



# Property Inspection Report

## ***Southern Home Consultants, Inc.***

3375 Capital Circle N.E. Suite E2  
Tallahassee, Florida 32308  
Phone (850) 668-0917  
Fax (850) 878-5507



**Inspection Date: 01/04/2024.**

**Client Information:**

**Kathy Figley.  
Via Email**

**Report #: 010424DW2.**

**Subject Property:**

**1215 Alligator Dr.  
Alligator Point, FL 32346.**

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Tallahassee, Florida 32308  
Phone (850) 668-0917  
Fax (850) 878-5507

January 4, 2024

Kathy Figley.  
Via Email

RE: Property inspection for: 1215 Alligator Dr.

Dear Kathy Figley,

At your request, a visual inspection of the above referenced property was conducted on 01/04/2024. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy or a warranty.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

The attached summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

Some of these items may require the attention of licensed and qualified professionals. In your negotiations I would recommend requiring the work be performed by licensed, insured and qualified technicians.

Thank you for selecting our firm to do your property inspection. If you have any questions regarding the inspection report or the property please feel free to call us.

Sincerely

*SOUTHERN HOME CONSULTANTS, INC.*

David Waldman  
State Licensed Home Inspector  
HI 120  
enclosure



Report #: 010424DW2.

Clients Name: Kathy Figley.

Date of inspection: 01/04/2024.

Address of inspection: 1215 Alligator Dr. , Alligator Point, Fl 32346.

**The following summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.**

**Note: any deficiencies noted should be further evaluated by a Licensed Professional in the subject field of concern**

**PRIOR TO CLOSING**

**Items that are of concern:**

**INSPECTION CONDITIONS**

**BUILDING CHARACTERISTICS:**

1. The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.

2. The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.

**GROUND**

**PATIO/PORCH:**

3. Minor wood rot noted below the rear porch entry steps upper landing.



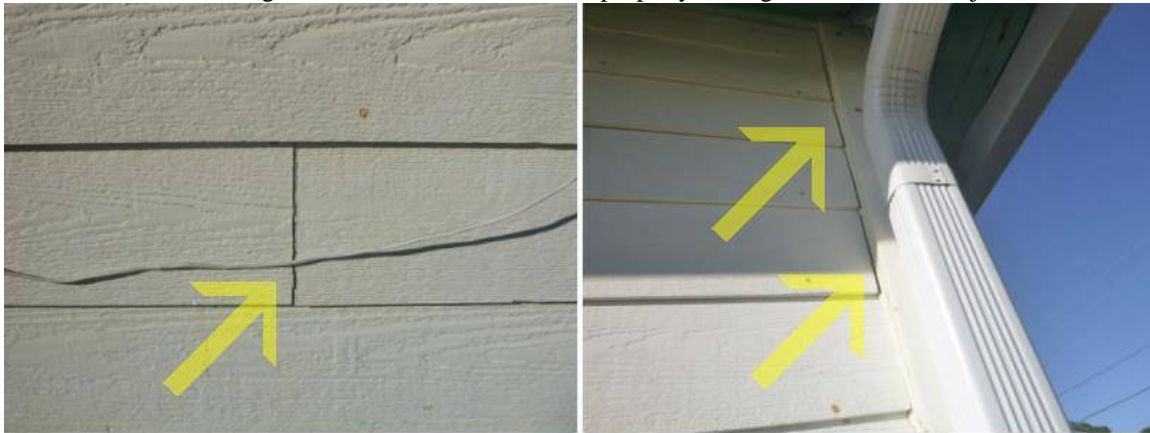
**EXTERIOR**

**EXTERIOR WALLS:**

4. Cracked/damaged siding noted on the left side yard siding, recommend repairs to prevent further damage/deterioration.



5. Some or all of the exterior siding is "Hardee Plank" fibrous siding. The vertical joints do not appear to be properly sealed. Manufacturers specifications require either flashing or caulk on all vertical joints. The joints either lack this treatment or the caulking is deteriorated. Recommend properly sealing all of the vertical joints.



6. Loose/popped siding noted on the left side yard, recommend securing and sealing as needed.



7. Recommend sealing the transition from the trim to the windows.



8. Recommend sealing holes noted in the siding as needed.



9. Cracked/damaged siding noted on the right side yard siding, recommend repairs to prevent further damage/deterioration.





10. Some cracking/damage noted on the right side yard stucco wall at window. Recommend sealing cracks as needed.



11. Damaged/missing stucco noted on the right side yard.



12. Wood rot noted on exterior siding: right side yard front upper siding.



13. Damaged/missing stucco noted on the right side yard.



**TRIM:**

14. The paint and finish on the exterior window trim is missing/deteriorated on the left side yard.



15. Paint on exterior trim is deteriorated and peeling in various areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.



16. Wood rot noted on the exterior trim: left side yard upper gable end fascia framing.



17. Wood rot noted on the exterior trim: left side yard window trim.





18. The paint and finish on the exterior window trim is missing/deteriorated on the right side yard.



19. Wood rot noted on the exterior trim: front storm door entry frame/jamb.



20. Cracked/damaged siding noted in the AC area and the exposed wood wall sheathing has wood rot. Recommend repairs by a licensed contractor.



21. Wood rot/possible WDO damage noted on the rafter tail above the AC areas.



#### **FOUNDATION-CRAWL SPACE/BASEMENT**

##### **GRADING:**

22. The grade along the foundation is improperly sloped toward the structure at the front and both sides of the house. Recommend re-grading to establish proper water flow away from the structure. Moisture intrusion and evidence of water flowing under the house noted.



##### **BASEMENT/CRAWL SPACE:**

23. Crawl space ceiling felt restricted full view of the floor framing members and sub floor. Inspection was limited.



24. Water intrusion noted on the front foundation wall and left side yard grade. Recommend further evaluation by a water proofing contractor.



25. Various hurricane clips and framing fasteners below the home have rust/corrosion damage, recommend further evaluations by a licensed foundation specialist.





26. Same:



27. The rear screen porch outer band joist has some warping/deterioration, popped fasteners and separation from deck



joists. Recommend repairs by a licensed contractor.



28. Same:







29. The rear foundation piers appear to have shifted and are not longer fully vertical. The foundation appears to have been repaired by the addition of new beams and metal supports.



