dishwasher was operated and no leaks were visible at time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope for a general home inspection. However, as a courtesy to our clients we will operate the dishwasher to confirm that it is working and there are no visible leaks during the time of the inspection. This operation of the dishwasher does not serve as a certification that the dishwasher is properly installed up to current codes/standards, but is meant to give the client additional information that the dishwasher operated and no leaks were visible at the time of the inspection. It is common for appliances to fail over time and the dishwasher should be monitored as needed to ensure proper operation in the future. If the client would like a more intensive inspection of the dishwasher or any other appliance they should contact a qualified contractor to further evaluate before the inspection objection deadline.



5.15 Ranges/Ovens/Cook Tops Inspected

5.15.1 • The property had a Kenmore freestanding electric range installed. All elements/burners were tested and were operational at the time of the inspection.





5.16 Range Hood Not Present

5.16.1 • There is not a ventilation fan installed for the cook top at the kitchen.

5.17 Microwave Inspected

5.17.1 • The Whirlpool over-range mounted microwave was installed securely, was tested and operational at time of inspection.



5.18 Refrigerator Repair or Replace

5.18.1 • The Whirlpool refrigerator was operational at time of inspection but was not cooling to safety standards. Minimum temperature of 45 degrees was exceeded with setting at coolest level.





5.19 Trash Compactor **Not Present**

5.19.1 • The property did not have a trash compactor installed at time of inspection.

5.20 Presence of Installed Heat Source **Inspected**

5.20.1 • There is no installed heat source for the kitchen.



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.

6 • Laundry Room/Closet



The home inspector is not required to operate: washing machines or dryers; appliances in use; or any appliance that is shut down or otherwise inoperable.

6.01 Doors

Inspected

6.01.1 • Interior hollow core doors and hardware at the laundry area appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

6.02 Ceilings

Inspected

6.02.1 • The drywall ceiling in the laundry area appeared to be in satisfactory condition at the time of the inspection.

6.03 Walls

Inspected

6.03.1 • The drywall walls in the laundry area appeared to be in satisfactory condition at the time of the inspection.

6.04 Floors

Inspected

6.04.1 • The tile floors in the laundry area appeared to be in satisfactory condition at the time of the inspection.

6.05 Windows

Inspected

6.05.1 • The windows in the laundry room/area appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

6.06 Counters, Cabinets, Shelves

Inspected

6.06.1 • There were no counters, cabinets, or shelves in the laundry area.

6.07 Exhaust Fan **Not Present**

6.07.1 • There was no exhaust fan in the laundry area. Normally an exhaust fan or an openable window is needed for proper ventilation. There was an openable window present.

6.08 Electrical Fixtures **Inspected**

6.08.1 • Light fixtures mounted in the laundry area responded to the switches and appeared to be in serviceable condition at the time of the inspection.

6.09 220 Volt Dyer Outlet **Inspected**

6.09.1 • The 220-volt 4-pronged dryer electrical outlet was inspected and appeared to be in serviceable condition at the time of the inspection.



6.10 110 Volt Washer Outlet **Inspected**

6.10.1 • The 110-volt washer electrical outlet was inspected and appeared to be in serviceable condition at the time of the inspection.



6.11 Dryer Gas Connection **Not Present**

6.11.1 • There was no gas piping present in the laundry area. Either a 220-volt dryer connection or a gas line connection is need to operate a clothes dryer.

6.12 Dryer Vent Piping **Inspected**

6.12.1 • A flexible foil dryer vent connection was installed in the laundry area. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.



6.13 Washer Drain Not Inspected

6.13.1 • The majority of the washer drain system was not visible and could not be inspected for proper operation. Inspection of the washing machine is beyond the scope of this inspection. The washing machine was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system.



6.14 Washer Plumbing Supply Inspected

6.14.1 • The plumbing supply lines for the washing machine appeared to be in serviceable condition. The inspection of the washing machine is beyond the scope of this inspection and the shut off valves were not operated. The washing machine was not operated and the inspector is unable to determine if there are any deficiencies with the shut off valves or any supply piping that is not visible. No corrosion or leaking was evident at time of inspection.



