

# *Bungalow Inspections*

## Property Inspection Report



1234 Anywhere St , Lakeland, FL 33810  
Inspection prepared for: Happy Homeowner  
Real Estate Agent: -

Date of Inspection: 1/29/2022 Time: 1:00 PM  
Age of Home: 1995 Size: 1775  
Weather: Sunny 55 degrees  
Order ID: 2754

Inspector: Shaun Douglas  
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[BunglaowHomeinspections.com](http://BunglaowHomeinspections.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 7 Item: 8	Patio Doors	• One or more sliding door/s shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.
Bedrooms		
Page 9 Item: 4	Doors	• Master Bedroom Door drags on carpet. Recommend having adjusted.
Bathroom		
Page 12 Item: 5	Doors	• Guest Bathroom Pocket Door leading to Hallway does not latch properly. Recommend adjusting as needed.
Page 14 Item: 12	Showers	• Guest Shower head leaks.
Page 14 Item: 13	Shower Walls	• Grout cracks noted on Master Shower Walls. Recommend filling as needed to prevent moisture build up behind tiles and further cracking.
Page 15 Item: 16	Sinks	• Poor water pressure coming from hot water supply on Master Bathroom Sink. Recommend having evaluated for repairs by a licensed plumber.
Laundry		
Page 22 Item: 1	Dryer Vent	• Dryer Vent Tub is held in place on Wall with tape. We recommend installing proper wall mount.
Page 22 Item: 3	GFCI	• No <b>GFCI</b> protection present, suggest installing GFCI protected receptacles for safety.
Heat/AC		
Page 24 Item: 2	Enclosure	• Air Leaks noted around enclosure, have sealed up for energy efficiency and to keep dirty air from bypassing the filter, by a licensed HVAC technician. • Mold-like bio growth observed. Professional testing & evaluation advised. If further information is desired to determine the growth material, we can help with testing from one of our lab partners. Please contact us for further information if desired.
Water Heater		
Page 28 Item: 2	Water Heater Condition	• Heavily Rusted signs of previous water damage. The water heater enclosure or base is rusted, due to prior water infiltration, condensation or precipitation. Recommend licensed plumber evaluate.
Garage		
Page 31 Item: 4	Electrical	• Outlets in Garage are inoperable at time of inspection. See GFCI section for more information.
Page 31 Item: 5	GFCI	• GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair on replacement as needed.

Page 31 Item: 6	Garage Door Condition	• Garage door weatherstripping is missing or damaged. Recommend repair or replacement to keep water and animals out.
Roofing		
Page 34 Item: 1	Roof Condition	• Exposed nails on roofing material. Recommend sealing all fastener heads.
Attic		
Page 37 Item: 5	Duct Work	• Leaks noted in duct work, have repaired by a licensed HVAC contractor.
Page 37 Item: 6	Electrical	• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
Page 38 Item: 9	Exhaust Vent	• Dryer Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.
Exterior Areas		
Page 39 Item: 1	Doors/Windows	• Suggest caulking around doors or windows as necessary.
Page 40 Item: 2	Stucco/Siding Condition	• The exterior stucco appears to have some small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up and keep water and moisture from penetrating the wall structure. • Stair Step cracks noted. No Rotational or Shifting noted at the time of inspection. Fill and paint as needed
Grounds		
Page 43 Item: 1	Driveway and Walkway Condition	• Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
Page 44 Item: 3	Vegetation Observations	• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
Page 44 Item: 4	Electrical-Grounds-GFCI	• Exterior GFCI resets to garage, and garage outlet would not reset after trip test. Recommend licensed electrician evaluate and repair as needed.
Page 45 Item: 7	Exterior Faucet Condition	• Hose bib damaged/leaking at left side of home. Recommend review and repair by a licensed plumber.



**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 • Pest 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
---------------------	---------------	------------------	---------------	----------------

#### Observations:

- Operated normally when tested, at time of inspection.

X				
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### 2. Closets

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

#### Observations:

- The closet is in serviceable condition.

X				
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### 3. Door Bell

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

#### Observations:

- Operated normally when tested.

X				
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### 4. Doors

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

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

### 5. Electrical

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

#### Observations:

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

X				
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### 6. Smoke Detectors

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

#### 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.

X				
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### 7. Ceiling Condition

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

Materials: There are drywall ceilings noted.

X				
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8. Patio Doors

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

Observations:

- The hinged patio door was functional during the inspection.
- One or more sliding door/s shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.

9. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

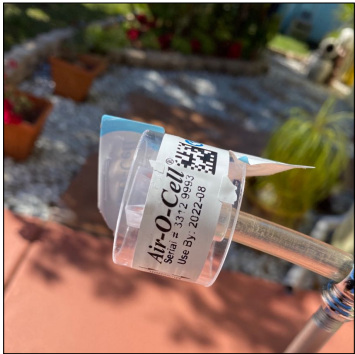
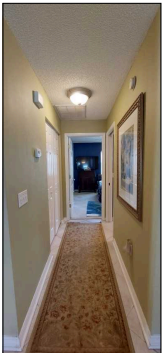
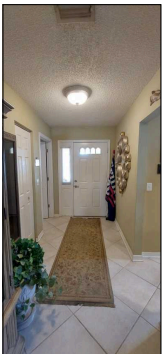
Moder  
ate  
Concer  
n

Major  
Concer  
n

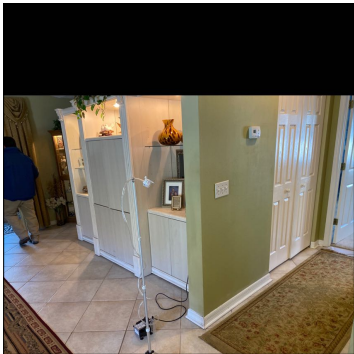
Safety  
Concer  
n

X				
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Materials: Drywall walls noted.



Outside



Livingroom



10. Window Condition

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

Materials: Aluminum framed single hung window noted. • Vinyl framed sliding window noted.

11. Floor Conditions

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

## 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 • Guest

## 2. Ceiling Fans

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- Operated normally when tested, at time of inspection.

## 3. Closets

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- The closet is in serviceable condition.

## 4. Doors

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

Observations:

- Master Bedroom Door drags on carpet. Recommend having adjusted.

## 5. Electrical

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

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

## 6. Floor Condition

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Flooring Types: Carpet is noted.

## 7. Smoke Detectors

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## 8. Wall Condition

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

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: Aluminum framed single hung window noted.

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

10. 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				
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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

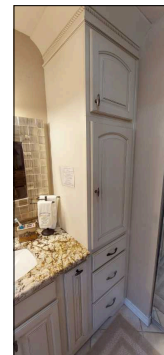
### 2. Cabinets

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

Observations:

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

X				
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### 3. 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				
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### 4. Counters

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

Observations:

- Solid Surface tops noted.

X				
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## 5. Doors

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

### Observations:

- Guest Bathroom Pocket Door leading to Hallway does not latch properly. Recommend adjusting as needed.

## 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.



## 8. Exhaust Fan

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

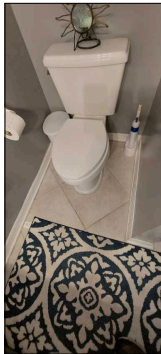
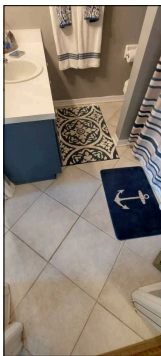
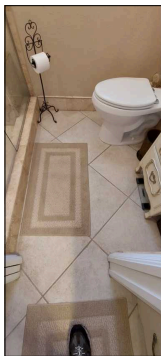
### Observations:

- Appeared functional, at time of inspection.
- The bath fan was operated and no issues were found.
- No fan was observed in Master Bathroom, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

## 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.



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

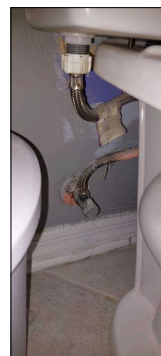
Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Observations:

- No Plumbing leaks noted under sinks at the time of inspection







## 12. Showers

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

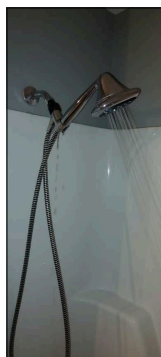
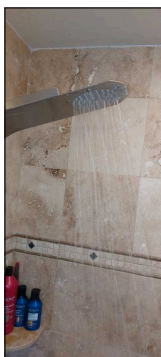
Major  
Concer  
n

Safety  
Concer  
n

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

### Observations:

- Appears serviceable and functioning properly at the time of inspection
- **Guest Shower head leaks.**



## 13. Shower Walls

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

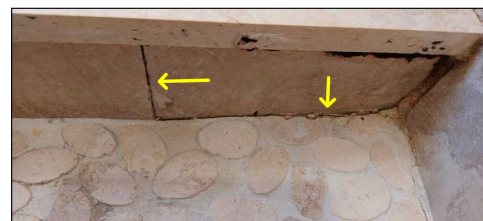
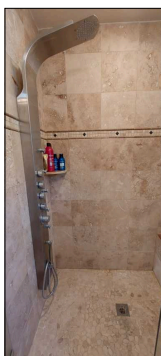
Major  
Concer  
n

Safety  
Concer  
n

X	X			
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### Observations:

- Ceramic tile noted.
- Plastic tub/shower surround noted.
- **Grout cracks noted on Master Shower Walls. Recommend filling as needed to prevent moisture build up behind tiles and further cracking.**



Grout cracks noted on Master Shower Walls. Recommend filling as needed to prevent moisture build up behind tiles and further cracking.

