

# *Bungalow Inspections*

## Property Inspection Report



123 Anywhere , Lithia, FL 33547  
Inspection prepared for: Sample Report  
Real Estate Agent: -

Date of Inspection: 4/9/2024 Time: 8:30 AM  
Age of Home: 2005 Size: 3032  
Order ID: 4741

Inspector: Shaun Douglas

Email: [shaun@bungalowhomeinspections.com](mailto:shaun@bungalowhomeinspections.com)  
[BungalowHomeInspections.com](http://BungalowHomeInspections.com)



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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 1	Ceiling Fans	<ul style="list-style-type: none"> <li>• Living Room Fan could not be operated at time of inspection. Remotes available to use for fan did not operate fan. Recommend having appropriate Remote found and have tested at final walk through.</li> </ul>
Page 6 Item: 4	Doors	<ul style="list-style-type: none"> <li>• Bottom Latch Lock on Front Entrance Double Door Swing Out is inoperable and stuck in a locked position. Recommend having repaired.</li> </ul>
Page 8 Item: 9	Patio Doors	<ul style="list-style-type: none"> <li>• The sliding door tracks appeared dirty at the inspection making the door difficult to operate. We recommend cleaning the tracks and lubricating the doors rollers.</li> </ul>
Bedrooms		
Page 11 Item: 2	Ceiling Fans	<ul style="list-style-type: none"> <li>• Master Bedroom Fan makes an irregular sound during operation. It appears that fan blades scrape housing while spinning. Recommend having adjusted.</li> </ul>
Page 11 Item: 4	Doors	<ul style="list-style-type: none"> <li>• Locks on Back Bedroom and Front Bedroom Doors are inoperable. Recommend having repaired or replaced.</li> <li>• Bonus Room Door snags on frame while closing. Recommend having adjusted.</li> </ul>
Bathroom		
Page 15 Item: 5	Doors	<ul style="list-style-type: none"> <li>• Lock on Guest Bathroom Door is inoperable. Recommend having repaired or replaced.</li> <li>• Lock on Jack and Jill Bathroom Pocket Door to Toilet is inoperable. Recommend having repaired or replaced.</li> </ul>
Page 18 Item: 12	Showers	<ul style="list-style-type: none"> <li>• Jack and Jill Shower Head Leaks.</li> </ul>
Laundry		
Page 26 Item: 5	GFCI	<ul style="list-style-type: none"> <li>• No <b>GFCI</b> protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Heat/AC		
Page 29 Item: 2	Enclosure	<ul style="list-style-type: none"> <li>• The air handler unit is beyond typical service life expectancy and/or unit is approaching its life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Typical life expectancy is 10-15 years. Inspector recommends maintaining a bi-annual HVAC service tune up's to keep the unit performing as long as you can. Also, we recommend budgeting for new.</li> </ul>

Page 30 Item: 4	AC Compress Condition	<ul style="list-style-type: none"> <li>• Last HVAC service date unknown, we recommend having the system serviced bi-annually and upon move in to ensure the system is properly maintained for your own records.</li> <li>• The air compressor unit is beyond typical service life expectancy and/or unit is approaching its life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Typical life expectancy is 10-15 years. Inspector recommends maintaining a bi-annual HVAC service tune up's to keep the unit performing as long as you can. Also, we recommend budgeting for new.</li> </ul>
Garage		
Page 36 Item: 2	Floor Condition	<ul style="list-style-type: none"> <li>• Common settling/shrinking cracks noted. This usually occurs during the drying process. Fill and seal as needed</li> </ul>
Page 36 Item: 3	Rafters & Ceiling	<ul style="list-style-type: none"> <li>• Joint seam tape cracks noted. Typically, caused from the drying/ curing process of the drywall mud. Recommend filling and painting as needed.</li> </ul>
Roofing		
Page 43 Item: 2	Eaves/Flashing	<ul style="list-style-type: none"> <li>• Peeling paint and drywall tape loose observed, suggest scraping and painting as necessary. Back patio</li> <li>• Loose soffit on front porch. Recommend having re-secured. Front patio</li> </ul>
Exterior Areas		
Page 48 Item: 1	Doors/Windows	<ul style="list-style-type: none"> <li>• Suggest caulking around doors or windows as necessary.</li> </ul>
Page 50 Item: 2	Stucco/Siding Condition	<ul style="list-style-type: none"> <li>• We recommend sealing holes &amp; gaps in the stucco to keep moisture infiltration from causing damage to stucco systems and structure.</li> <li>• Brick/Stone siding common areas for cracks and water penetration. These areas should be checked annually for cracks, filled and sealed to keep moisture from penetrating the wall structure.</li> </ul>
Grounds		
Page 55 Item: 4	Electrical-Grounds-GFCI	<ul style="list-style-type: none"> <li>• Inoperable light bulbs or fixture noted. Recommend changing and retesting within inspection period or final walkthrough.</li> </ul>
Page 55 Item: 5	Gate Condition	<ul style="list-style-type: none"> <li>• Auto gate not run at time of inspection, seller not available with remote. Check at final walkthrough.</li> </ul>
Page 58 Item: 10	Patio Enclosure	<ul style="list-style-type: none"> <li>• Light did not operate on second fan. Could be bulb. Replace bulb and view at final walkthrough.</li> </ul>
Pool		
Page 59 Item: 1	Deck Condition	<ul style="list-style-type: none"> <li>• Some pavers need leveled.</li> </ul>
Page 60 Item: 6	Pressure Gauge	<ul style="list-style-type: none"> <li>• Damaged have repaired or replaced.</li> </ul>
Page 61 Item: 9	Structure Condition	<ul style="list-style-type: none"> <li>• Stains noted.</li> </ul>
Page 63 Item: 14	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety, by a licensed electrician.</li> </ul>



## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present • Septic Inspector Present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied-Furnished: ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### 1. Ceiling Fans

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
	X			

#### Observations:

- Living Room Fan could not be operated at time of inspection. Remotes available to use for fan did not operate fan. Recommend having appropriate Remote found and have tested at final walk through.

### 2. Closets

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- The closet is in serviceable condition.

### 3. Door Bell

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Operated normally when tested.
- Wireless door bell unit noted. Remember to change the batteries approximately every six months to insure working status.

### 4. Doors

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

#### Observations:

- Double door entryway.
- Bottom Latch Lock on Front Entrance Double Door Swing Out is inoperable and stuck in a locked position. Recommend having repaired.



Bottom Latch Lock on Front Entrance Double Door Swing Out is inoperable and stuck in a locked position. Recommend having repaired.

### 5. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Some outlets not accessible due to furniture and or stored personal items.

## 6. Smoke Detectors

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
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### Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

## 7. Stairs & Handrail

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
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X				
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## 8. Ceiling Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

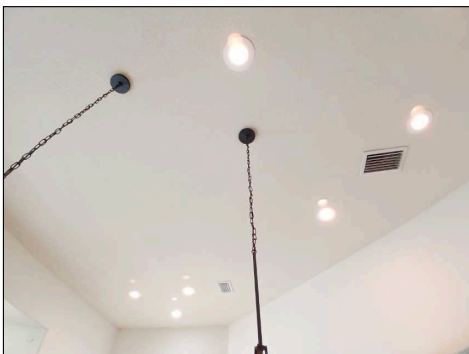
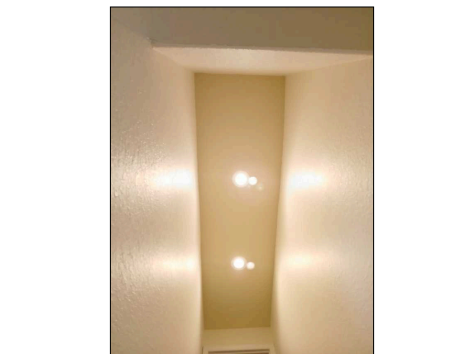
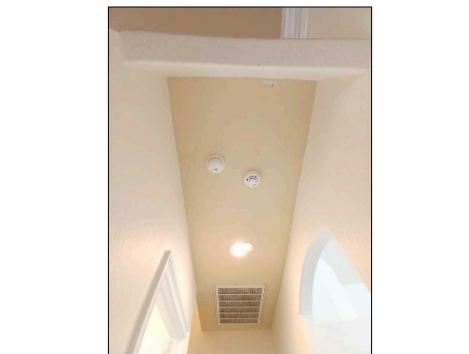
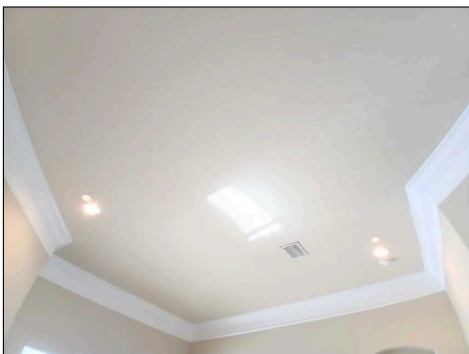
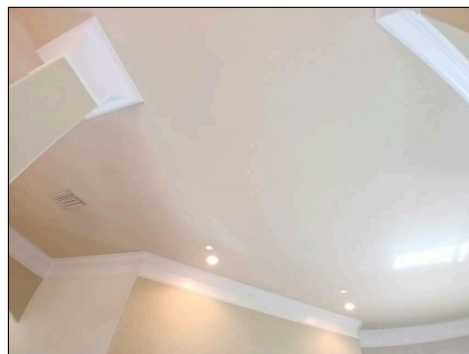
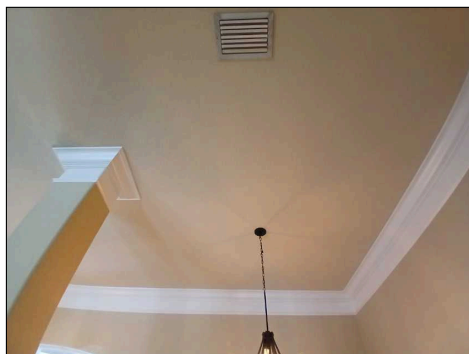
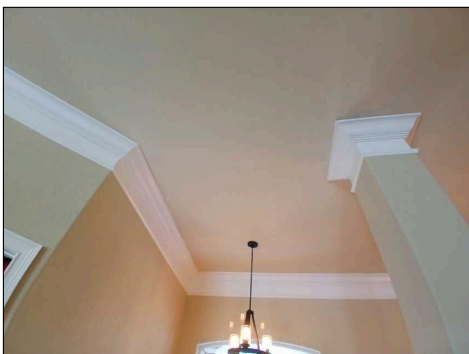
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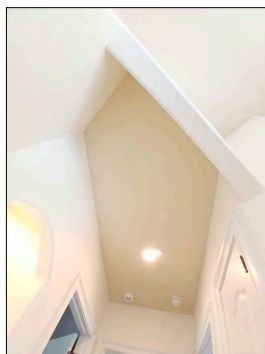
Major  
Concer  
n

Safety  
Concer  
n

X				
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Materials: There are drywall ceilings noted.





## 9. Patio Doors

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X	X			
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### Observations:

- The sliding patio door was functional during the inspection.
- The sliding door tracks appeared dirty at the inspection making the door difficult to operate. We recommend cleaning the tracks and lubricating the doors rollers.