30. Same: Added metal supports appear to have some rust/corrosion. Recommend consulting foundation company who installed the supports on repairs/recommendations on corrosion since installation.



31. Same:



32. Same:







## ROOF SYSTEM

### GUTTERS & DOWNSPOUTS:

33. Route downspouts away from the building to prevent water settling against the foundation.



34. Same:



### ATTIC:

35. Evidence of prior rodent activity was noted. Recommend having a licensed pest control company evaluate rodent activity and entry points and treat/repair as needed.



36. Insulation is somewhat disturbed/compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.



37. Some hip ridges appears to have slight sags from missing or damaged bracing. Recommend further evaluations by a licensed contractor.





## **PLUMBING**

### SUPPLY LINES:

38. Recommend insulating all exterior exposed piping to prevent freeze damage.



39. Rust/corrosion damage noted on exposed galvanized steel piping, recommend further evaluations and repairs by a licensed plumber.





**WASTE LINES:**

40. Some or all of the plumbing waste lines are cast iron. This type of waste line corrodes from the inside out and determining the condition of the lines is not possible from a visual inspection. Recommend the waste lines be further evaluated by a licensed plumber.

41. The waste drain below the jack and jill bathroom sink is missing, drains on sand below. Recommend repairs by a licensed plumber.



42. Some of the cast iron sewer lines have excessive corrosion and damage. Replacement may be needed. Recommend further evaluation by a licensed plumber.



**HOSE FAUCETS:**

43. Hose faucet has missing or broken handle on the front right corner of the home.

**WATER HEATER:**

44. There is a sulfur like smell noted from the hot water supply indicating possible bacteria build up inside the water heater. Recommend full evaluation and repair by a licensed plumber.



**SEPTIC SYSTEM:**

45. The earth / dirt around the septic system is washed out in various locations. The main waste line is exposed.

Recommend full evaluation and repairs as needed by licensed septic tank professional. Septic systems can only be properly evaluated by pumping and examining the tank. This should be done by a licensed septic tank installer. State law dictates that all septic system inspections be performed by a licensed septic tank installer. Periodic pumping of the system is part of normal maintenance.



**ELECTRICAL SYSTEM**

**ELECTRICAL PANELS:**

46. The following problems were noted at the electrical panel:

- Multiple wires are connected to a single lug on a circuit breaker in the electrical panel where only one wire should be connected.
- Recommend having the interior of the panel cleaned of all debris.
- The type of wiring noted appears to be copper wire wrapped with rubber or similar insulation in direct contact with the wiring with an exterior cloth material that is not in direct contact with the wire. Recommend inquiring with insurance company and electrician as to if this type of wiring is acceptable. This type of wiring was common practice for some time. Recommend further evaluations and repairs by a licensed electrician.



**WIRING NOTES:**

47. There are numerous three prong type outlets that are not properly grounded. These outlets should be properly grounded or returned to two pronged type by a licensed electrician. Stored items prevent access and testing at some outlets and switches.

48. Electrical outlet(s) had no power: jack and jill bathroom GFCI outlet.



49. Ceiling fans inoperative or marginal: right hall bedroom and master bedroom ceiling fans.



50. Loose light fixture noted at the rear screen porch.



51. Refrigerator is plugged into a non-grounded receptacle. Shock hazard exist.



52. Recommend adding the wire splice near the attic entry to a covered junction box as needed.





## **HEATING - AIR CONDITIONING**

### HEATING SYSTEM DESCRIPTION:

53. HVAC air handler in the crawlspace has an exposed freon line without insulation or breaks in the insulation. Freon line should be properly insulated all the way to the air handler.



### AIR CONDITIONING:

54. Recommend extending the condensation line away from the foundation.



55. Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.





**HVAC FILTERS:**

56. HVAC filter(s) are dirty. Recommend replacement or cleaning.

**DUCTWORK:**

57. HVAC duct work has areas of missing and damaged insulation. Recommend further evaluation by a licensed HVAC technician.



**INTERIOR**

**EXTERIOR DOORS:**

58. The right hall bedroom french secondary door lower pin is inoperable.



59. The right hall bedroom french secondary door dead bolt is inoperable.



**INTERIOR DOORS:**

60. Doors will not close and stay latched in the following locations: left hall bedroom entry door, full bath doors.

**WINDOWS:**

61. Windows fogged at the following locations: several left hall bedroom windows, right hall bedroom window, kitchen window

(Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist).

62. Windows will not stay open in the following locations: master bedroom right window.

63. Windows will not open in the following locations: left hall bedroom far right window.

**CEILINGS:**

64. There is evidence of condensation damage on ceiling from the HVAC/ductwork, recommend further evaluations by a licensed HVAC tech.