Grout cracks noted on Master Shower Walls. Recommend filling as needed to prevent moisture build up behind tiles and further cracking.



#### 14. Bath Tubs

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

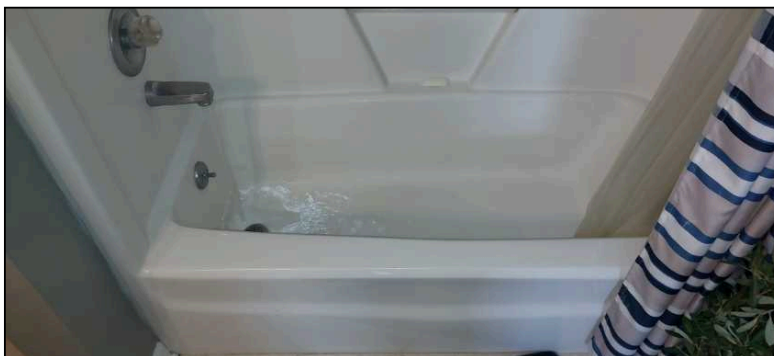
Major  
Concer  
n

Safety  
Concer  
n

Observations:

- Tub

X				
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#### 15. Enclosure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

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

X				
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#### 16. Sinks

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- Poor water pressure coming from hot water supply on Master Bathroom Sink. Recommend having evaluated for repairs by a licensed plumber.

X	X			
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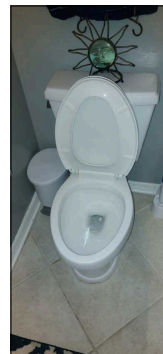
## 17. Toilets

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

X				
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## Observations:

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



## 18. Window Condition

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

X				
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Materials: Aluminum framed single hung window noted.



## 19. Walls

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

X				
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Materials: Drywall

## Kitchen

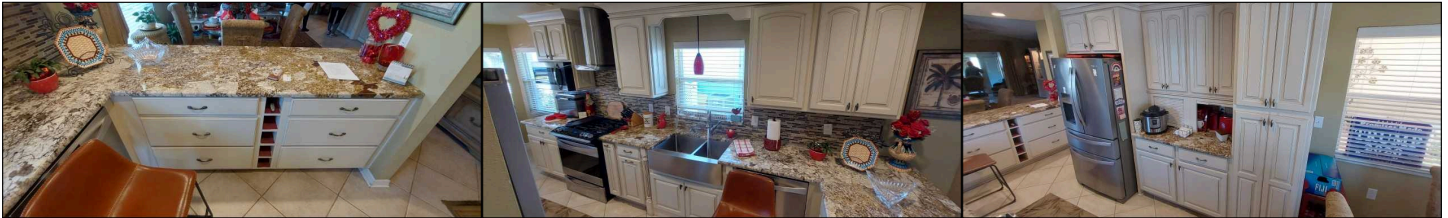
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cabinets

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.



## 2. Counters

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- Solid Surface tops noted.

## 3. Dishwasher

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, 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.



## 4. Garbage Disposal

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- Operated - appeared functional at time of inspection.



### 5. Microwave

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

X				
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#### 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.



### 6. Oven & Range

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

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.
- Oven: gas burners
- All heating elements operated when tested.
- Oven(s) operated when tested.



### 7. Sinks

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

X				
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#### Observations:

- No deficiencies observed.

## 8. Spray Wand

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

## Observations:

- The spray wand was operated and was functional.

X				
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## 9. Soap Dispenser

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

## Observations:

- The soap dispenser was functional.

X				
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## 10. Vent Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Exterior Vented

X				
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## 11. Window Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Aluminum framed single hung window noted.

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

## 12. Floor Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Ceramic tile is noted.

X				
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## 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				
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#### 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				
---	--	--	--	--





18. Refrigerator

Appear s Servic eable	Minor Concer n	Mod erate Concer n	Major Concer n	Safety Concer n
X				

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.





## Laundry

## 1. Dryer Vent

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

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

## Observations:

- Dryer Vent Tub is held in place on Wall with tape. We recommend installing proper wall mount.