## 10. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

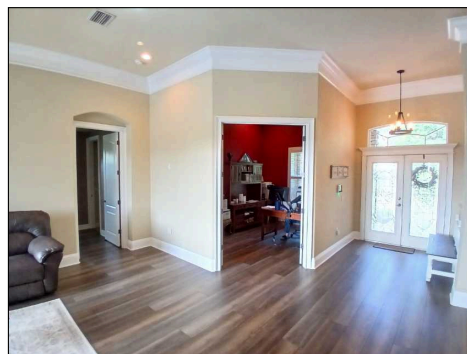
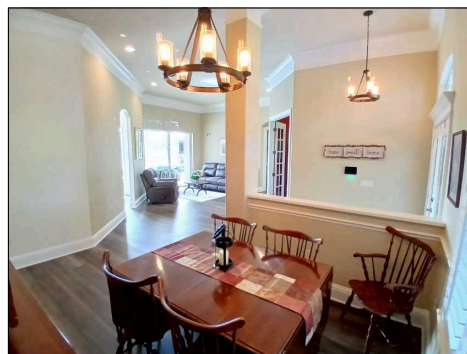
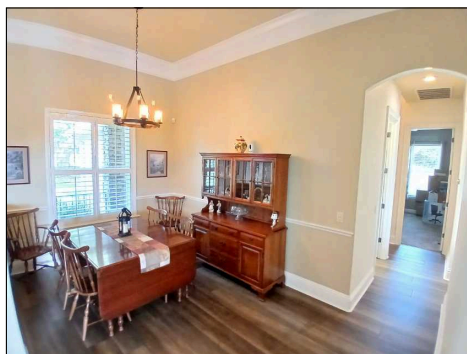
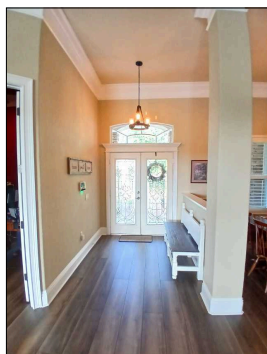
Moder  
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Concer  
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Major  
Concer  
n

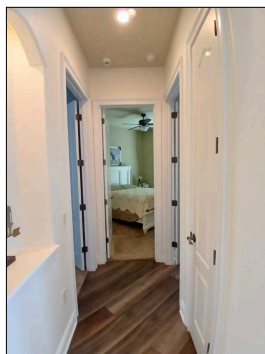
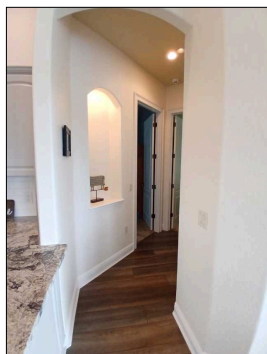
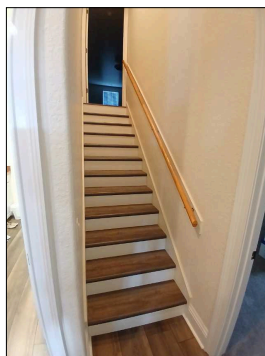
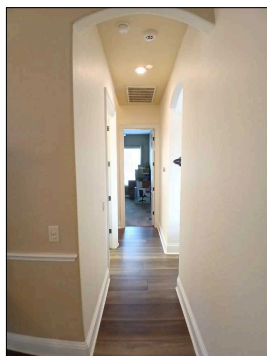
Safety  
Concer  
n

X				
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Materials: Drywall walls noted.







## 11. Fireplace

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

• \*\*Wood Fireplaces\*\*

- Damper was opened and closed several times.
- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).



Damper was opened and closed several times.

12. Window Condition

Appears Serviceable  
Minor Concern  
Moderate Concern  
Major Concern  
Safety Concern

Materials: Vinyl framed single hung window noted. • Bay type window noted.

X				
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13. Floor Conditions

Appears Serviceable  
Minor Concern  
Moderate Concern  
Major Concern  
Safety Concern

X				
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## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. Locations

Locations: Master • Middle Bedroom • Office • Bonus Room (Upstairs) • Front Bedroom • Back Bedroom

### 2. Ceiling Fans

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X	X			
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#### Observations:

- Master Bedroom Fan makes an irregular sound during operation. It appears that fan blades scrape housing while spinning. Recommend having adjusted.

### 3. Closets

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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#### Observations:

- The closet is in serviceable condition.

### 4. Doors

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X	X			
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#### Observations:

- Locks on Back Bedroom and Front Bedroom Doors are inoperable. Recommend having repaired or replaced.
- Bonus Room Door snags on frame while closing. Recommend having adjusted.

### 5. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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#### Observations:

- Some outlets not accessible due to furniture and or stored personal items.

### 6. Floor Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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Flooring Types: Carpet is noted. • Floating laminate type flooring noted.

### 7. Smoke Detectors

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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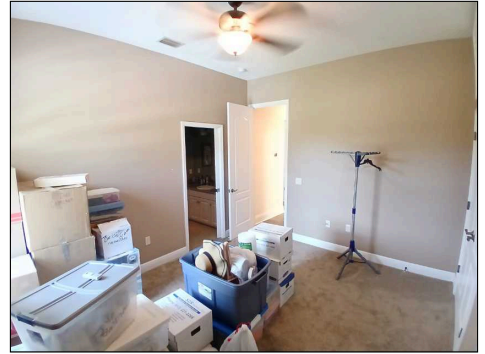
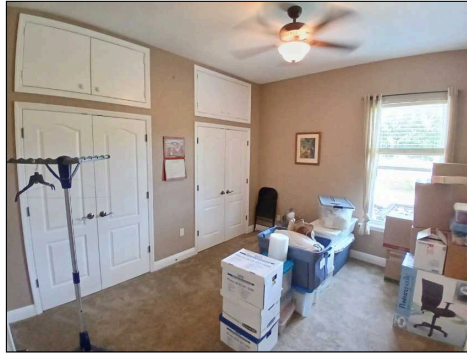
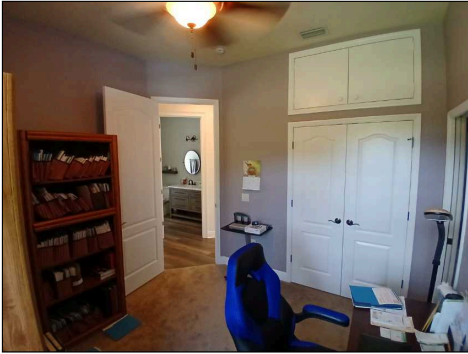
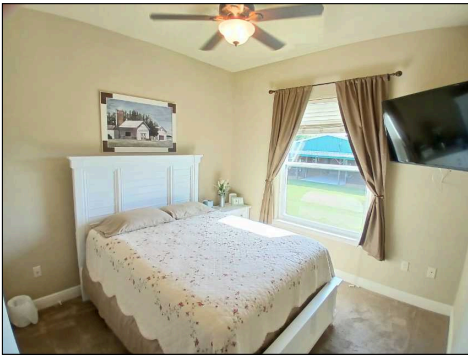
### 8. Wall Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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Materials: Drywall walls noted.





## 9. Window Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Vinyl framed single hung window noted.

X				
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10. Ceiling Condition

Appear Minor Moderate Major Safety  
s Concer ate Concer Concer  
Servic eable n n n n

Materials: There are drywall ceilings noted.

X				
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## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Locations

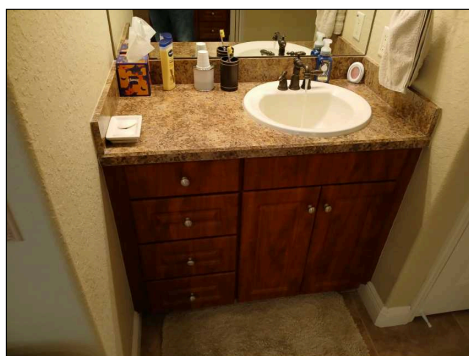
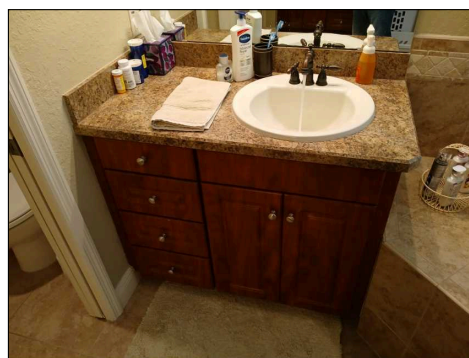
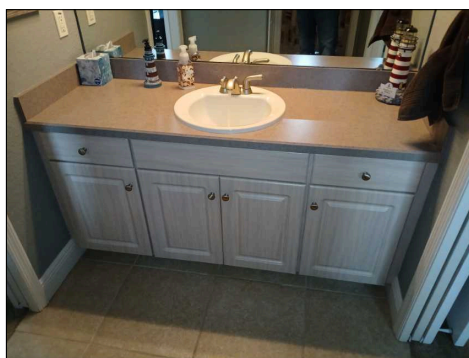
Locations: Master Bathroom • Guest Bathroom • Jack and Jill Bathroom

### 2. Cabinets

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

#### Observations:

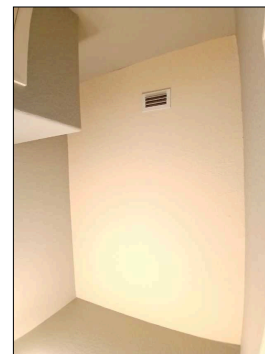
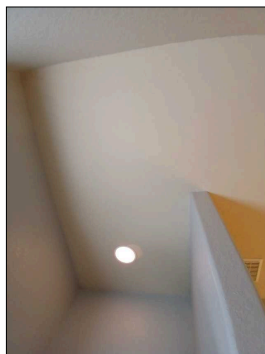
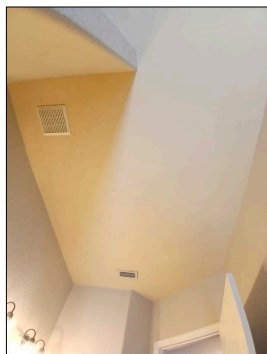
- Appeared functional and in satisfactory condition, at time of inspection.

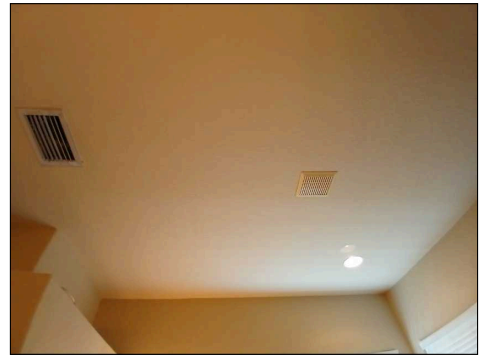
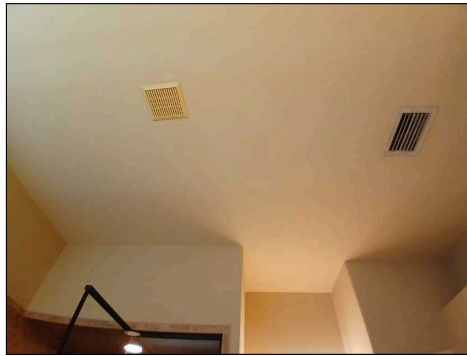
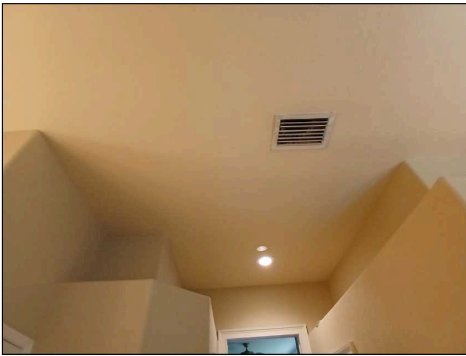


### 3. Ceiling Condition

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Materials: There are drywall ceilings noted.





#### 4. Counters

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

##### Observations:

- Plastic laminate tops noted.
- Solid Surface tops noted.

#### 5. Doors

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X	X			

##### Observations:

- Lock on Guest Bathroom Door is inoperable. Recommend having repaired or replaced.
- Lock on Jack and Jill Bathroom Pocket Door to Toilet is inoperable. Recommend having repaired or replaced.

#### 6. Electrical

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

##### Observations:

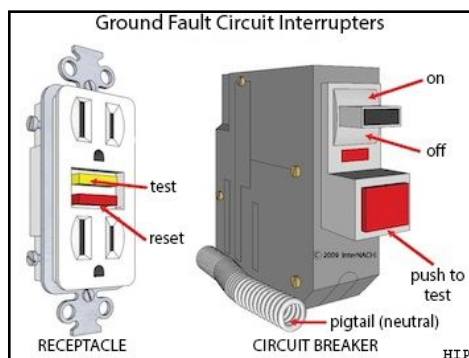
- No major system safety or function concerns noted at time of inspection.

#### 7. GFCI

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

##### Observations:

- **GFCI** in place and operational
- GFCI tested and functioned properly.
- GFCI in Jack and Jill Bathroom resets the other bathroom ('s) receptacles



## 8. Exhaust Fan

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
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### Observations:

- Appeared functional, at time of inspection.
- The bath fan was operated and no issues were found.