6.16 Presence of Installed Heat Source

Inspected

6.16.1 • The heating system was turned on using normal operating controls and the laundry area has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the laundry area for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



6.17 Laundry Area Description/Location

Inspected

6.17.1 • The laundry area is located on the first floor, next to the garage.

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.

7 • Interior Rooms



Be aware that if the subject property is furnished, there are limitations pertaining what we may be able to inspect during the engagement. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, move or remove stored items, clear clutter, nor do we remove or rearrange items within closets and cabinets.

Our inspection of 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. Nationally recognized home inspection standards require testing a minimum of one window, door, switch and outlet in every room, where accessible. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

We may not 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 may be a consequence of movement, such as wood shrinkage, common settling, or 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 specialist. Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious.

In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly 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.

Additional information about "broken" window seals: Calling window seals "damaged" or "failed" is a little bit misleading. The thinking that there is an airtight seal between thermal window panes is incorrect. Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by "solar pumping". When sunshine hits a double pane window, the air or gas inside heats up significantly, causing the sealed window unit to expand and pushing air out through the semi-permeable seals. In the evening, the window cools and contracts, drawing air—and humidity—with it. Day after day, year after year, this cyclical expansion and contraction occurs, stressing the window seals and filling the air space with moisture. Windows
180 12th Avenue NE

on the sunny side of a home will experience larger temperature swings, resulting in greater amounts of thermal pumping, seal stress and failure rates. Manufacturers expect and plan for solar pumping. Built into every thermal pane window frame is silica desiccant to absorb the small amounts of moisture inevitably drawn into the window. The desiccant, however, has a limited capacity and lifespan. Windows are manufactured with a specific moisture absorption life span (i.e., 5 years, 20 years etc) that is based on solar pumping activity. The cause of condensation or cloudy appearance in thermal pane windows is not so much due to a loss of seal, as it is to a failure of desiccant placed within the units to absorb moisture.

NOTE: During the course of a home inspection, we attempt to be as thorough as possible related to the identification of window seal issues. However, the buyer should **NOT** solely rely on this report (related to window issues), as a compromised barrier/seal may not manifest itself by cloudiness or condensation in or on the glazings of glass at the time of inspection. Condensation may be present in the morning but not in the evenings, and vice versa. Additionally, condensation on or in window glazings may not be evident if the outside temperature is within 10-15 degrees of the temperature inside the home. Identification of a compromised thermal seal can be made impossible when dealing with windows that are dirty or not fully cleaned immediately prior to our inspection.

The inspector shall: open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments; inspect central vacuum systems; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment; come into contact with any pool or spa water in order to determine the system structure or components; determine the adequacy of spa jet water force or bubble effect; determine the structural integrity or leakage of a pool or spa.

7.01 Ceilings

Inspected

7.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.02 Walls

Inspected

7.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.03 Floors

Inspected

7.03.1 • The tile floors in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.04 Doors

Inspected

7.04.1 • Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.05 Windows

Inspected

7.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

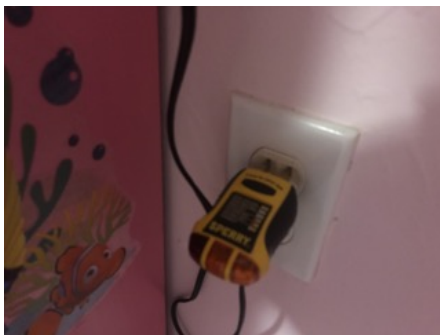
7.06 Electrical Outlets

Repair or Replace

7.06.1 • Electrical outlets in the property appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. A representative number of accessible outlets were inspected.



7.06.2 • Two electrical receptacles in Pink bedroom have a top plug that is not useable. Suggest contacting qualified technician to repair or replace.



7.07 Electrical Fixtures and Switches

Inspected

- 7.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.08 Steps, Stairways, Balconies and Railings

Not Present

- 7.08.1 • There were no interior stairs at this property.

7.09 Smoke Detectors

Inspected

- 7.09.1 • The existing smoke detectors were tested, and responded to the test button, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.