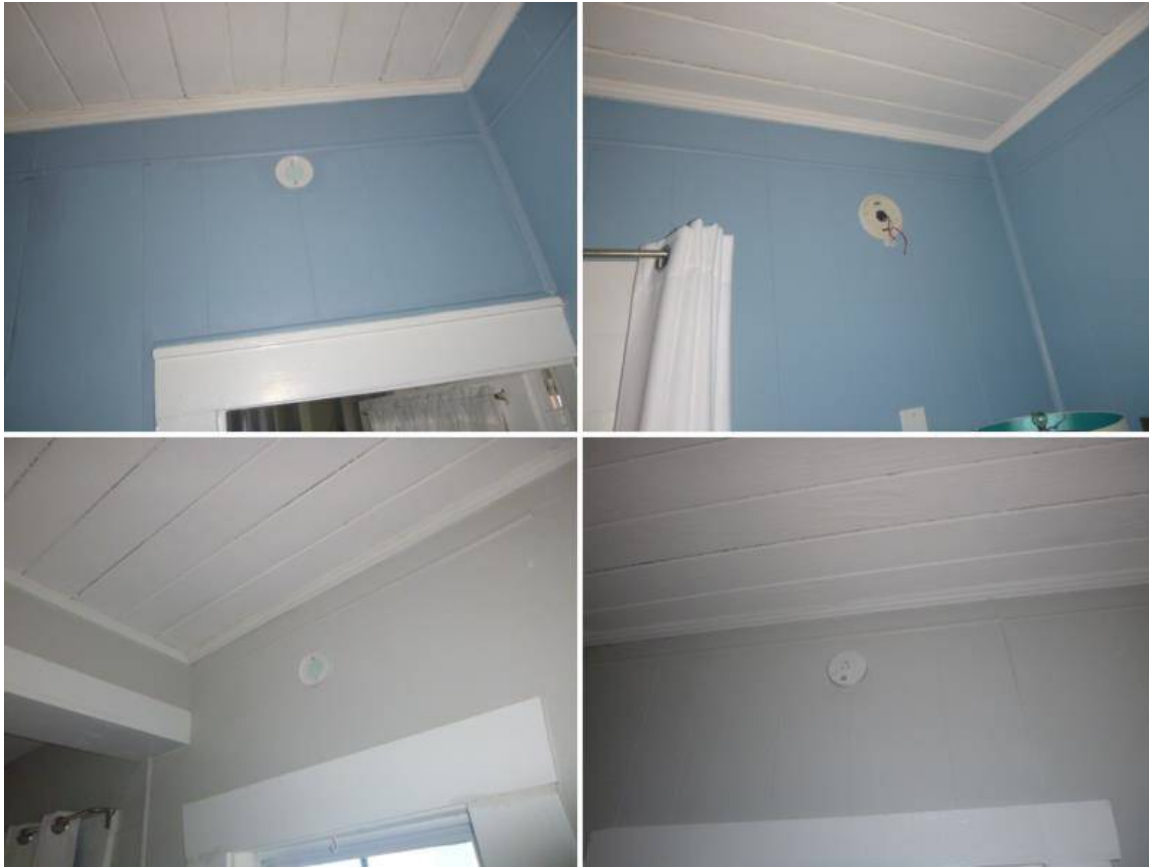


**FLOORS:**

65. General condition appears serviceable, Stored items or furnishings prevent full inspection of floor coverings. Recommend performing a careful walk through inspection prior to closing.

**SMOKE / FIRE DETECTOR:**

66. Missing/inoperable smoke detectors noted, recommend installing smoke detectors in all necessary locations.



## **KITCHEN - APPLIANCES - LAUNDRY**

### **KITCHEN SINK:**

67. Dishwasher drain should be high looped to prevent siphoning.



### **RANGE VENTILATION:**

68. Range vent light is inoperable.

## **BATHROOMS**

### **JACK AND JILL BATHROOM AREA:**

69. The following problems were noted at the sink: drain stopper is missing at sink and the aerator appears clogged.



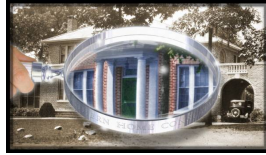
70. The following problems were noted at the tub: drain stopper is removed/missing, Recommend sealing the tub spout to the wall.



**HALF BATHROOM AREA:**

71. The following problems were noted at the sink drain: an improper drain trap is installed. Recommend further evaluation by a licensed plumber.





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**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY**

**Client: Kathy Figley.**

**Date of Inspection: 01/04/2024.**

**Report #: 010424DW2.**

**Subject Property: 1215 Alligator Dr. , Alligator Point, FL 32346.**

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Southern Home Consultants, Inc. (Inspector), for my/our sole use and benefit. I/We warrant that I/we will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

The client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed the agreement. Client understands that the Inspection and Inspection Report are performed and prepared for Client's sole and exclusive use and is not intended to be relied upon by any 3rd party. Client further states that the choosing of Southern Home Consultants, Inc to perform inspection was their own choice and not coerced or influenced in any way.

Inspector agrees to perform a limited visual Inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of Inspection. The Inspection will be performed in a manner consistent with the Inspection Standards of the American Society of Home Inspectors. A copy of these Standards is provided to Client with the Inspection Report, however, upon request; the Company will provide a copy of the Standards to the Client at an earlier time.

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Inspection Standards of the American Society of Home Inspectors, Inc. and/or by agreement of the parties is not included in this Inspection. The Inspection does not include any destructive testing or dismantling. Further, the Inspection does NOT include opinions relating to the installation of any component or system. In addition to the other limitation provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT be a part of the Inspection Report. The following areas/items, systems and components are among those NOT included in the Inspection:

- Code or zoning violations
- System or component installation
- Permit Research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus; or damage from the preceding
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of related systems and components.
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Water Softener or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks
- Odors or noise
- Seismic safety
- Freestanding appliances



- Security or fire safety systems
- Security bars and/or safety equipment
- Personal property
- Any adverse condition that may affect the desirability of the property
- Proximity to railroad tracks or airplane routes
- Unique/technically complex systems or components
- System or components life expectancy
- Adequacy or efficiency of any system or component

If Inspection is desired of any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals.

Inspector may perform subsequent inspections at my request. I agree to rely on the warranty of the entity or person making the repairs. I understand that the Inspector is not responsible for the quality of the repair work nor does the Inspector warrant that work. Any additional report or letter generated by the Inspector for subsequent inspections is incorporated into this contract and is governed by the terms and conditions of this contract.

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are a substitute for any real estate transfer disclosures which may be required by law.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of Inspector of the structure. Client understands and agrees that Client will not rely on any oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection report. Client further understands and agrees Inspector reserves the right to modify the Inspection Report for a period of time that shall not exceed forty eight (48) hours after the Inspection Report has first been delivered to Client.

Client understands and agrees that any claim arising out of or related to any act or omission of Inspector in connections with the Inspection of the structure, as limited, herein, shall be made in writing and reported to the Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy before making any alterations to the claimed discrepancy. Client further agrees to allow Inspector to use its own agents, employees or independent contractors to make any repairs to the property as a result of any actual discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims client may have against Inspector.

Inspection Type: GENERAL INSPECTION: An inspection and inspection report performed and prepared in a manner consistent with the Inspection Standards of the American Society of Home Inspectors, Inc. by a generalist inspector. It is understood and agreed by and between the parties hereto that Company's and its officers', agents' or employees' LIMITATION OF LIABILITY for errors or omissions in the Inspection Report is limited and fixed to a refund of the fee paid for the Inspection and Inspection Report.

Any legal action, including, but not limited to, those proceedings involving claims arising from this inspection against Inspector et al must be brought within one (1) year from the date of the Inspection failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of action that may have arisen there from. Timely notice to the Inspector is deemed to be a condition of this contract with reasonable consideration stipulated thereto. By signing this agreement Client agrees to this one (1) year limitation of the statute of limitations.