## 9. Floor Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

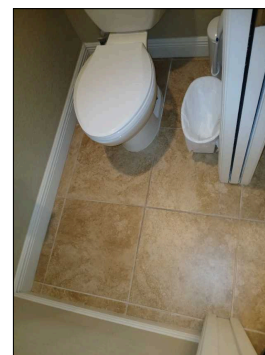
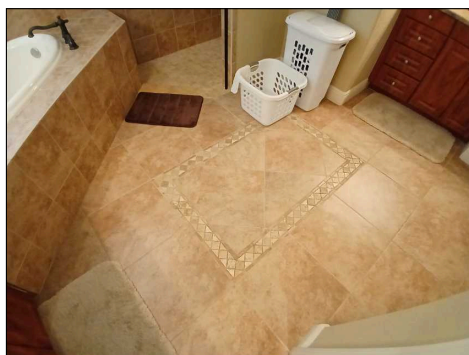
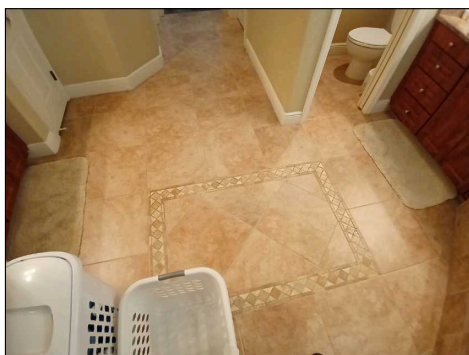
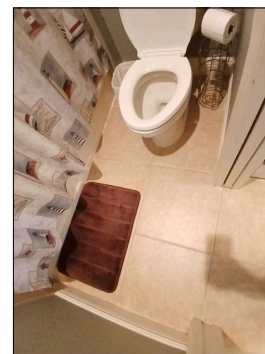
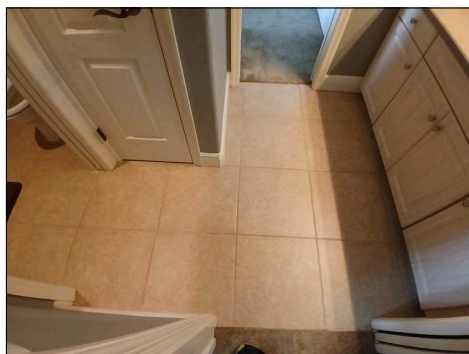
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

Materials: Ceramic tile is noted. • Floating laminate type flooring noted.



## 10. Mirrors

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

- Appear serviceable at the time of inspection

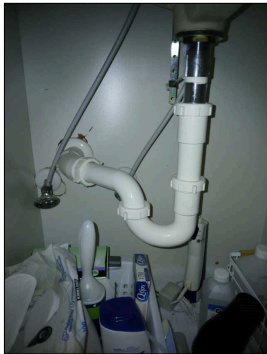
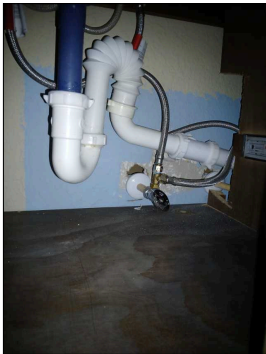




11. Plumbing

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Observations:  
• No Plumbing leaks noted under sinks at the time of inspection



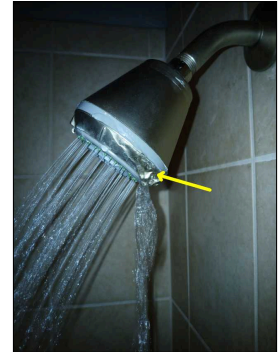
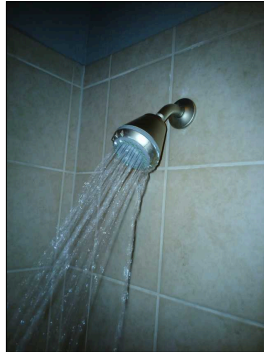
## 12. Showers

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

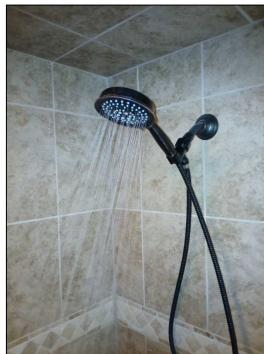
X	X			
---	---	--	--	--

## Observations:

- Appears serviceable and functioning properly at the time of inspection
- **Jack and Jill Shower Head Leaks.**



Jack and Jill Shower Head Leaks.



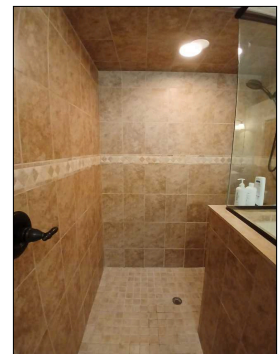
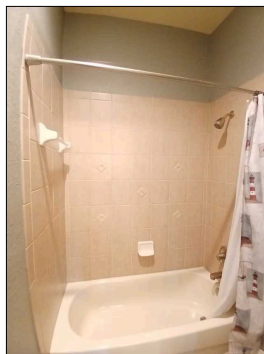
## 13. Shower Walls

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
---	--	--	--	--

## Observations:

- Ceramic tile noted.



## 14. Bath Tubs

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
---	--	--	--	--

## Observations:

- Tub





### 15. Enclosure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

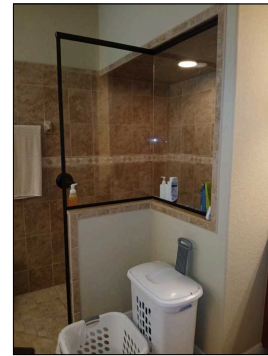
Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

#### Observations:

- The shower enclosure was functional at the time of the inspection.



### 16. Sinks

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

#### Observations:

- Operated normally, at time of inspection.

### 17. Toilets

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

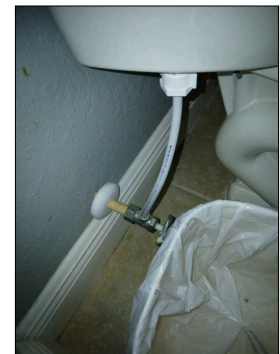
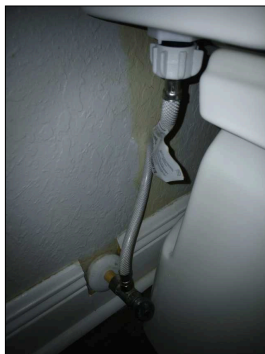
Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

#### Observations:

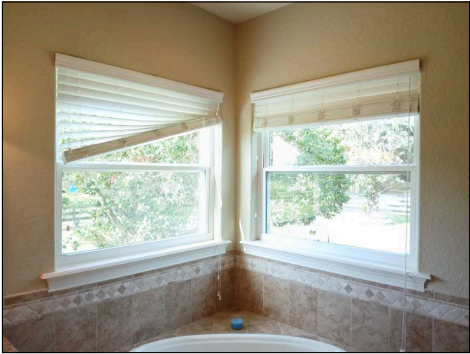
- Observed as functional and in good visual condition. Operated when tested.
- No deficiencies noted.





18. Window Condition

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				



19. Walls

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Materials: Drywall

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

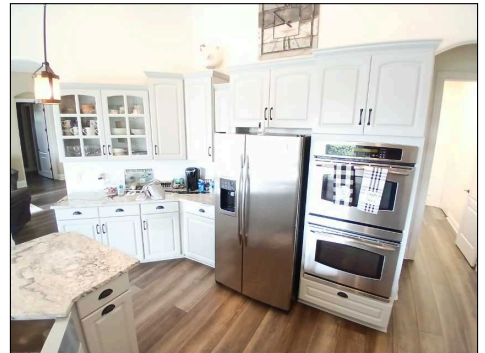
### 1. Cabinets

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------------	------------------	---------------------	------------------	-------------------

#### Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

X				
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### 2. Counters

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------------	------------------	---------------------	------------------	-------------------

#### Observations:

- Solid Surface tops noted.

X				
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### 3. Dishwasher

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------------	------------------	---------------------	------------------	-------------------

#### Observations:

- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration, cycle performance, as this is not a technically exhaustive inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

X				
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### 4. Doors

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------------	------------------	---------------------	------------------	-------------------

#### Observations:

- No major system safety or function concerns noted at time of inspection.

X				
---	--	--	--	--

## 5. Garbage Disposal

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

- Operated - appeared functional at time of inspection.



## 6. Microwave

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

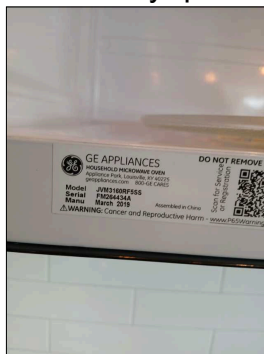
Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



## 7. Cook top condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

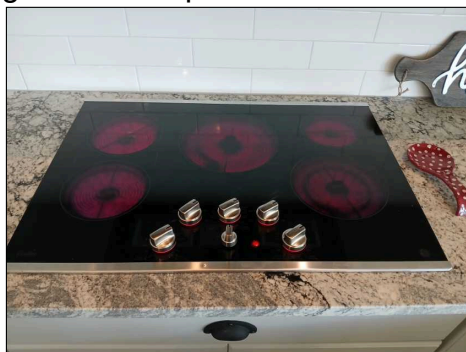
Major  
Concer  
n

Safety  
Concer  
n

X				
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### Observations:

- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection.
- Electric cook top noted.
- All heating elements operated when tested.



## 8. Oven &amp; Range

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection.
- Oven: Electric radiant heating coils or infrared halogen.
- All heating elements operated when tested.
- Oven(s) operated when tested.

## 9. Sinks

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- No deficiencies observed.

## 10. Spray Wand

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- The spray wand was operated and was functional.

## 11. Vent Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Exterior Vented- Part of microwave



## 12. Floor Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Ceramic tile is noted.





## 13. Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

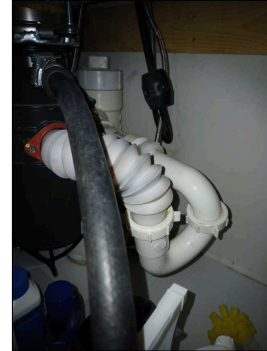
Major  
Concer  
n

Safety  
Concer  
n

## Observations:

- No Plumbing leaks noted under kitchen sink at the time of inspection.

X				
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## 14. Ceiling Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: There are drywall ceilings noted.

X				
---	--	--	--	--



## 15. Electrical

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

## Observations:

- No major system safety or function concerns noted at time of inspection.

X				
---	--	--	--	--

## 16. GFCI

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

## Observations:

- GFCI in place and operational.

X				
---	--	--	--	--



17. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Drywall walls noted.

X				
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18. Refrigerator

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Functional/ Tested Water  
Materials: Functional/ Tested Ice

Observations:

- This unit was tested and appeared serviceable at time of inspection. See Infrared temperature readings for Fridge and Freezer. Inspection does not include calibration as this is not a technically exhaustive inspection.

X				
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## Laundry

## 1. Cabinets

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				



## 2. Counters

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

## Observations:

- Wood counter tops noted.

## 3. Dryer Vent

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				



## 4. Electrical

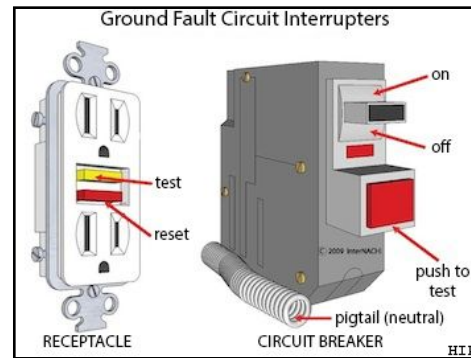
Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

## 5. GFCI

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
	X			X

## Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI protection present, suggest installing GFCI protected receptacles for safety.

## 6. Floor Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Floating laminate type flooring noted.

X				
---	--	--	--	--

## 7. Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--



## 8. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

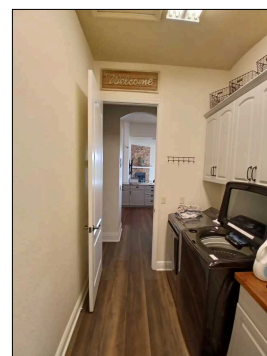
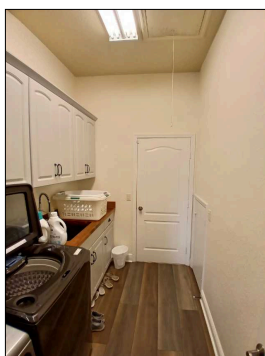
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Drywall walls noted.