7.10 Carbon Monoxide Detectors

Repair or Replace



- 7.10.1 • Florida Statute 553.885 states that any new home, or addition to a home, permitted on or after July 1, 2008, that has a fossil-fuel burning heater or appliance, a fireplace, or attached garage shall have a carbon monoxide alarm installed within 10 feet of each sleeping room.

7.11 Presence of Installed Heat Source

Not Inspected

- 7.11.1 • The heating system was not operational at the time of the inspection and the interior room heat sources could not be inspected.

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.


8.1 • Bathroom and Components



8.1.01 Door(s) Inspected

8.1.01.1 • The hollow core doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8.1.02 Exhaust Fan Repair or Replace

-  8.1.02.1 • The fan only exhaust fan in the master bathroom did not vent to outside. A qualified contractor should evaluate and repair or replace as necessary.



8.1.03 Ceilings Inspected

8.1.03.1 • The drywall ceilings in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.1.04 Walls Inspected

8.1.04.1 • The drywall walls in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.1.05 Floors

Inspected

8.1.05.1 • The tile floor in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.1.06 Windows

Inspected

8.1.06.1 • The windows in this bathroom appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

8.1.07 Electrical Outlets

Repair or Replace



8.1.07.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for bathroom electrical outlets.

Although GFCI protection of bathroom circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to include GFCI protection.

This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.



8.1.08 Electrical Fixtures and Switches

Inspected

8.1.08.1 • Light fixtures mounted in this bathroom responded to the switches and appeared to be in serviceable condition at the time of the inspection.

8.1.09 Counters

Inspected

8.1.09.1 • The countertops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

8.1.10 Cabinets

Inspected

8.1.10.1 • The cabinets/shelves in this bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

8.1.11 Plumbing Drain, Waste and Vent Systems

Inspected

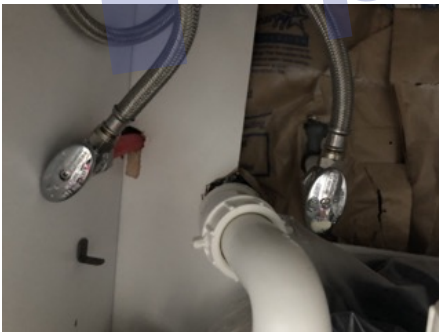
8.1.11.1 • The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.



8.1.12 Plumbing Water Supply and Shut-Off Valves

Inspected

8.1.12.1 • The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



8.1.13 Plumbing Fixtures

Inspected

8.1.13.1 • The visible water supply piping in this bathroom was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended. (Evaluation of extra features is outside the scope of the inspection.)

8.1.14 Toilet

Inspected

8.1.14.1 • The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.



8.1.15 Water Supply Functional Flow

Inspected

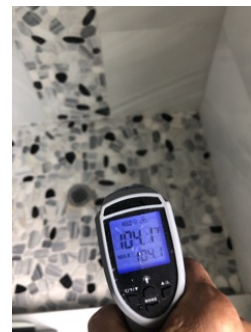
8.1.15.1 • The overall water pressure was good and had acceptable "functional flow." This is determined by viewing the functional flow in two fixtures operated simultaneously.



8.1.16 Fixture Valve Installation and Temperature

Inspected

8.1.16.1 • The water supply valves and supply lines at fixtures in this bathroom were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.



8.1.17 Installed Heat Source

Inspected

8.1.17.1 • The heating system was turned on using normal operating controls and this bathroom has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the this bathroom for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



8.1.18 Whirlpool Jetted Bathtub **Not Present**

8.1.18.1 • There was not a whirlpool jetted bathtub present in this bathroom.

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8.2 • Bathroom and Components



8.2.01 Door

Inspected

8.2.01.1 • The hollow core doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8.2.02 Exhaust Fan

Inspected

8.2.02.1 • The fan only exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of the inspection.



8.2.03 Ceilings

Inspected

8.2.03.1 • The drywall ceilings in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.04 Walls

Inspected

8.2.04.1 • The drywall walls in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.05 Floors

Inspected

8.2.05.1 • The tile floor in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.06 Windows

Not Present

8.2.06.1 • This bathroom did not have windows.