Each party understands and agrees that should any legal action be instituted by any party to this agreement and should either party substantially prevail in the action by way of judgment, verdict or award, said party is entitled to attorney fees and costs as approved by the court in that action. If any portion of this Agreement is found to invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

\_\_\_\_\_ Client gives their permission to release copies of report to other parties including but not limited to Seller & Seller's Representatives.

\_\_\_\_\_ Client does NOT give permission to release copies of report to any other second party.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Inspection Fee: **\$675.00**  
**Client** **Due at time of Inspection.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
**Client**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
**Inspector**



## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

FILE #:	010424DW2.
INSPECTOR:	Davy Waldman.
DATE OF INSPECTION:	01/04/2024.
TIME OF INSPECTION:	10:00 AM.
CLIENT NAME:	Kathy Figley.
MAILING ADDRESS:	Via Email.
<u>CLIENT EMAIL:</u>	<a href="mailto:katfigley@gmail.com">katfigley@gmail.com.</a>
INSPECTION LOCATION:	1215 Alligator Dr.
SITE: CITY/STATE/ZIP:	Alligator Point, FL 32346.

### CLIMATIC CONDITIONS:

WEATHER:	Clear, windy.
TIME OF START:	10:00 am.
TIME OF COMPLETION:	12:00 pm.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE:	55.

### BUILDING CHARACTERISTICS:

FRONT ELEVATION:





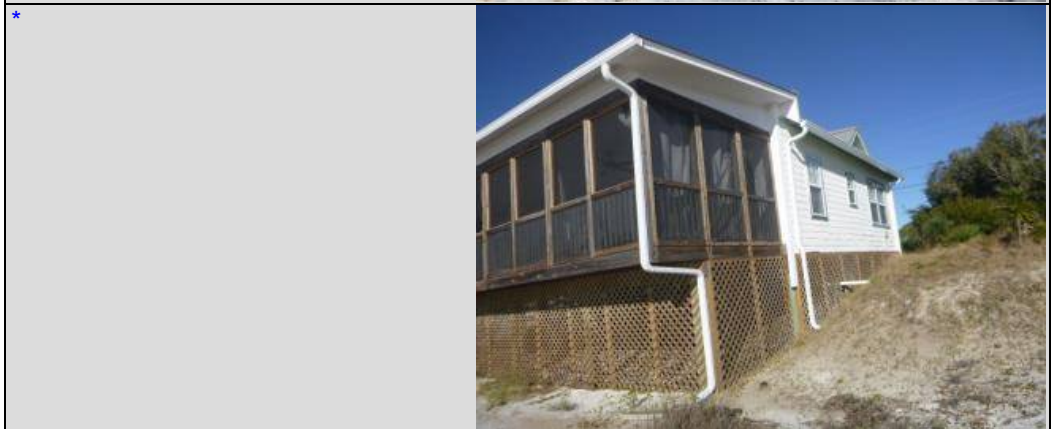
REAR ELEVATION:



RIGHT SIDE  
ELEVATION:



LEFT SIDE  
ELEVATION:



ESTIMATED AGE OF  
BUILDING:

1945.

LEAD BASE PAINT  
DISCLOSURE:

*The structure was built prior to 1978. There is a possibility that lead based paint is present. The Environmental Protection Agency has strict guidelines pertaining to the disturbance of painted surfaces containing lead base paint. Recommend the structure be further tested for the presence of lead base paint. The testing for lead base paint is beyond the scope of this inspection. For more information refer to the attached PDF file "The Lead Safe Certified Guide to Renovate Right" and the EPA web site: <<http://www.epa.gov/lead/index.html>>.*



**ASBESTOS  
DISCLOSURE:**

*The structure was built prior to 1980. Structures built prior to 1980 may have asbestos in some building materials. Testing for the presence of asbestos is beyond the scope of this inspection.*

**BUILDING TYPE:  
STORIES:  
AGE OF ROOF:**

Single Family Detached.  
1  
2005 Stated by: Owner.

**UTILITY SERVICES:**

**WATER SOURCE:  
SEWAGE DISPOSAL:  
UTILITIES STATUS:**

Public.  
Private.  
All utilities on.

**OTHER INFORMATION:**

**AREA:  
HOME OCCUPIED?  
CLIENT PRESENT:  
PEOPLE PRESENT:  
EXTRA  
PHOTOGRAPHS  
TAKEN**

County.  
Yes.  
Yes.  
Owner.  
Four point insurance inspection pictures taken. There is an additional charge for preparing this reports. If wanted please contact the office to arrange for preparation. Uniform Wind Mitigation Form pictures taken. There is an additional charge for preparing this reports. If wanted please contact the office to arrange for preparation.

**PAYMENT INFORMATION:**

**TOTAL FEE:  
PAID BY:**

\$675.00.  
Credit Card.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

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

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

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

Important Notice to Third Parties or other purchasers: Receipt of this report by any purchasers of this property other than the party(ies) identified on the contract page is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional inspector to provide you with your





own inspection and report on this property.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO CLOSING. Further evaluation PRIOR to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

For the purposes of this report the term "serviceable" indicates that the item checked was performing as designed at the time of inspection. It does not indicate the future working condition of the item. The inspection is limited to the conditions of the property at the time of inspection.

There is an inspection agreement that is included within this report. Client agrees that by accepting this report, client is accepting the terms and conditions of the inspection agreement whether the agreement is signed or not.

The summary list provided with this report does not constitute the entire report, it is provided only as a courtesy for quick reference to the major items of concern within the report. Client is encouraged to read the entire report to obtain the full benefits of the inspection.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

**TYPE:**

Graded drive.

**CONDITION:**

Appears serviceable.

### SIDEWALKS:

**TYPE:**

Paver/Tile.

**CONDITION:**

Appears serviceable.

### LANDSCAPING:

**CONDITION:**

Maintained.

### IRRIGATION SYSTEM:

**SPRINKLER SYSTEM:**

No sprinkler system found at time of inspection.

### PATIO/PORCH:

**LOCATION:**

Rear.

**TYPE:**

Wood floor system, Screen Porch.



**CONDITION:**

*Minor wood rot noted below the rear porch entry steps upper landing.*



**DECKS:**

**LOCATION:**

Front, Rear.

**TYPE:**

Wood.

**CONDITION:**

Appears serviceable.

**PATIO/PORCH/DECK COVER:**

**TYPE:**

Same as structure, Open design.

**CONDITION:**

See Roofing Notes.