X				
---	--	--	--	--



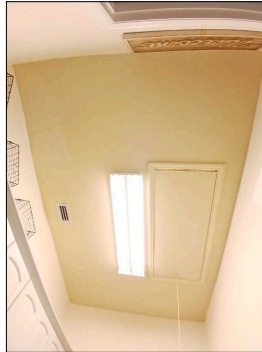


## 9. Ceiling Condition

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

Materials: There are drywall ceilings noted.

X				
---	--	--	--	--



## 10. Doors

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

Observations:

- No major system safety or function concerns noted at time of inspection.

X				
---	--	--	--	--

## 11. Washer/Dryer

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

Materials: Washer/Dryer full cycle and/or laundry quality testing is beyond the scope of this home inspection. Full cycle and/or laundry quality can not be performed properly during a limited home inspection, if further information is desired, we recommend consulting a licensed appliance technician for further technical evaluation of the machines and cycle performance during your inspection period.

Inspector only tests water supply and drain to unit and the dedicated outlets for power supply.

We also supply a manufacture recall check report on all you major appliances. See separate report emailed from RecallCheck.com.

X				
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## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: The furnace is located in the attic

Materials: Electric forced hot air.

Observations:

- Appears in serviceable condition at the time of inspection



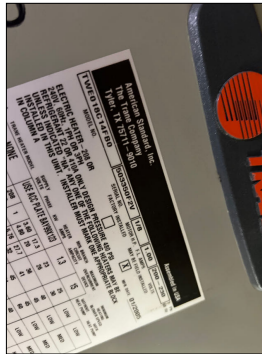
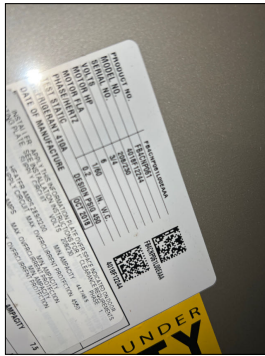
## 2. Enclosure

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X			X	

Observations:

- Year Model unit 1 2018; unit 2 2005
- Heat Rating 5 kw
- No Air Leaks noted around enclosure
- Overflow protection device installed
- The air handler unit is beyond typical service life expectancy and/or unit is approaching its life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Typical life expectancy is 10-15 years. Inspector recommends maintaining a bi-annual HVAC service tune up's to keep the unit performing as long as you can. Also, we recommend budgeting for new.





### 3. Refrigerant Lines

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- No defects found in visible portions of lines at time of inspection.

### 4. AC Compress Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
			X	

Compressor Type: Electric • Year Model unit 2 2005; unit 1 date plate missing.

Location: The compressor is located on the exterior grounds.

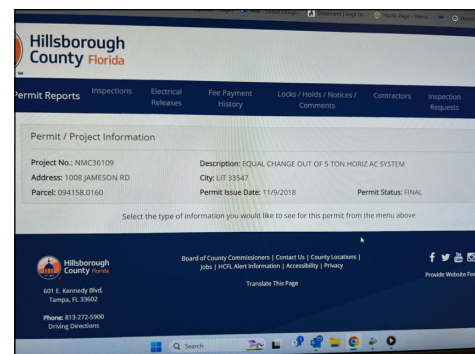
#### Observations:

- Appeared functional at the time of inspection.
- Tonnage 1.5 unit 2; unknown unit 2 data plate missing.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 18-19degrees F.
- Amp test rating within normal operating range at the time of inspection.
- Last HVAC service date unknown, we recommend having the system serviced bi-annually and upon move in to ensure the system is properly maintained for your own records.
- The air compressor unit is beyond typical service life expectancy and/or unit is approaching its life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Typical life expectancy is 10-15 years. Inspector recommends maintaining a bi-annual HVAC service tune up's to keep the unit performing as long as you can. Also, we recommend budgeting for new.



The air compressor unit is beyond typical service life expectancy and/or unit is approaching its life expectancy.

We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Typical life expectancy is 10-15 years. Inspector recommends maintaining a bi-annual HVAC service tune up's to keep the unit performing as long as you can. Also, we recommend budgeting for new.



Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

- The return air supply system appears to be functional.



## 6. Registers

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

- Good-Air temperature Split noted at the register Vs. Return Air Supply temperature is within the manufactures acceptable range of 15-20 degrees.

## 7. Filters

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

Location: Located in a filter grill in an interior area wall. • Located in a filter grill in an interior area ceiling.

### Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



## 8. Thermostats

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

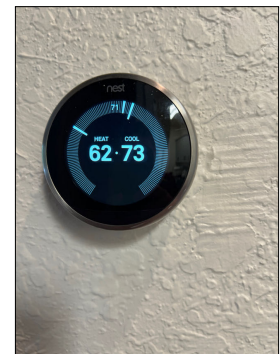
Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

- Thermostat was put into all modes from heat, cool and off mode and found to be in serviceable condition at the time of inspection.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.





## Water Heater

## 1. Heater Enclosure

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- The water heater enclosure is functional.
- No leaks noted around the enclosure or plumbing at the time of inspection

## 2. Water Heater Condition

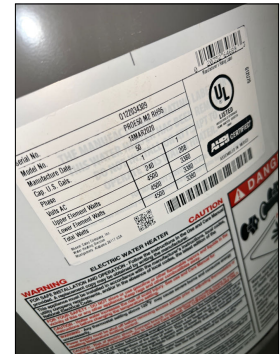
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Heater Type: Electric • Year Model: 2020 model

Location: The heater is located in the garage.

## Observations:

- The water heater enclosure appears to be in satisfactory condition at the time of inspection.
- No major system safety or function concerns noted at time of inspection.
- No leaks noted around the enclosure or plumbing at the time of inspection
- Water softners, Reverse osmosis, Water filters are not part of the home inspection, we recommend having the servicing company evaluate and test water quality prior during the inspection period.



## 3. Number Of Gallons

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- 50 gallons

## 4. Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: CPVC

## Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.
- No leaks noted around the enclosure or plumbing at the time of inspection

5. TPRV/Overflow Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: CPVC

Observations:

- Appears to be in satisfactory condition -- no concerns. Temperature Pressure Release (TPR) valve and discharge pipe --

X				
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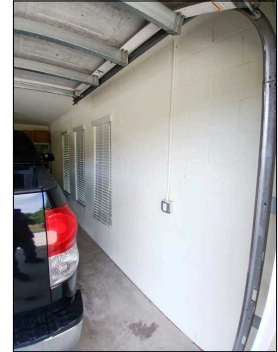
## Garage

## 1. Walls

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

## Observations:

- No major system safety or function concerns noted at time of inspection. Appeared in serviceable condition the time of inspection.



## 2. Floor Condition

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X	X			

Materials: Bare concrete floors noted.

## Observations:

- Common settling/shrinking cracks noted. This usually occurs during the drying process. Fill and seal as needed



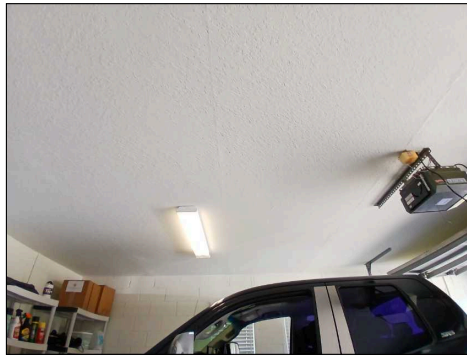
Common settling/shrinking cracks noted. This usually occurs during the drying process. Fill and seal as needed

## 3. Rafters &amp; Ceiling

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X	X			

## Observations:

- Joint seam tape cracks noted. Typically, caused from the drying/ curing process of the drywall mud. Recommend filling and painting as needed.



#### 4. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

##### Observations:

- Appears in serviceable condition at the time of inspection

#### 5. GFCI

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

##### Observations:

- GFCI tested and functioned properly. Appears in serviceable condition at the time of inspection



#### 6. Exterior Door

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

##### Observations:

- Appeared in serviceable condition the time of inspection.

#### 7. Garage Door Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: One 16' upgraded steel door

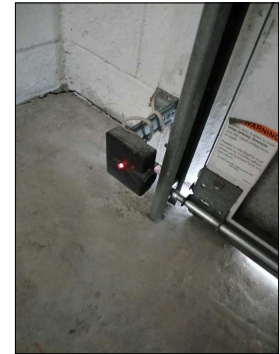
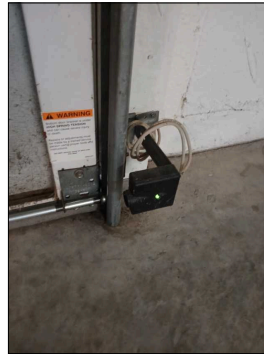


## 8. Garage Door Opener

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

### Observations:

- Chain drive opener noted.
- Appeared in serviceable and functional condition using normal controls, at time of inspection.
- Eye beam system present and operating.



## Electrical

## 1. Electrical Panel

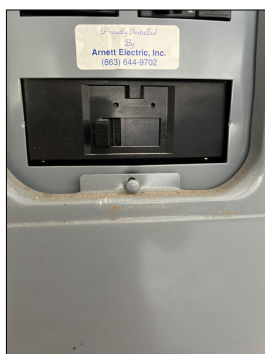
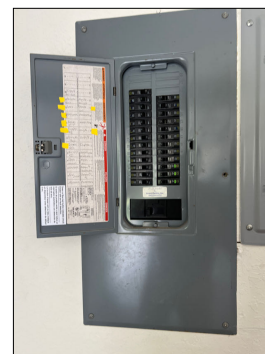
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Location: Square D • Siemens

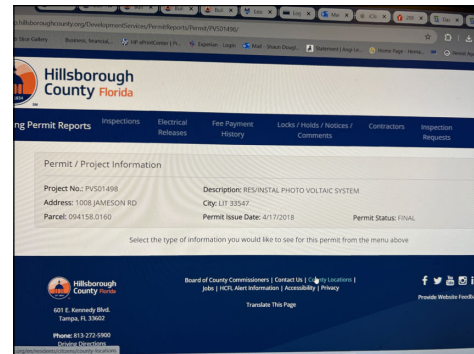
Location: Square D • Siemens

## Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Solar panels and/or battery backup system installed on home. System is not part of the home inspection process and was only reviewed for major defects such as damaged wiring, damaged panels or broken glass panels, "Not" inspected for energy efficiency or performance. If further information is desired we recommend consulting homeowner and/or a qualified Solar contractor.







## 2. Main Amp Breaker

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- 2-150 amp

X				
---	--	--	--	--

## 3. Breakers in off position

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- 0

X				
---	--	--	--	--

## 4. Cable Feeds

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- There is an underground service lateral noted. No system safety or function concerns noted at time of inspection.

X				
---	--	--	--	--

## 5. Breakers

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

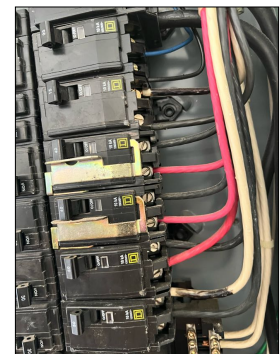
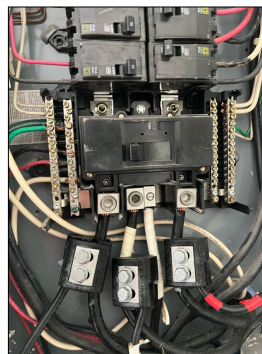
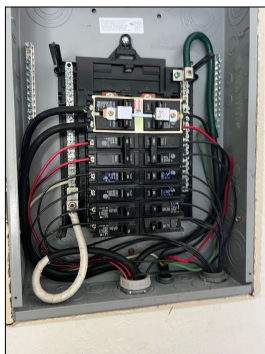
Safety  
Concer  
n

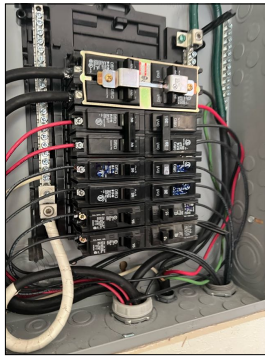
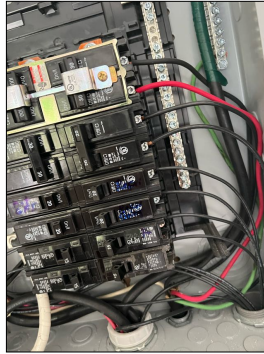
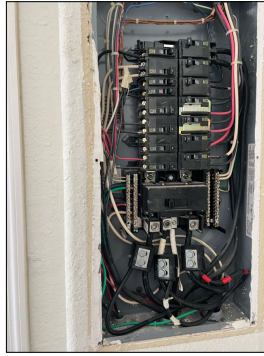
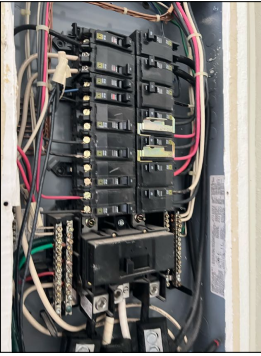
Materials: Copper non-metallic sheathed cable noted.