8.2.07 Electrical Outlets

Repair or Replace



8.2.07.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for bathroom electrical outlets.

Although GFCI protection of bathroom circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to include GFCI protection.

This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.



8.2.08 Electrical Fixtures and Switches

Repair or Replace



8.2.08.1 • Light fixture(s) in the guest bathroom was missing. A qualified contractor should evaluate and repair or replace as necessary.



8.2.09 Counters **Inspected**

8.2.09.1 • The countertops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

8.2.10 Cabinets **Inspected**

8.2.10.1 • The cabinets/shelves in this bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

8.2.11 Plumbing Drain, Waste and Vent Systems **Inspected**

8.2.11.1 • The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.



8.2.12 Plumbing Water Supply and Shut-Off Valves **Inspected**

8.2.12.1 • The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



8.2.13 Plumbing Fixtures

Inspected

8.2.13.1 • The visible water supply piping in this bathroom was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended. (Evaluation of extra features is outside the scope of the inspection.)

8.2.14 Toilet

Inspected

8.2.14.1 • The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.



8.2.15 Water Supply Functional Flow

Inspected

8.2.15.1 • The overall water pressure was good and had acceptable "functional flow." This is determined by viewing the functional flow in two fixtures operated simultaneously.



8.2.16 Fixture Valve Installation and Temperature

Inspected

8.2.16.1 • The water supply valves and supply lines at fixtures in this bathroom were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.



8.2.17 Installed Heat Source

Inspected

8.2.17.1 • The heating system was turned on using normal operating controls and this bathroom has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the this bathroom for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



8.2.18 Whirlpool Jetted Bathtub

Not Present

8.2.18.1 • There was not a whirlpool jetted bathtub present in this bathroom.

9 • 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.

9.01 Main Water Shut-Off Device

Inspected

9.01.1 • The main water shutoff is the yellow lever on the valve that was located Outside on left side exterior garage wall. It appeared to be in serviceable condition, but testing the operation of this valve is not within the scope of a property inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.



9.02 Main Water Supply Line Material

Not Inspected

9.02.1 • The main water supply line was not visible or accessible where it enters the structure at the time of the inspection.

9.03 Interior Water Supply Line Material

Not Inspected

9.03.1 •

9.04 Plumbing Water Supply System Condition

Inspected

9.04.1 • The visible water supply piping was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection, and specific inspection details for each fixture can be found in the corresponding room sections of this report.

9.05 Plumbing Water Pressure

Inspected

9.05.1 • The property water supply pressure was 50 psi, as measured at the exterior hose bib. Property water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.



9.06 Plumbing Drain, Waste and Vent Systems

Not Inspected

9.06.1 •

9.07 Gas Piping

Not Present

9.07.1 • There was no gas supplied to the property.

9.08 Sump Pump

Not Present

9.08.1 • The property did not have a sump pit or sump pump installed.

9.09 Sewage Ejector Pump

Not Present

9.09.1 • A sewage ejector pump was not installed and was not needed in this property at time of inspection. Typical examples of situations requiring a sewage ejector pump are properties with finished basements and hillside properties with city sewer lines higher than the lower level drain lines.

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.



10 • Water Heater



10.01 Water Heater Description

Inspected

10.01.1 • The property is equipped with 1 40-gallon electric water heater(s). The water heater(s) was manufactured by Whirlpool.

The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 125 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



10.02 Water Heater Age

Inspected

10.02.1 • The water heater was approximately 6 years old and within its expected service life.

According to the U.S. Department of energy these major appliances are intended to run for between 10 and 15 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, volume of water utilized, size of tank, brand and quality of water heater.

Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.



10.03 Water Heater Location

Inspected

10.03.1 • The water heater was located in the the garage.

10.04 Water Shut-Offs

Inspected

10.04.1 • The water heater was equipped with a cold water supply shutoff valve with a red lever. The valve was not operated during the inspection; however, it should be "exercised" periodically so that it will remain functional when the need arises.



10.05 Water Pipe Connections

Inspected

10.05.1 • Water pipe fittings connected to the water heater appeared to be in serviceable condition at the time of the inspection.