**FENCES & GATES:**

**TYPE:**

None Installed.

## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

**EXTERIOR STAIRS/STOOPS:**

**TYPE:**

Wood.

**LOCATION:**

Front.

**CONDITION:**

Appears serviceable.

**EXTERIOR WALLS:**

**TYPE OF WALL**

Wood Frame.

**CONSTRUCTION:**

**WALL COVERING**

Conventional type stucco. Fibrous siding, Wood siding.

**MATERIAL:**



CONDITION:



**Cracked/damaged siding noted on the left side yard siding, recommend repairs to prevent further damage/deterioration.**



**Some or all of the exterior siding is "Hardee Plank" fibrous siding. The vertical joints do not appear to be properly sealed. Manufacturers specifications require either flashing or caulk on all vertical joints. The joints either lack this treatment or the caulking is deteriorated. Recommend properly sealing all of the vertical joints.**





***Loose/popped siding noted on the left side yard, recommend securing and sealing as needed.***



***Recommend sealing the transition from the trim to the windows.***



***Recommend sealing holes noted in the siding as needed.***





**Cracked/damaged siding noted on the right side yard siding, recommend repairs to prevent further damage/deterioration.**



**Some cracking/damage noted on the right side yard stucco wall at window. Recommend sealing cracks as needed.**



*Damaged/missing stucco noted on the right side yard.*



*Wood rot noted on exterior siding: right side yard front upper siding.*



*Damaged/missing stucco noted on the right side yard.*

Wall insulation type and value is not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not performed; only a certified testing lab is qualified for lead based paint testing.

## TRIM:

**MATERIAL:**

Wood.





CONDITION:

*The paint and finish on the exterior window trim is missing/deteriorated on the left side yard.*



*Paint on exterior trim is deteriorated and peeling in various areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base paint inspection be performed prior to any disturbance of painted surfaces.*



*Wood rot noted on the exterior trim: left side yard upper gable end fascia framing.*



*Wood rot noted on the exterior trim: left side yard window trim.*

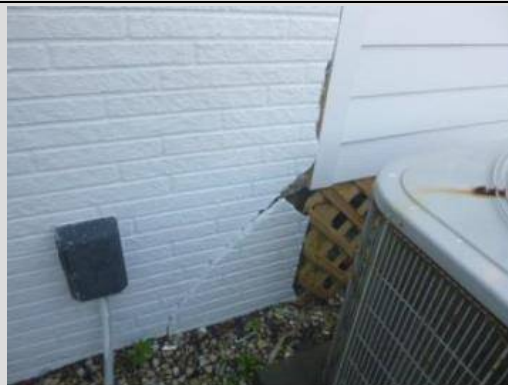




*The paint and finish on the exterior window trim is missing/deteriorated on the right side yard.*



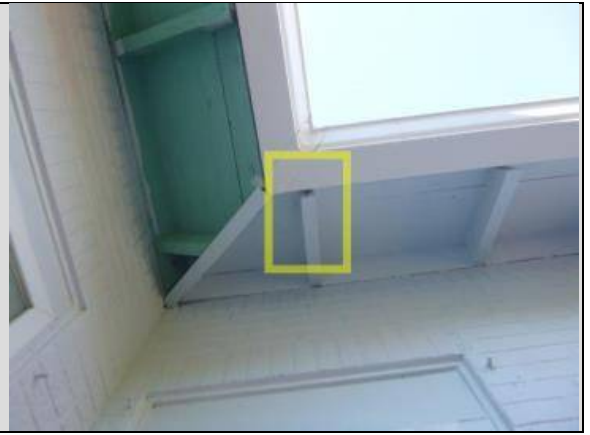
*Wood rot noted on the exterior trim: front storm door entry frame/jamb.*



*Cracked/damaged siding noted in the AC area and the exposed wood wall sheathing has wood rot. Recommend repairs by a licensed contractor.*



**Wood rot/possible WDO damage noted on the rafter tail above the AC areas.**



## FOUNDATION-CRAWL SPACE/BASEMENT

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

### GRADING:

**SITE:  
CONDITION:**

Moderate.



**The grade along the foundation is improperly sloped toward the structure at the front and both sides of the house. Recommend re-grading to establish proper water flow away from the structure. Moisture intrusion and evidence of water flowing under the house noted.**





BASEMENT/CRAWL SPACE:

ACCESSIBILITY:  
CRAWL SPACE:

Crawl space is fully accessible and was entered.

*Crawl space ceiling felt restricted full view of the floor framing members and sub floor. Inspection was limited.*

FOUNDATION WALLS -  
TYPE:  
CONDITION:

Wood/metal, Piers.

*Water intrusion noted on the front foundation wall and left side yard grade. Recommend further evaluation by a water proofing contractor.*

Appears serviceable.

BEAMS:



FLOOR JOISTS & SUB  
FLOOR:



*Various hurricane clips and framing fasteners below the home have rust/corrosion damage, recommend further evaluations by a licensed foundation specialist.*



*Same:*



*The rear screen porch outer band joist has some warping/deterioration, popped fasteners and separation from deck joists. Recommend repairs by a licensed contractor.*