Observations:

- All circuit breakers appeared serviceable at the time of inspection.
- No Overheating Breakers noted at the time of inspection
- ARFI breakers tested and functional

X				
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## Roofing

### 1. Roof Condition

Appear  
s  
Serv  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

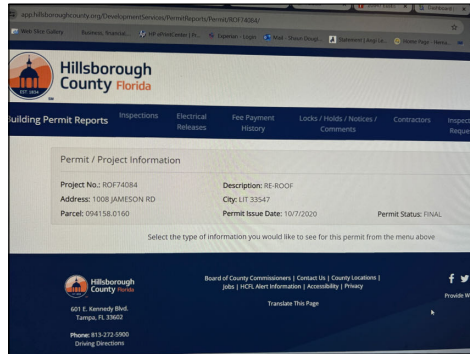
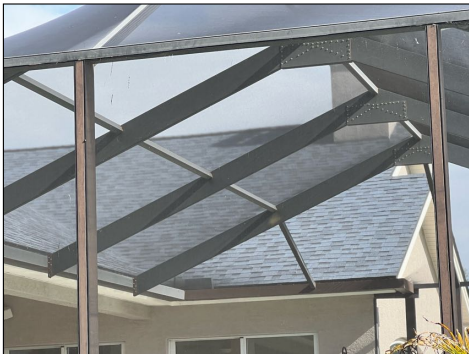
Safety  
Concer  
n

X				
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Materials: Roof was Physically Traversed by inspector and Visually inspected  
Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Estimated Age: 4 year
- Inspector estimates 12 plus years of life expectancy of roof with proper annual maintenance.



## 2. Eaves/Flashing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

	X			
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### Observations:

- Peeling paint and drywall tape loose observed, suggest scraping and painting as necessary. Back patio
- Loose soffit on front porch. Recommend having re-secured. Front patio



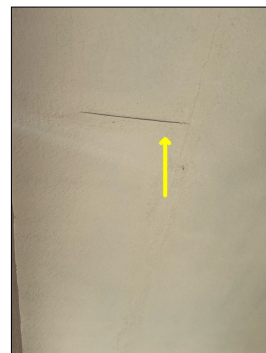
Loose soffit on front porch.  
Recommend having re-secured.  
Front patio



Loose soffit on front porch.  
Recommend having re-secured.  
Front patio



Loose soffit on front porch.  
Recommend having re-secured.  
Front patio



Peeling paint and drywall tape  
loose observed, suggest  
scraping and painting as  
necessary. Back patio

## 3. Chimney

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
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### Observations:

- No major system safety or function concerns noted at time of inspection. Limited inspection only. We recommend a second level inspection by a licensed chimney contractor prior to first fire.



4. Vent Caps

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

5. Gutter

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



Attic

1. Access

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Observations:  
• Pull Down Ladder located in:Laundry

2. Structure

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Observations:  
• Attic was physically traversed by inspector to all accessible points. Some areas due to space/size limits, covered with insulation were not inspected (I.E. the outer edge where the truss/rafters met the eaves, vaulted ceilings etc).  
• Limited review due to insulation installed between the rafters.





### 3. Ventilation

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Off-Ridge Vents
- Under eave soffit inlet vents noted.

### 4. Vent Screens

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Vent screens noted as functional. Appeared in serviceable condition the time of inspection.

### 5. Duct Work

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Appeared in serviceable condition the time of inspection.
- No Air Duct Leaks noted at the time of inspection. Limited view due to some areas not visible due to insulation.
- Tray Ceilings, Vaulted Ceilings and First Floor Duct not visible for inspections

## 6. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
---	--	--	--	--

## Observations:

- Appeared in serviceable condition the time of inspection. Limited view due to most areas not visible due to insulation.

## 7. Attic Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
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## Observations:

- No deficiencies noted in plumbing or plumbing vent piping. Limited view due to most areas not visible due to insulation.
- **PVC** plumbing vent pipe appeared functional, at time of inspection.

## 8. Insulation Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
---	--	--	--	--

Materials: Blown in fiberglass insulation noted.

Depth: Insulation avg about 10-12 inches in depth

## Observations:

- Appeared in serviceable condition at the time of inspection.

## 9. Exhaust Vent

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
---------------------	---------------	------------------	---------------	----------------

X				
---	--	--	--	--

## Observations:

- Functional. Appeared in serviceable condition at the time of inspection.



## Exterior Areas

### 1. Doors/Windows

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
	X			

#### Observations:

- Appeared in serviceable condition the time of inspection.
- Suggest caulking around doors or windows as necessary.



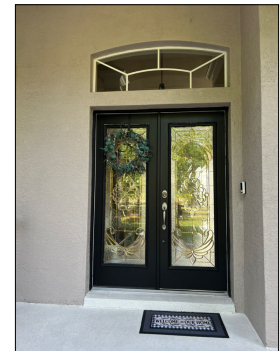
Suggest caulking around doors or windows as necessary.



Suggest caulking around doors or windows as necessary.

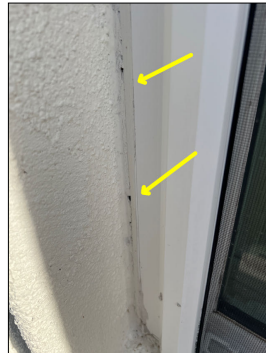


Suggest caulking around doors or windows as necessary.

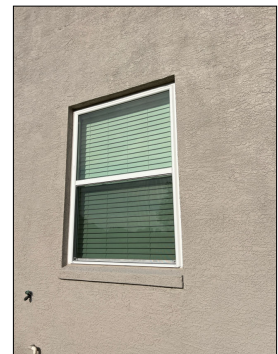




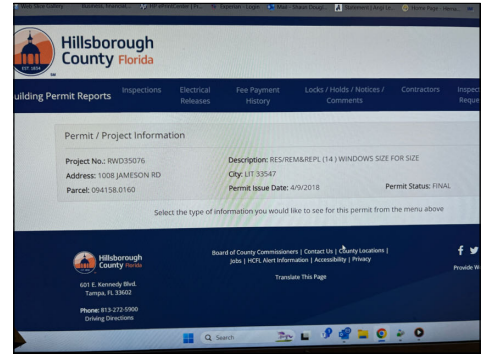
Suggest caulking around doors or windows as necessary.



Suggest caulking around doors or windows as necessary.







## 2. Stucco/Siding Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X		X		

Materials: Stucco siding noted. • Brick/ Stone noted.

Observations:

- Maintenance Tip: Ensure that sprinklers do not spray house siding.
- We recommend sealing holes & gaps in the stucco to keep moisture infiltration from causing damage to stucco systems and structure.
- Brick/Stone siding common areas for cracks and water penetration. These areas should be checked annually for cracks, filled and sealed to keep moisture from penetrating the wall structure.



Brick/Stone siding common areas for cracks and water penetration. These areas should be checked annually for cracks, filled and sealed to keep moisture from penetrating the wall structure.





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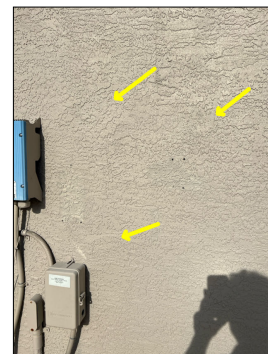
Brick/Stone siding common areas for cracks and water penetration. These areas should be checked annually for cracks, filled and sealed to keep moisture from penetrating the wall structure.



Brick/Stone siding common areas for cracks and water penetration. These areas should be checked annually for cracks, filled and sealed to keep moisture from penetrating the wall structure.



We recommend sealing holes & gaps in the stucco to keep moisture infiltration from causing damage to stucco systems and structure.



We recommend sealing holes & gaps in the stucco to keep moisture infiltration from causing damage to stucco systems and structure.

### 3. Exterior Paint

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

#### Observations:

- No chalky paint noted at the time of inspection. Appeared in serviceable condition the time of inspection.



No chalky paint noted at the time of inspection. Appeared in serviceable condition the time of inspection.

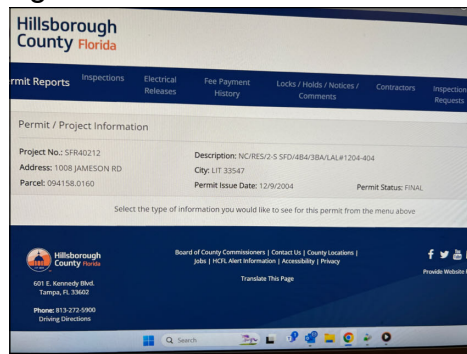
## Foundation

## 1. Slab Foundation

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- Concrete slab not visible due to floor coverings.
- 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.



## 2. Foundation Perimeter

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 3. Foundation Walls

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- Normal settlement.



## Grounds

### 1. Driveway and Walkway Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Concrete driveway and sidewalks noted. • Asphalt driveway noted.

**Observations:**

- Driveway in good shape for age and wear. No major system safety or function concerns noted at time of inspection.



### 2. Grading

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- The exterior drainage is generally away from foundation -- except where noted below.

### 3. Vegetation Observations

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

**Observations:**

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

#### 4. Electrical-Grounds-GFCI

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

##### Observations:

- No major system safety or function concerns noted at time of inspection.
- GFCI outlets tested and functional at the time of inspection.
- Low voltage/Landscape lighting systems are not part of the home inspection. If further information is desired, we recommend contacting a licensed low voltage landscaping contractor.
- **Inoperable light bulbs or fixture noted. Recommend changing and retesting within inspection period or final walkthrough.**



Inoperable light bulbs or fixture noted. Recommend changing and retesting within inspection period or final walkthrough.

#### 5. Gate Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

Materials: Aluminum • Motorized gate

##### Observations:

- Fences are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- **Auto gate not run at time of inspection, seller not available with remote. Check at final walkthrough.**

#### 6. Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: PVC piping noted. • CPVC piping noted.

##### Observations:

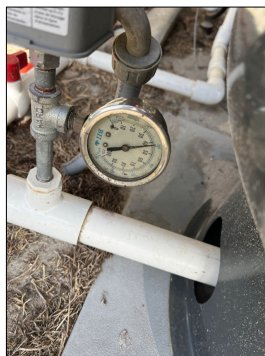
- Potable water supplied by well. Water testing sent to lab overnight and results should be published from lab by end 4/9/24
- Septic System appeared in serviceable condition at the time of inspection.







Potable water supplied by well.  
Water testing sent to lab  
overnight and results should be  
published from lab by end 4/9/24







## 7. Water Pressure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:  
• 55

X				
---	--	--	--	--

## 8. Pressure Regulator

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:  
• Pressure regulator appeared in serviceable condition.

X				
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## 9. Exterior Faucet Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

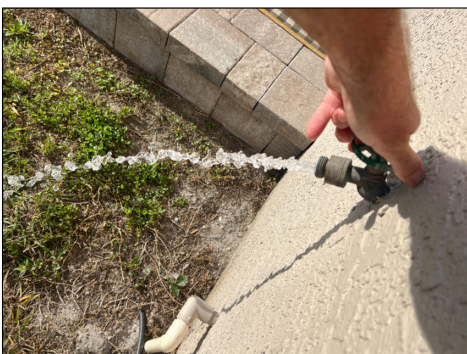
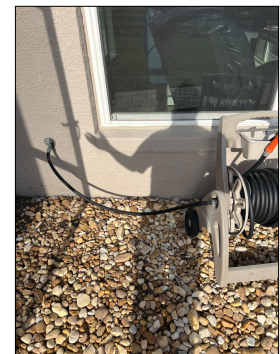
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:  
• Appeared in serviceable condition the time of inspection.