10.06 Draft Diverter Not Present

10.06.1 • An electric water heater does not require a draft diverter.

10.07 Exhaust Flue Not Present

10.07.1 • An electric water heater does not require an exhaust flue.

10.08 Temperature & Pressure Relief Valve Inspected

10.08.1 • The water heater was equipped with a T&P (Temperature and Pressure) relief valve and a properly-configured T&P relief valve discharge pipe which was connected to the T&P relief valve and terminated within 6 inches from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. No adverse conditions were observed.



10.09 Water Heater Leakage Inspected

10.09.1 • No leaks from the water heater tank were present at the time of the inspection.



10.10 Exterior Condition

Inspected

10.10.1 • The water heater was properly supported, level and appeared to be in serviceable condition at time of inspection.

10.11 Water Heater Gas Supply

Not Present

10.11.1 • An electric water heater does not require a gas supply.

10.12 Water Heater Ignition System

Not Inspected

10.12.1 • not accessible , so the water heater ignition system could not be properly inspected.

10.13 Combustion Air Supply

Not Present

10.13.1 • An electric water heater does not require a supply of combustion air.

10.14 Burn Chamber

Not Present

10.14.1 • An electric water heater does not require a burn chamber.

10.15 Operation and Response to Controls

Inspected

10.15.1 • The water heater responded to the demand for hot water.



10.17 Drip Pan

Inspected

10.17.1 • The water heater was equipped with a drip pan which had an overflow pipe routed to a proper discharge.

10.18 Expansion Tank

Not Present

10.18.1 • The water heater did not have an expansion tank installed. Expansion tanks are not required on all water heater installations.

10.19 Water Temperature Inspected

10.19.1 • The water temperature was within the acceptable range of 120-130 degrees.



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11 • 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.

11.01 Electric Meter Inspected

11.01.1 • The electric meter was located left side of home. The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet above the walking surface. The electric meter was securely fastened to the property, appeared to be properly grounded and appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure property electrical consumption.



11.02 Main Distribution Panel

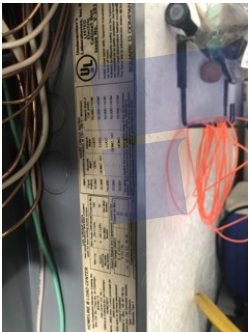
Inspected

11.02.1 • The manufacturer of the main distribution panel is Square D, and it was located in the garage. The panel was in acceptable condition with circuitry installed and protected correctly.

11.03 Manufacturer's Label

Inspected

11.03.1 • The manufacturer's label was present at the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model.



11.04 Circuit Label

Inspected

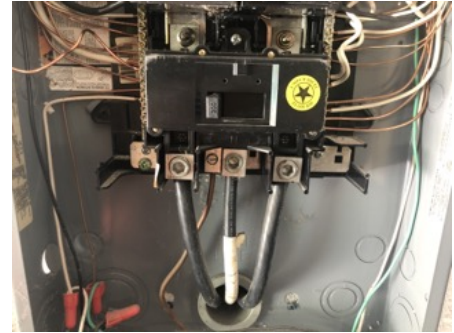
11.04.1 • The circuit label for the main electrical service panel is shown in the photo. Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.



11.05 Service Entrance Conductors

Inspected

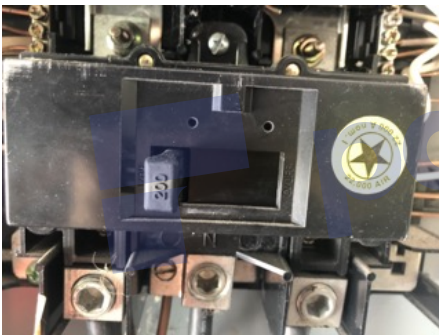
11.05.1 • The 120-240 volts service entrance conductors were 3/0 copper rated at 225 amps. The service entrance conductors appeared to be in satisfactory condition at the time of the inspection.



11.06 Main Disconnect

Inspected

11.06.1 • The main electrical disconnect was rated at 200 amps. The function of the main disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.