*Same:*





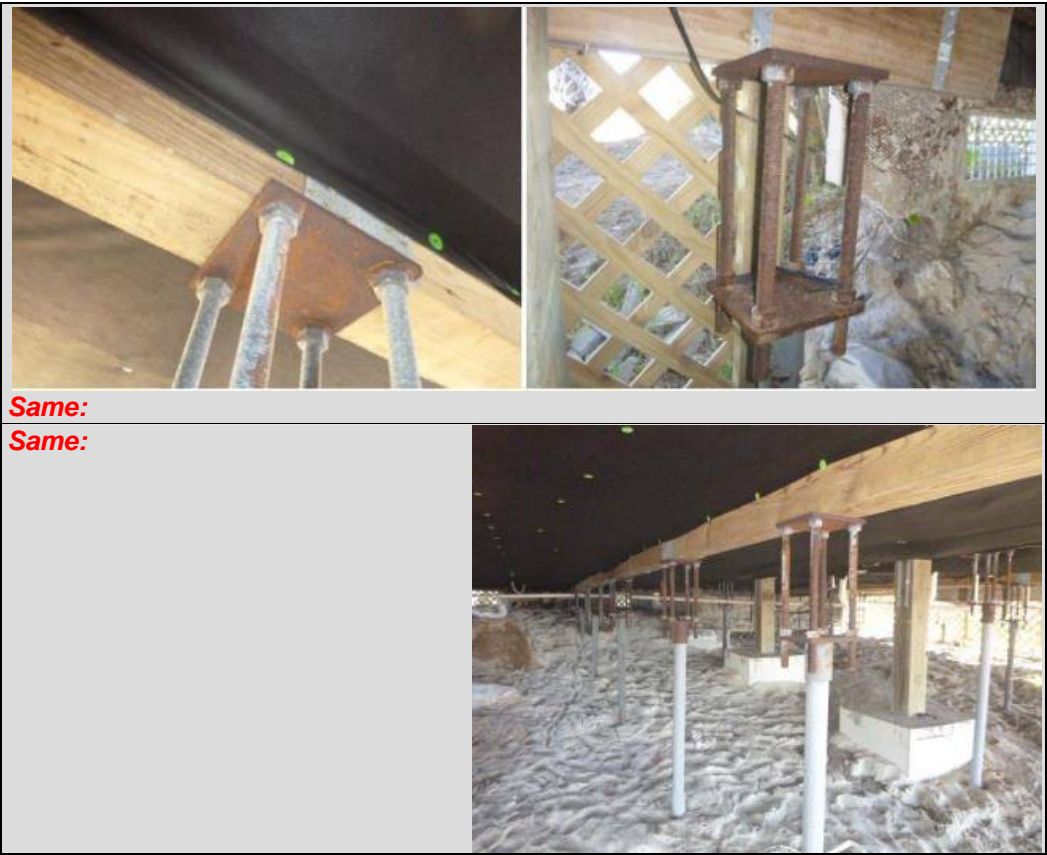
COLUMNS/SUPPORTS:



*The rear foundation piers appear to have shifted and are not longer fully vertical. The foundation appears to have been repaired by the addition of new beams and metal supports.*



*Same: Added metal supports appear to have some rust/corrosion. Recommend consulting foundation company who installed the supports on repairs/recommendations on corrosion since installation.*



Same:  
Same:

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection does not include an estimate of remaining roof life or repairs cost. Remaining life is dependant upon many variables including but not limited to maintenance, tree cover and slope and pitch of roof. Repair costs will vary substantially from one licensed contractor to another. Any repairs should be done by a licensed and qualified roofer.

GENERAL ROOF INFORMATION:

AGE OF ROOF:	2005.
AGE OF HOME:	1945.
ROOF:	
LOCATION:	Main Roof.
STYLE:	Hip, Shed, Combination.
SHINGLE TYPE:	Metal.
ROOF PITCH	6/12 4/12.
ROOF ACCESS:	Unable to fully access due to height/pitch/weather/type, Viewed from roof edge on ladder.



**ROOF COVERING**  
**STATUS:**  
**ESTIMATED**  
**REMAINING LIFE:**  
**VALLEY TYPE:**  
**VALLEY FLASHING:**  
**VISIBLE ROOF**  
**SHINGLE DAMAGE:**  
**PICTURE OF ROOF:**

Appears serviceable/within useful life.
20 plus years.
Open valley.
Valley flashing is in place and appears to be functioning properly.
No.



**EXPOSED FLASHINGS:**

**TYPE:**  
**CONDITION:**  
**PLUMBING BOOTS:**  
**CONDITION;**

Metal.
Appears serviceable.
Plastic/Rubber.
Appears serviceable.

**GUTTERS & DOWNSPOUTS:**

**TYPE:**

Partial.
----------





**CONDITION:**



*Route downspouts away from the building to prevent water settling against the foundation.*



*Same:*

**CHIMNEY:**

**LOCATION:**

None.

**ATTIC:**

**ACCESS LOCATION:**

Half bathroom.

**ACCESSIBILITY:**

Attic is partial; all accessible areas were entered. Some areas were not accessible.





CONDITION:

Appeared serviceable, minor staining/damage noted from previous roofs. *Evidence of prior rodent activity was noted. Recommend having a licensed pest control company evaluate rodent activity and entry points and treat/repair as needed.*



ROOF LEAKS NOTED:  
VENTING:  
INSULATION TYPE  
CONDITION

No.  
Venting for attic is sufficient.  
Fiberglass- Blown.



*Insulation is somewhat disturbed/compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.*

DEPTH  
FRAMING TYPE ROOF  
FRAMING TYPE  
CEILING

0-11 inches.  
Conventional type Framing.  
Conventional type Framing.



CONDITION:



Some hip ridges appears to have slight sags from missing or damaged bracing. Recommend further evaluations by a licensed contractor.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Determining the condition of the interior of the water supply lines or waste lines is beyond the scope of this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:	Galvanized.
CONDITION:	Water meter is located, Front Yard, Appears serviceable.
WATER MAIN SHUTOFF LOCATION:	Main water shutoff to the house is located at the water meter.

SUPPLY LINES:

SUPPLY LINE MATERIAL:	Combination of materials, Galvanized, CPVC.
WATER PRESSURE:	70 PSI.



CONDITION:



*Recommend insulating all exterior exposed piping to prevent freeze damage.*

*Rust/corrosion damage noted on exposed galvanized steel piping, recommend further evaluations and repairs by a licensed plumber.*



PLUMBING LEAKS  
NOTED:  
POLYBUTYLENE PIPE  
NOTED:

Yes.
No.

WASTE LINES:

WASTE LINE  
MATERIAL:  
CONDITION:

Cast Iron, PVC.
For informational purposes the waste line from the house to the main sewer line cannot be inspected by a visual inspection. No representation of the condition of the sewer line can be made. Recommend sewer line be further evaluated by a licensed plumber by using a remote TV monitor. <i>Some or all of the plumbing waste lines are cast iron. This type of waste line corrodes from the inside out and determining the condition of the lines is not possible from a visual inspection. Recommend the waste lines be further evaluated by a licensed plumber.</i>



*The waste drain below the jack and jill bathroom sink is missing, drains on sand below. Recommend repairs by a licensed plumber.*



*Some of the cast iron sewer lines have excessive corrosion and damage. Replacement may be needed. Recommend further evaluation by a licensed plumber.*



**HOSE FAUCETS:**

**OPERATION:**

*Hose faucet has missing or broken handle on the front right corner of the home.*

**WATER HEATER:**

**TYPE:**

**SIZE:**

**WATER HEATER AGE:**

**WATER HEATER**

**LOCATION:**

Electric.