X				
---	--	--	--	--





## 10. Patio Enclosure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X	X			
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### Observations:

- Appeared in serviceable condition the time of inspection and functional condition with normal wear for its age.
- **MAINTENANCE:** Fascia or wall attached patio enclosures are notorious for leaking and require constant monitoring and maintenance. These areas are not always visible during the inspection. If further inspections or information is desired we recommend having a licensed patio enclosure contractor evaluate during your inspection period.
- **Light did not operate on second fan. Could be bulb. Replace bulb and view at final walkthrough.**



Video



Light did not operate on second fan. Could be bulb. Replace bulb and view at final walkthrough.

## Pool

## 1. Deck Condition

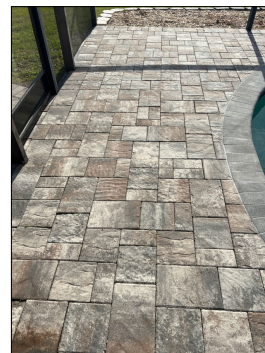
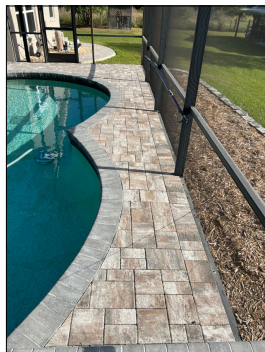
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

Materials: Pavers

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appeared in serviceable condition the time of inspection.

- Some pavers need leveled.



Some pavers need leveled.



## 2. Gate &amp; Fence Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
				X

Observations:

- None Observed. Recommend 4 foot fence or better.

## 3. Filter

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- Cartridge filter noted.





#### 4. Skimmer and Basket

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

#### Observations:

- Appeared in serviceable condition the time of inspection.

#### 5. Lights

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

#### Observations:

- Operated. Appeared in serviceable condition the time of inspection.



Operated. Appeared in serviceable condition the time of inspection.

Operated. Appeared in serviceable condition the time of inspection.

#### 6. Pressure Gauge

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

		X		
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#### Observations:

- Damaged have repaired or replaced.



## 7. Pumps

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
---	--	--	--	--

### Observations:

• Appeared in Serviceable Condition at the time of inspection. Pump(s) were operated. Limited inspection to visible components and piping above ground, pump pressure and flow are not part of the home inspection testing, due to the specialized equipment needed. If further inspections or testing is desired we recommend contacting a licensed pool contractor or licensed pool specialist during your inspection period.



## 8. Jets

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
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### Observations:

• Appeared in serviceable condition the time of inspection. Operated-Limited inspection to visible components and piping above ground, pressure and flow are not part of the home inspection testing, due to the specialized equipment needed. If further inspections or testing is desired we recommend contacting a licensed pool contractor or licensed pool specialist during your inspection period.

## 9. Structure Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X	X			
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Type: Below ground

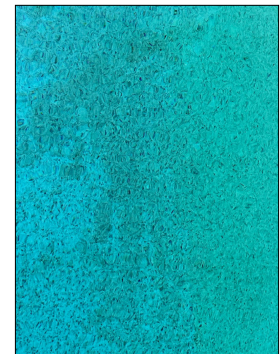
Materials: Gunite

### Observations:

• Appears in serviceable condition at the time of inspection

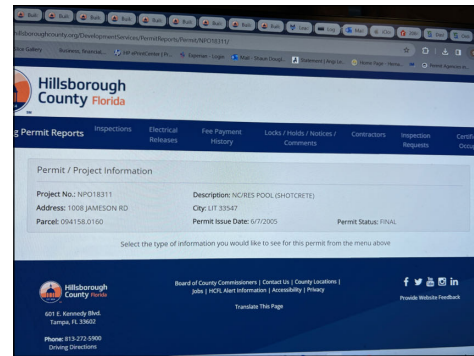
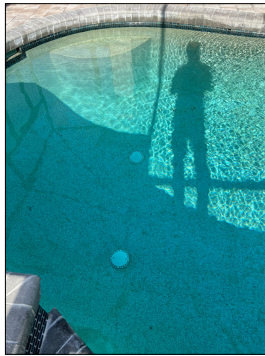
• Limited Inspection Only- Limited inspection to visible components/surfaces for wear and tear and piping above ground, pump pressure and flow are not part of the home inspection testing, due to the specialized equipment needed. If further inspections or testing is desired we recommend contacting a licensed pool contractor or licensed pool specialist during your inspection period.

• Stains noted.



Stains noted.





### 10. Tile

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

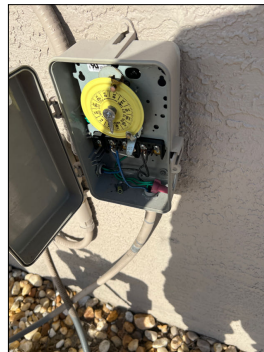
- Appeared in serviceable condition the time of inspection.

### 11. Timer

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Present and operational at the time of inspection. Appeared in serviceable condition the time of inspection.



### 12. Water Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- Clear- Appears Serviceable.

### 13. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- No major system safety or function concerns noted at time of inspection. Limited inspection to visible above ground components only. Appeared in serviceable condition the time of inspection.
- Bonding in place and appears functional



Bonding in place and appears functional



Bonding in place and appears functional

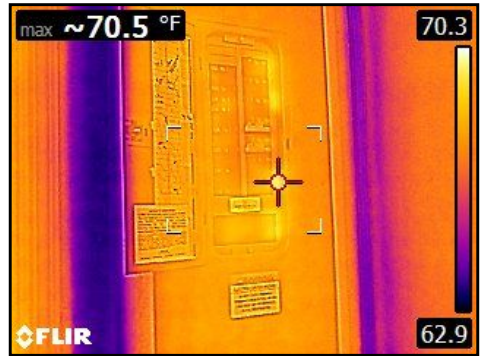
14. GFCI

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
	X			X

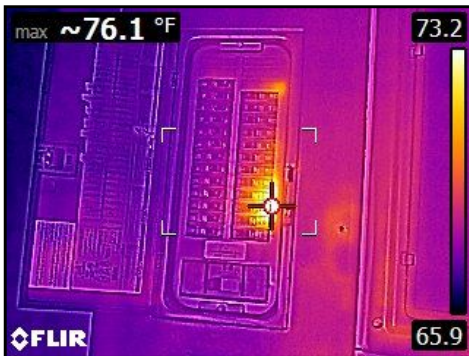
Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety, by a licensed electrician.

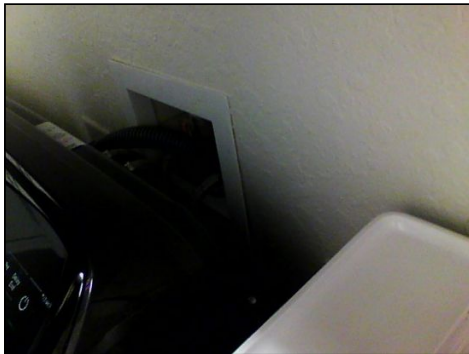
Photos



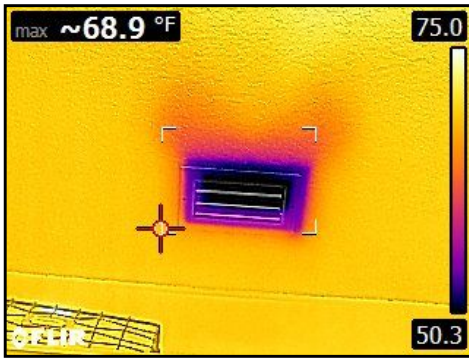
No overheating noted



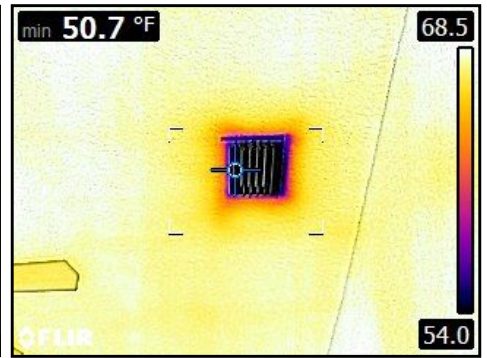
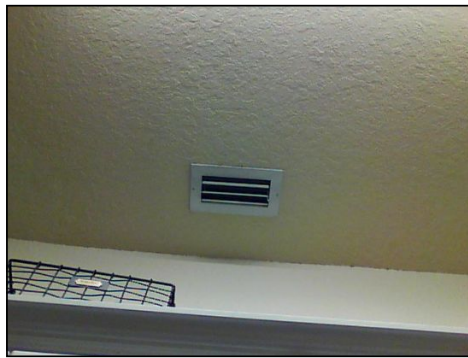
No overheating noted



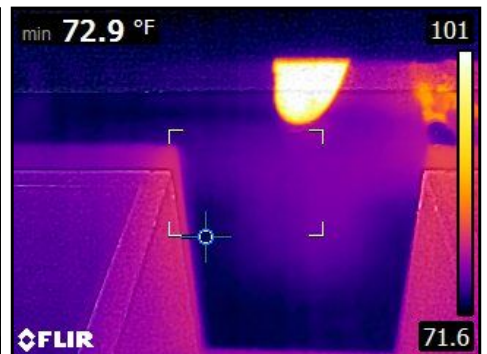
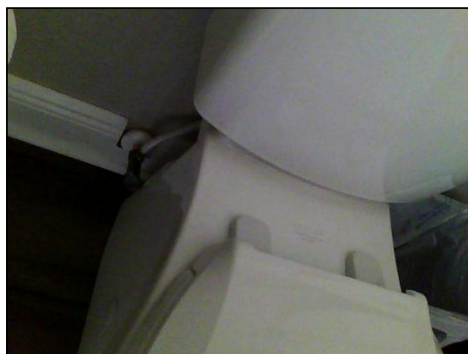
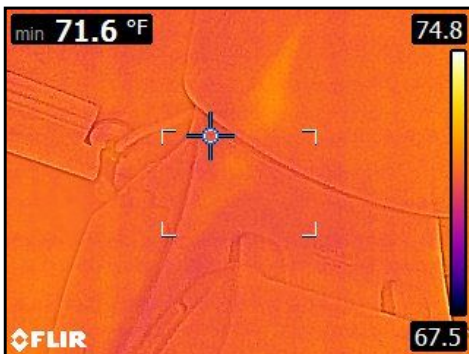
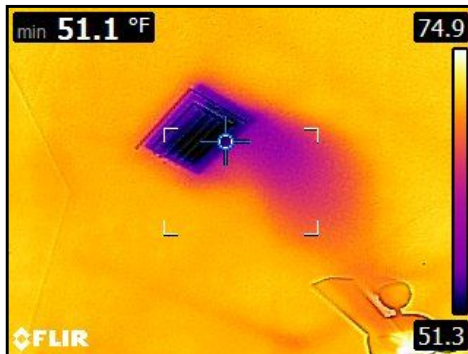
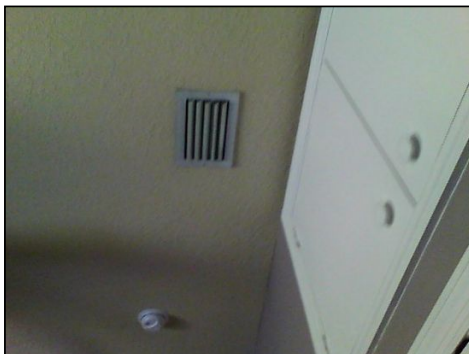
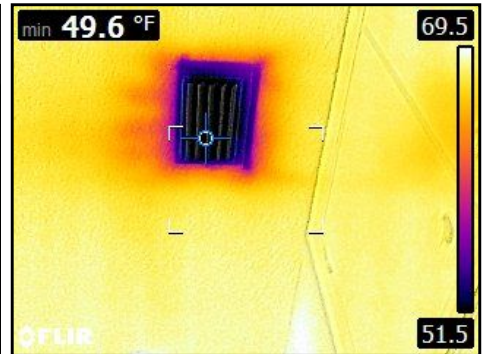
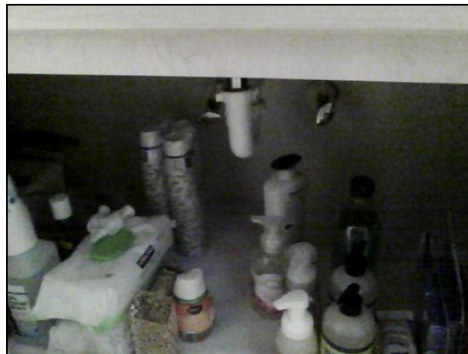
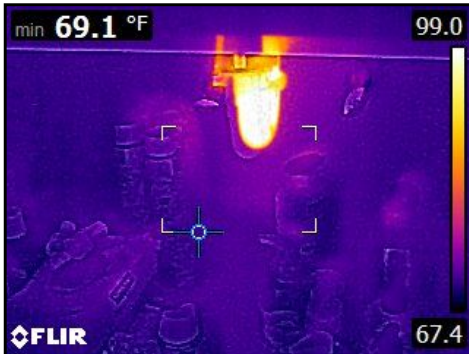
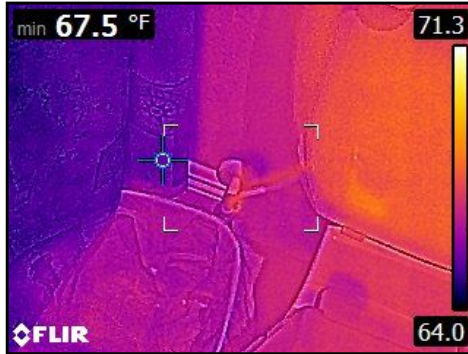