11.07 Electrical Service Capacity

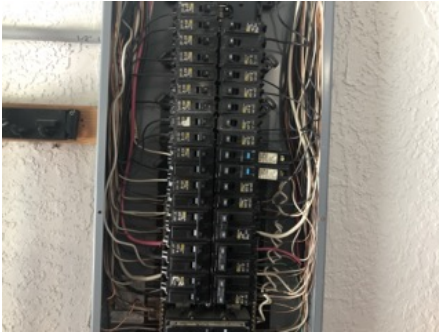
Inspected

11.07.1 •

11.08 Electrical Conductor Material

Inspected

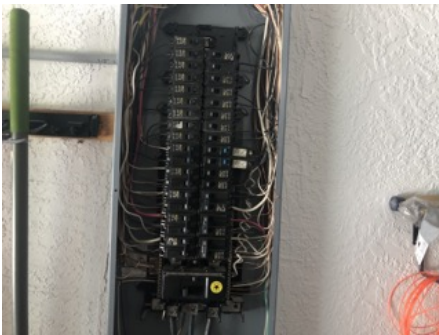
11.08.1 • The non-metallic sheathed cable (Romex) conductor material for the 120-volt circuits in the main electrical service panel was copper. The conductor material for the 240-volt circuits rated above 30 amps was copper or aluminum. Solid core or stranded aluminum for a dedicated 240v-30amp circuit or above is standard accepted. .



11.09 Electrical Circuit Breakers

Inspected

11.09.1 • Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.



11.10 Electrical Branch Circuitry

Inspected

11.10.1 • Accessible branch circuit conductors were examined and were in acceptable condition and amperage and voltage were compatible.

11.11 Electrical Grounding

Inspected

11.11.1 • The system and equipment grounding were acceptable.

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.

12 • Cooling System



The inspector shall inspect: the cooling system using normal operating controls.

The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method.

The inspector shall report as in need of repair: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect portable window units, through-wall units, or electronic air filters; operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks; examine electrical current, coolant fluids or gases, or coolant leakage.

12.01 AC Cooling System Description

Inspected

12.01.1 • The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the property's exterior so that the heat collected inside the property could be released to the outside air. Evaporator coils designed to collect heat from the property interior were located inside a duct at the furnace.

12.02 AC Label Information

Inspected

12.02.1 • Information from the air-conditioner data plate is shown in the photo. The air-conditioner was manufactured by York and approximate year of manufacture appeared to be not able to be determined. Further analysis by an HVAC professional is recommended. .



12.03 AC Electrical Disconnect

Inspected

12.03.1 • The electrical disconnect was located in the electrical panel within sight of the condensing unit. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.



12.04 AC Refrigerant Lines

Inspected

12.04.1 • The visible air-conditioner refrigerant lines appeared to be in serviceable condition.



12.05 AC Compressor Cabinet

Inspected

12.05.1 • The air-conditioner compressor housing exterior appeared to be in serviceable condition at the time of the inspection.



12.06 Cooling System Operation

Inspected



12.06.1 • An ambient air test was performed to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees, which indicates that the unit was cooling as intended. The supply air temperature was 63 degrees, and the return air temperature was 79 degrees. Air temperature measured at supply and return registers had a difference that fell within the acceptable range of between 14 and 22 degrees F.



12.07 Thermostat and Normal Operating Controls

Inspected

12.07.1 • The air conditioning was controlled by one programmable thermostat(s). The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after operation.



12.08 AC Evaporative Coils

Not Inspected

12.08.1 • The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.



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13 • Heating System



A WORD ABOUT THE INSPECTION OF HEATING AND COOLING SYSTEMS

As prescribed in the Inspection Agreement and according to the NACHI Standards of Practice, this inspection of the heating and cooling systems is a visual inspection only using the normal operating controls for the system. This also includes the inspection of small heating units (thru-wall, heat pumps, and thru-wall air conditioning units). The inspection of the heating and cooling system is general and not technically exhaustive, and represents the operation of these systems at the date and time of the inspection only. Where ambient temperatures are below 65 degrees Fahrenheit, air conditioning systems cannot be activated or operated, as a real risk of compressor damage can occur. An examination and evaluation of the interior components of the heating system and cooling system is also beyond the scope of an inspection. Due to the design of these systems, only a very small view can be gained of any interior components, and any inspection of the interior components of the heating and cooling system can only be gained by dismantling the unit.