30 Gallons.

2017.

Utility room.



**CONDITION:**

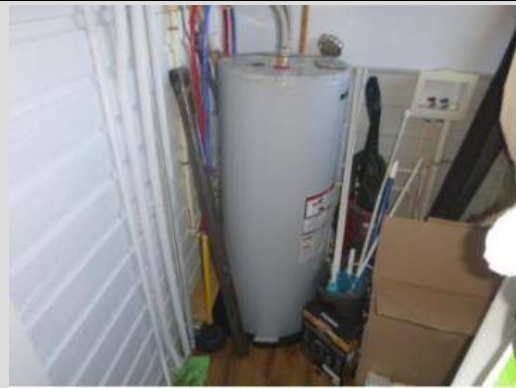
*There is a sulfur like smell noted from the hot water supply indicating possible bacteria build up inside the water heater. Recommend full evaluation and repair by a licensed plumber.*





PICTURE OF WATER  
HEATER & PRV:

No shutoff valve at tank. A valve is recommended.



SEPTIC SYSTEM:

SEPTIC TANK

LOCATION:

DRAIN FIELD

LOCATION:

SYSTEM CONDITION:

Left of house.

Left yard.

*The earth / dirt around the septic system is washed out in various locations. The main waste line is exposed. Recommend full evaluation and repairs as needed my licensed septic tank professional. Septic systems can only be properly evaluated by pumping and examining the tank. This should be done by a licensed septic tank installer. State law dictates that all septic system inspections be performed by a licensed septic tank installer. Periodic pumping of the system is part of normal maintenance.*



ELECTRICAL SYSTEM


Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.



SERVICE:

LOCATION;	Underground.
SIZE & TYPE:	110/220 Volt, Circuit breakers.
AMPS:	200 AMP.
GROUND ROD:	Ground rod visible at service meter.
SUFFICIENT FOR SERVICE:	Yes.
LOCATION OF MAIN ELECTRICAL DISCONNECT:	Main electrical panel.
CONDITION:	Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION:	Utility Area.
PICTURE OF MAIN ELECTRICAL PANEL:	<div></div> <div><p>*</p></div>



MAIN PANEL  
CONDITION:



*The following problems were noted at the electrical panel:*

- Multiple wires are connected to a single lug on a circuit breaker in the electrical panel where only one wire should be connected.
- Recommend having the interior of the panel cleaned of all debris.
- The type of wiring noted appears to be copper wire wrapped with rubber or similar insulation in direct contact with the wiring with an exterior cloth material that is not in direct contact with the wire. Recommend inquiring with insurance company and electrician as to if this type of wiring is acceptable. This type of wiring was common practice for some time

*Recommend further evaluations and repairs by a licensed electrician.*

MAIN PANEL RATING:  
MANUFACTURER OF  
PANEL:  
SUB PANEL #1  
LOCATION:  
ELECTRICAL SUB  
PANEL CONDITION:

200 AMP.
Square D.
Adjacent to main.
Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES:  
BRANCH WIRING:

Copper.
Copper, Aluminum wiring on 220/240 volt HVAC and range circuits. Acceptable and up to today's standards. Appears serviceable.

WIRING NOTES:

CONDITION:

*There are numerous three prong type outlets that are not properly grounded. These outlets should be properly grounded or returned to two pronged type by a licensed electrician. Stored items prevent access and testing at some outlets and switches.*



**Electrical outlet(s) had no power:  
jack and jill bathroom GFCI outlet.**



**Ceiling fans inoperative or marginal: right hall bedroom and master bedroom ceiling fans.**

**Loose light fixture noted at the rear screen porch.**







**Refrigerator is plugged into a non-grounded receptacle. Shock hazard exist.**



**WIRING TYPE:**  
**ESTIMATED YEAR OF ELECTRICAL UPDATE:**  
**UNSAFE WIRING:**  
**ELECTRICAL GFCI OUTLETS:**  
**OTHER COMMENTS:**

Nonmetallic cable.  
2022.  
No.  
Kitchen.

**Recommend adding the wire splice near the attic entry to a covered junction box as needed.**



# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.



## HEATING SYSTEM DESCRIPTION:

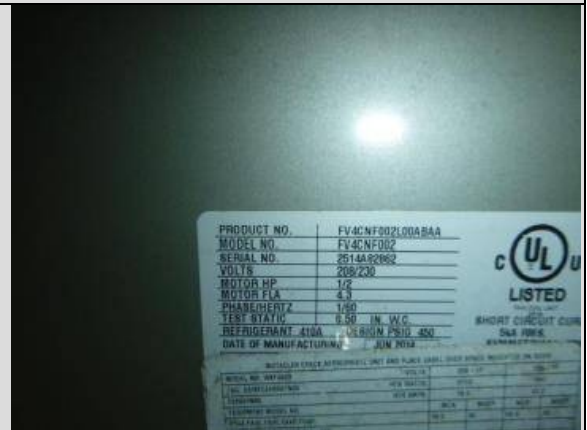
LOCATION:  
HEAT SYSTEM TYPE:  
FUEL TYPE AND  
NOTES:  
DATA PLATE  
INFORMATION:

Attic.

Heat pump.

Electric.

Carrier.



CAPACITY OF UNIT:  
HEAT SYSTEM AGE:  
HEAT SYSTEM  
CONDITION:  
OTHER HVAC  
COMMENTS:

2.5 ton.

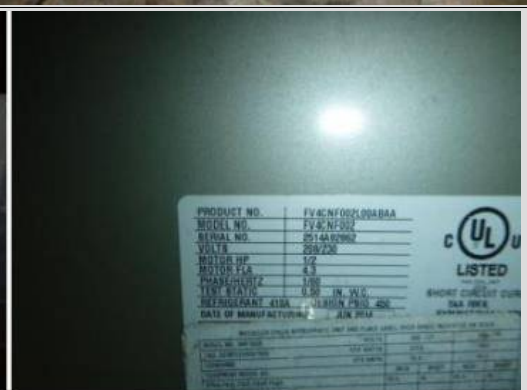
2014.

Heating system appeared serviceable at time of inspection.