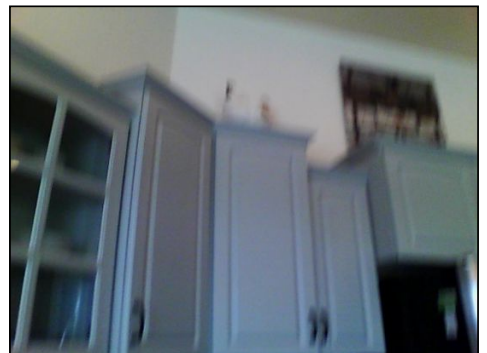
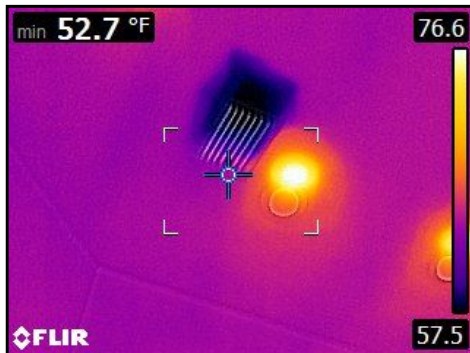
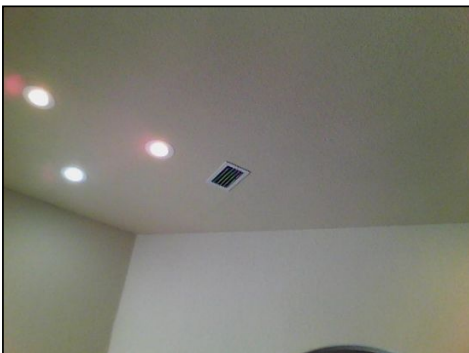
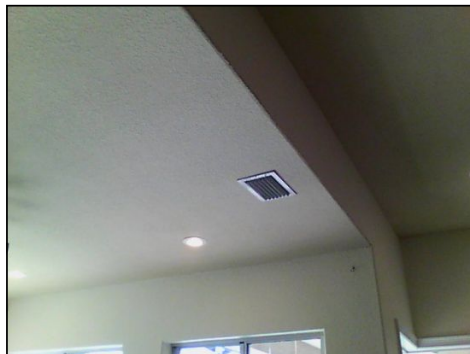
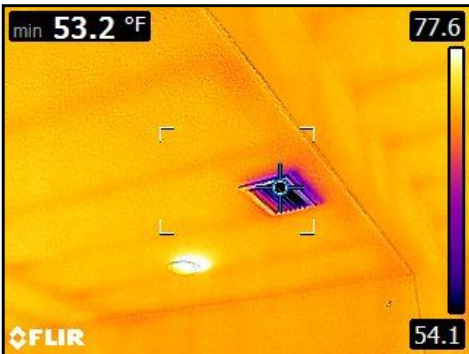
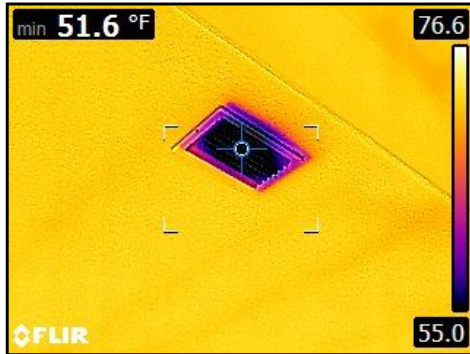
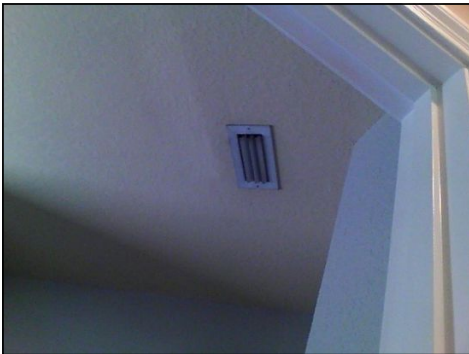
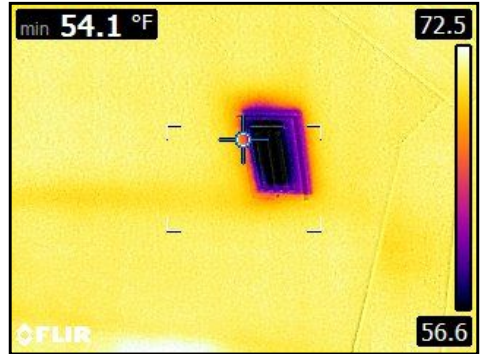
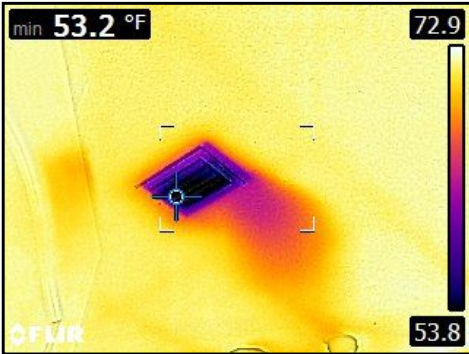
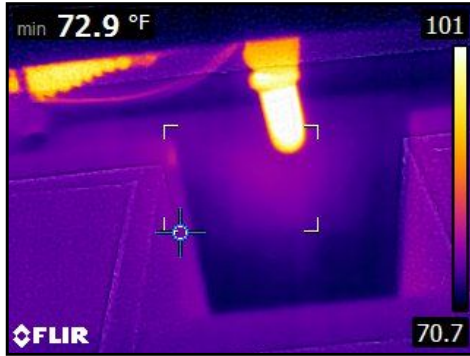
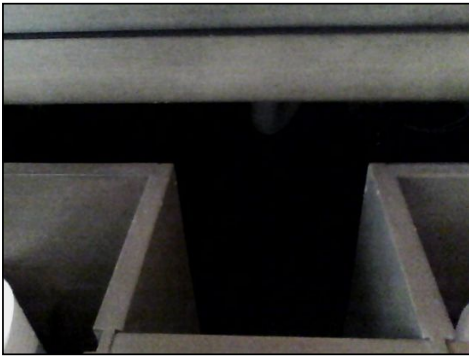
cool mode



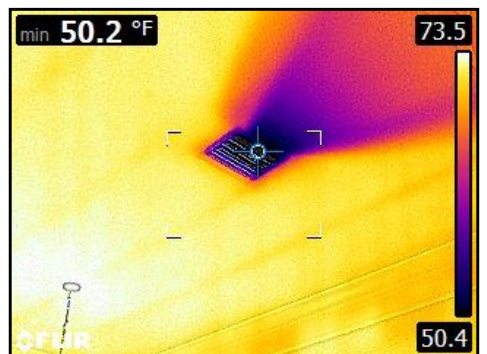
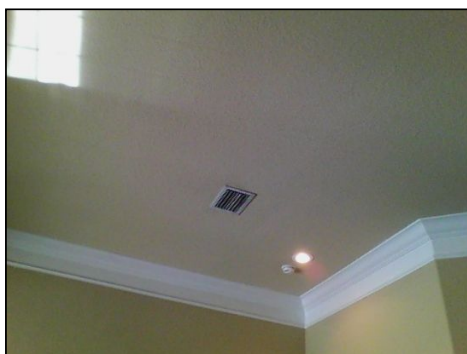
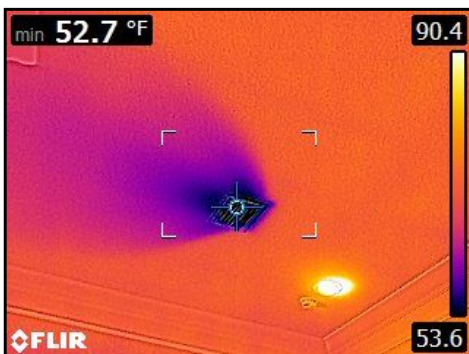
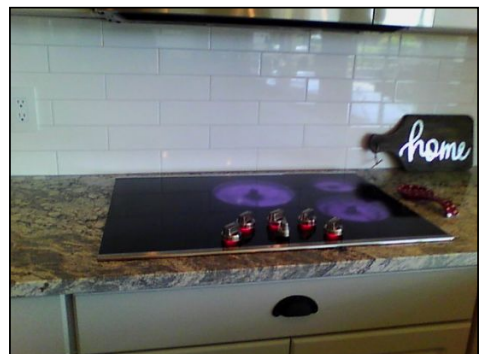
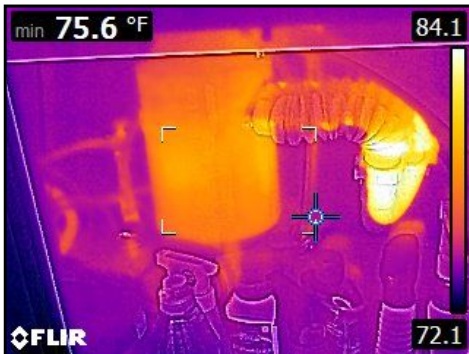
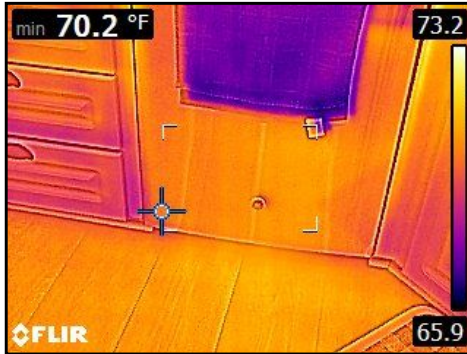
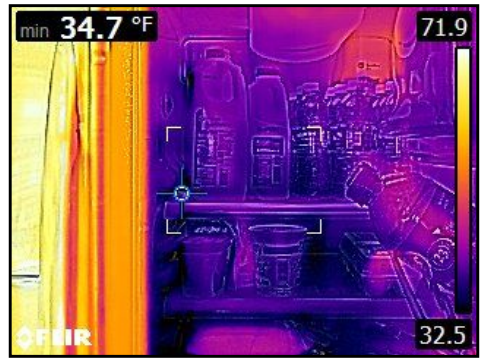
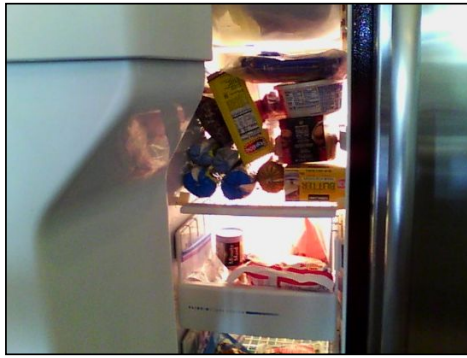
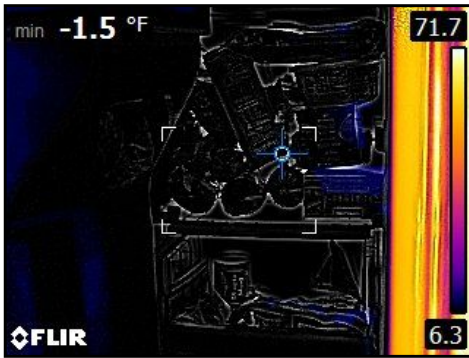
cool mode