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.

13.01 Heating Description Inspected

13.01.1 • The heating system included one electric, high-efficiency (90% - 95%), forced-air furnace(s).



13.02 Heating Label Information

Inspected

13.02.1 • Information from the heating system data plate is shown in the photo. The heating system was manufactured by York. The approximate year of manufacture was 2011.



13.03 Location and Accessibility

Inspected

13.03.1 • The heating system was located in the garage.

13.04 Cabinet Exterior and Interior

Inspected

13.04.1 • The heating system cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

13.05 HVAC Electrical Shut-Off

Inspected

13.05.1 • The visible and accessible wiring for the electrical supply for this unit was in acceptable condition. The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing. The local disconnect was properly installed and in acceptable condition.



13.06 Fuel Supply and Shut-Off **Not Present**

13.06.1 •

13.07 Combustion Air Supply ELECTRIC: NOT PRESENT



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13.08 Exhaust Venting **Not Inspected**

Because the furnace is electric no exhaust venting is necessary.

~~**13.09 Plenum, Supply and Return Ducts**~~ ~~**Not Inspected**~~

13.09.1 •

~~**13.10 Air Filter**~~ ~~**Inspected**~~

13.10.1 • The system was equipped with a(n) disposable air filter 18x30, located . It was reasonably clean and properly secured into position.

13.11 Thermostat and Operating Controls

Inspected

13.11.1 • The heating system was controlled by one programmable thermostat(s). The thermostat(s) was installed at a location in the property which appears to be adequate to operate the heating system efficiently. The thermostat(s) was fastened securely to the wall, activated the heating system and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after operation.



13.12 Ignition and Controls

Inspected

13.12.1 •



13.13 Heating System Operation

Repair or Replace



13.13.1 • When thermostat was cycled to heat the vents began to blow smoke. Smoke alarms activated. Suggest service by qualified have technician prior to further use.



13.14 Blower

Not Inspected

- 13.14.1 • The furnace blower was enclosed in a sealed compartment and was not visible for inspection.



13.15 Condensate and Drain Components

Inspected

- 13.15.1 • The condensation drain components for the HVAC system was in serviceable condition at time of inspection.

13.16 Humidifier

Not Present

- 13.16.1 • The heating system did not have a humidifier installed at the time of the inspection. A humidifier is an upgrade component on the heating system and is not installed on every unit.

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.

14 • Fireplaces

The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

The inspector shall describe: the type of fireplace.

The inspector shall report as in need of repair: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

The inspector is not required to: inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.

Not Present

- .1 • The property did not have a fireplace for inspection.
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15 • Structural Basement

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the property, is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the foundation (interior elements and exterior elements) for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

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 liquify and become unstable during seismic activity. Others can become unstable through the freeze-thaw cycle, or from site drainage issues. 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. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with the NACHI Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies, within the scope of our profession, but not within the scope of the practice of architecture or professional engineering. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Modern foundations vary considerably from older ones. Newer foundations may have a moisture barrier under them and reinforcing steel within them, as compared to older ones that may have neither. Our inspection of foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.

Significantly, many foundations are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slab floors are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but (again) this should not deter you from seeking the opinion of any such expert.

There is no way for the inspector to know if hydrostatic pressure exists, or if moisture intrusion is, or was ever a problem with regard to the foundation or any foundation element. Where finished walls are installed, the possibility always exists that moisture intrusion occurred, and that mold may exist in hidden areas. Foundational components were generally dry on the day of the inspection. Monitor as necessary.

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; 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.

Not Present

- .1 • The property did not have a basement.

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.

16 • Structural Crawl Space

The inspector shall describe: the type of foundation; and the location of the access to the under-floor space.

The inspector shall report as in need of repair: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

The inspector is not required to: enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector; move stored items or debris; operate sump pumps with inaccessible floats; identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service; report on the adequacy of any structural system or component.

Not Present

- .1 • The property did not have a crawl space.
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