*HVAC air handler in the crawlspace has an exposed freon line without insulation or breaks in the insulation. Freon line should be properly insulated all the way to the air handler.*



PICTURE OF HVAC AIR  
HANDLER:





## AIR CONDITIONING:

A/C TYPE:	Central, Electric.
POWER SOURCE:	220 Volt, Electrical disconnect present.
COMPRESSOR AGE:	2014.
DATA PLATE INFORMATION:	Carrier.
CAPACITY OF UNIT:	2.5 ton.
A/C SYSTEM CONDITION:	Outside temperature was below 65 degrees. Testing the system could damage the unit. The system operated properly in the heat pump mode. No testing of the air conditioning was performed.
CONDENSATE LINE:	Condensate line installed.

**Recommend extending the condensation line away from the foundation.**



NORMAL CONTROLS:  
OTHER AIR  
CONDITIONING  
COMMENTS:

Appear serviceable.



**Freon line insulation at the outside HVAC condensing unit is deteriorated or missing.**

PICTURE OF HVAC  
CONDENSING UNIT:






**HVAC FILTERS:**

<b>CONDITION:</b>	<i>HVAC filter(s) are dirty. Recommend replacement or cleaning.</i>
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**DUCTWORK:**

<b>TYPE:</b>	Flexible Round, Fiberglass Ductboard.
<b>DUCTS/AIR SUPPLY</b>	
<b>CONDITION:</b>	

**INTERIOR**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Please note: Fogged windows can sometimes not be seen due to climate conditions. If some windows are noted fogged it is not to be concluded that all fogged windows are identified. Every attempt has been made to note all visible windows that are fogged. Client may want to have windows further evaluated by a window specialist. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**EXTERIOR DOORS:**

<b>MAIN ENTRY DOOR:</b>	Appears serviceable.
<b>OTHER EXTERIOR DOORS:</b>	Standard side/rear door.





**CONDITION OF  
EXTERIOR DOORS:**

*The right hall bedroom french  
secondary door lower pin is  
inoperable.*



*The right hall bedroom french  
secondary door dead bolt is  
inoperable.*



**INTERIOR DOORS:**

**CONDITION OF  
INTERIOR DOORS:**

*Doors will not close and stay latched in the following locations: left hall  
bedroom entry door, full bath doors.*

**WINDOWS:**

**TYPE:**

Single hung, Insulated glass, Clad-Metal/Vinyl.

**CONDITION:**

*Windows fogged at the following locations: several left hall bedroom windows,  
right hall bedroom window, kitchen window  
(Please note: Fogged windows can sometimes not be seen due to climate  
conditions. If some windows are noted fogged it is not to be concluded that all  
fogged windows are identified. Every attempt has been made to note all visible  
windows that are fogged. Client may want to have windows further evaluated by  
a window specialist).*

*Windows will not stay open in the following locations: master bedroom right  
window.*

*Windows will not open in the following locations: left hall bedroom far right  
window.*

**INTERIOR WALLS:**

**TYPE:**

Drywall, Plaster, Paneling.



**CONDITION:**



There are multiple cracks noted on interior wall, recent foundation repairs noted.

**CEILINGS:**

**TYPE:**



Plaster, Wood.



*There is evidence of condensation damage on ceiling from the HVAC/ductwork, recommend further evaluations by a licensed HVAC tech.*



**FLOORS:**





TYPE;  
CONDITION:

Vinyl, Wood.  
*General condition appears serviceable, Stored items or furnishings prevent full inspection of floor coverings. Recommend performing a careful walk through inspection prior to closing.*

**SMOKE / FIRE DETECTOR:**

LOCATIONS:  
CONDITION:

Hall, Bedrooms.



*Missing/inoperable smoke detectors noted, recommend installing smoke detectors in all necessary locations.*







OTHER SPECIALTY BUILT IN ITEMS:

SECURITY SYSTEM:	Security systems are not included in this inspection. Recommend having company that monitors system do a full evaluation.
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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in refrigerator/freezer ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE:	Stainless Steel.
CONDITION:	Appears serviceable, Kitchen sink drain appeared serviceable at time of inspection. Faucet is serviceable, Hand sprayer is serviceable.
PICTURE OF SINK PLUMBING:	<div><div>*</div></div>
OTHER KITCHEN SINK OBSERVATIONS:	<div><p><i>Dishwasher drain should be high looped to prevent siphoning.</i></p></div>



## RANGE/COOK TOP AND OVEN:

TYPE:	Electric, Free-standing.
CONDITION:	Appears serviceable.

## RANGE VENTILATION:

TYPE:	Internal.
CONDITION:	Range Fan/Hood operational. <i>Range vent light is inoperable.</i>

## REFRIGERATOR:

TYPE:	Electric.
CONDITION:	Refrigerator appeared serviceable at time of inspection.

## DISHWASHER:

CONDITION:	Appears serviceable.
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## GARBAGE DISPOSAL:

CONDITION:	None installed.
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## OTHER BUILT-INS:

MICROWAVE:	Appears serviceable.
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## INTERIOR COMPONENTS:

COUNTERS:	Counter tops are Formica (plastic laminate)
CONDITION COUNTER TOPS AND CABINETS:	Appear serviceable, Cabinets appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned on.

## LAUNDRY:

LOCATION:	Front porch.
CONDITION:	Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational.

\*  
PICTURE OF WASHING  
MACHINE PLUMBING:



DRYER VENT:	Appeared serviceable.
-------------	-----------------------



## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### JACK AND JILL BATHROOM AREA:

**BATH LOCATION:**

Between bedrooms.

**CONDITION OF SINK:**

*The following problems were noted at the sink: drain stopper is missing at sink and the aerator appears clogged.*



**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER  
CONDITION**

Tub.

*The following problems were noted at the tub: drain stopper is removed/missing, Recommend sealing the tub spout to the wall.*



**TUB/SHOWER AND  
WALLS:**

Tub walls appear serviceable.

**BATH VENTILATION:**

Use of window.





PICTURE OF SINK  
PLUMBING:



HALF BATHROOM AREA:

BATH LOCATION:  
CONDITION OF SINK:

1/2 Bath.

*The following problems were noted at the sink drain: an improper drain trap is installed. Recommend further evaluation by a licensed plumber.*

CONDITION OF  
TOILET:  
BATH VENTILATION:  
PICTURE OF SINK  
PLUMBING:

Appears serviceable.

Appears serviceable.