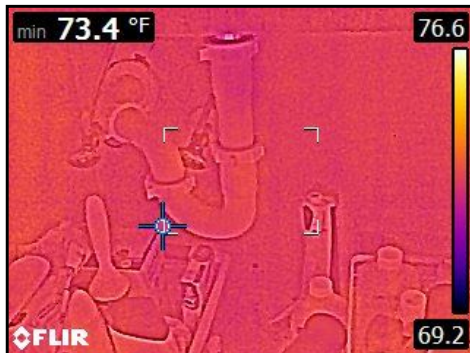
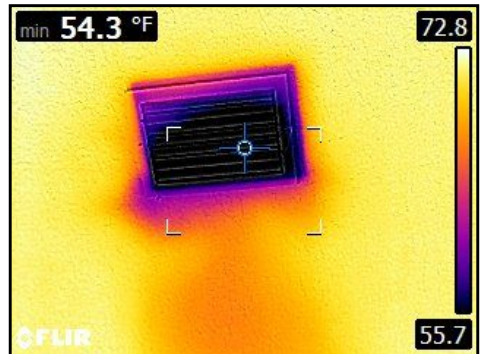
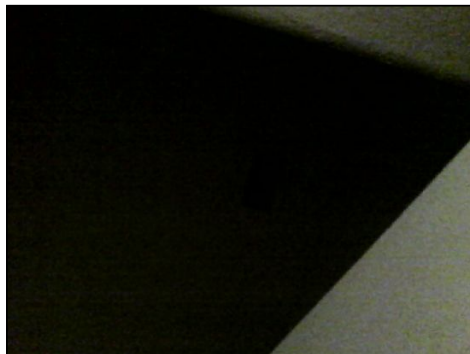
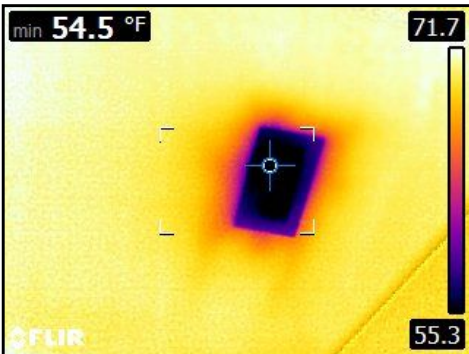
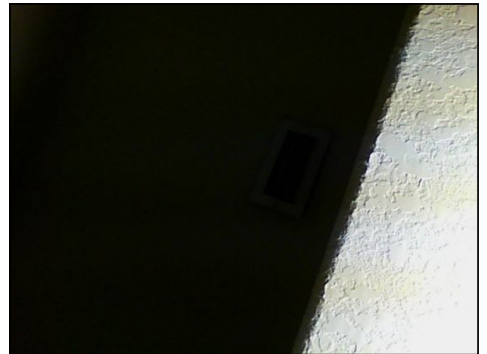
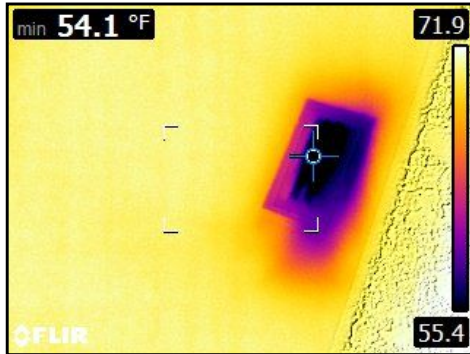
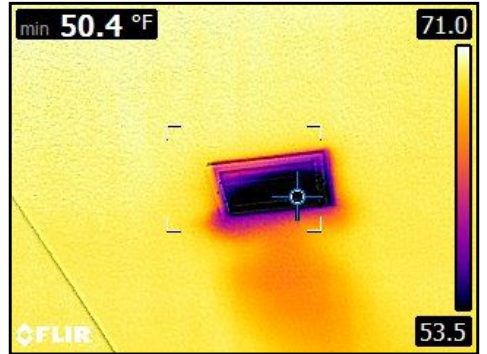
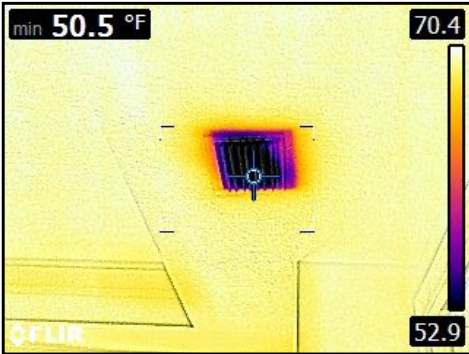
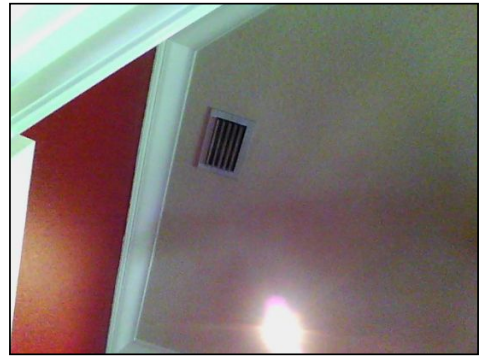
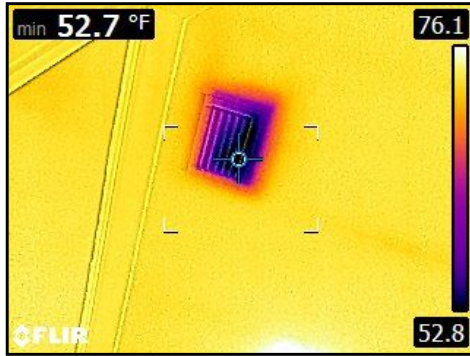




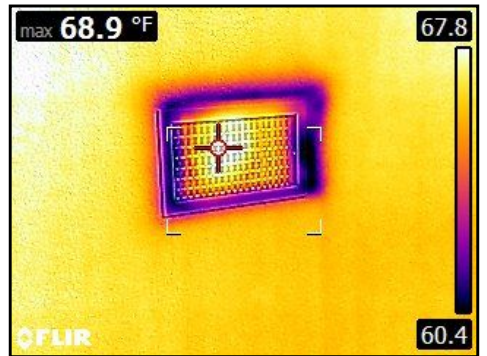
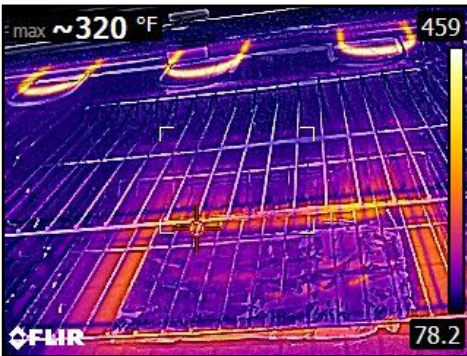
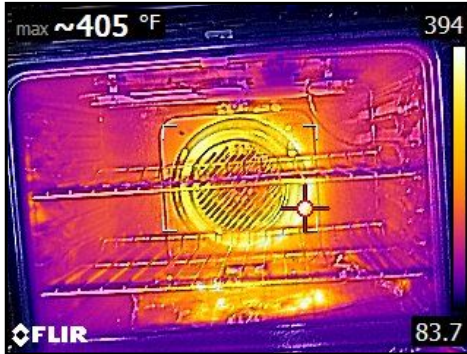
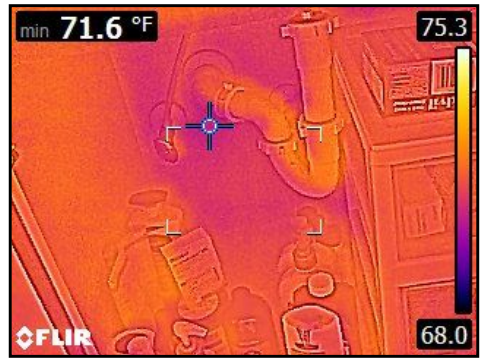
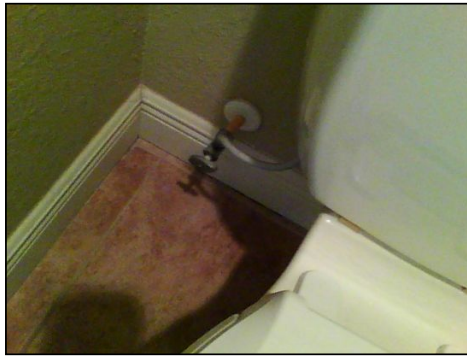












Heat mode

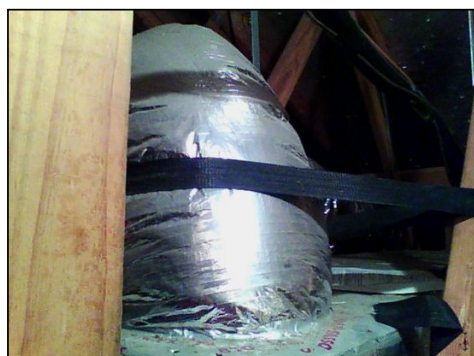
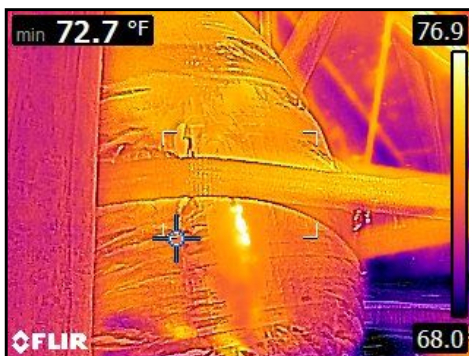
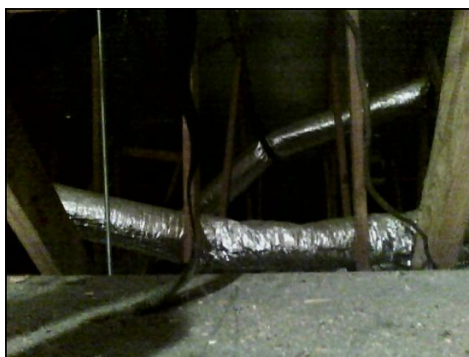
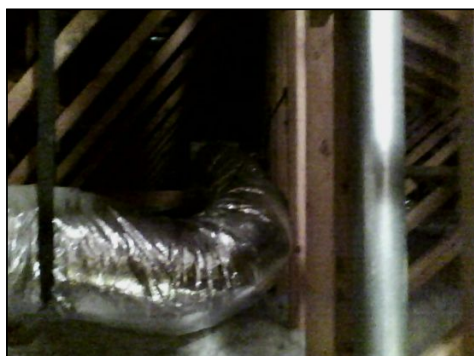
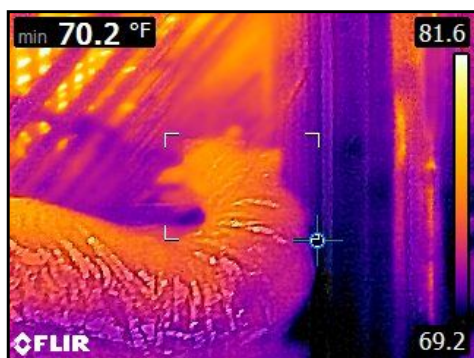
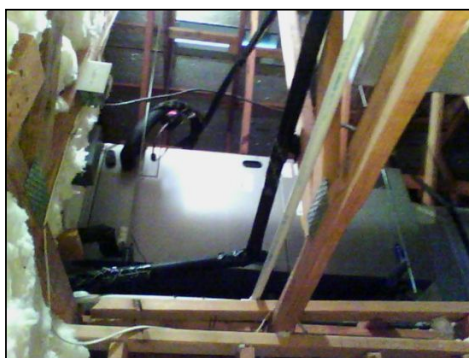


Heat mode



heat mode







## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.