Dryer Vent Tub is held in place on Wall with tape. We recommend installing proper wall mount.

## 2. Electrical

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

X				
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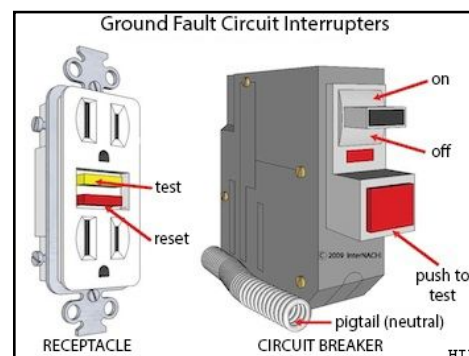
## 3. GFCI

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

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

## Observations:

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



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

## 4. Floor Condition

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

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

Materials: Ceramic tile is noted.

## 5. Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

### Observations:

- Could not fully inspect Washer Plumbing due to it being blocked by Dryer Vent Tube and washer/dryer units.



Could not fully inspect Washer Plumbing due to it being blocked by Dryer Vent Tube and washer/dryer units.

## 6. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

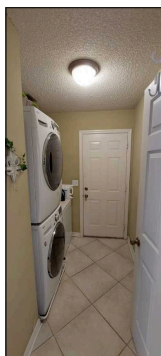
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

Materials: Drywall walls noted.



## 7. 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.

## 8. Doors

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.

## 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 garage

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

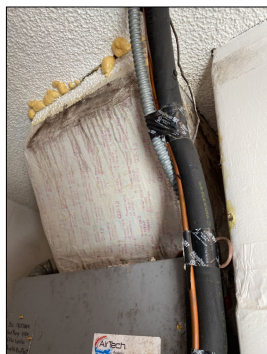
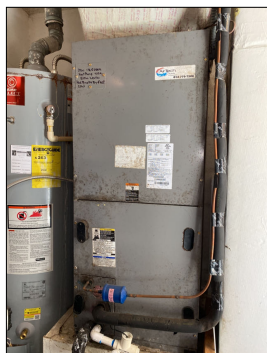
Observations:

- Year Model 2013

- Heat Rating 5 kw

• Air Leaks noted around enclosure, have sealed up for energy efficiency and to keep dirty air from bypassing the filter, by a licensed HVAC technician.

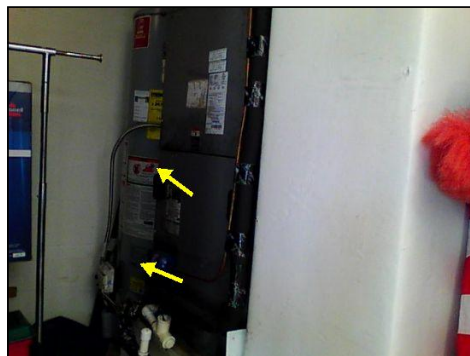
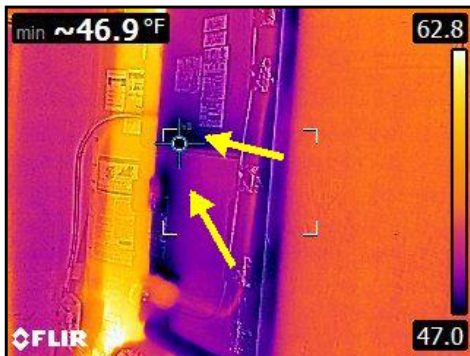
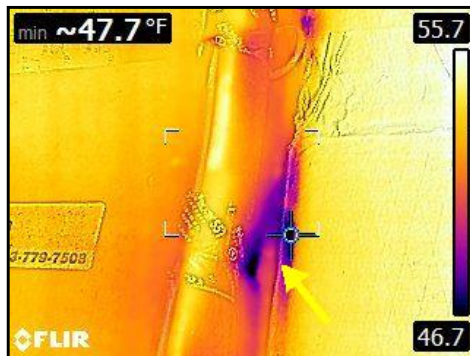
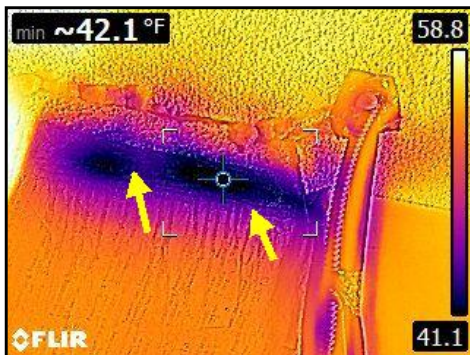
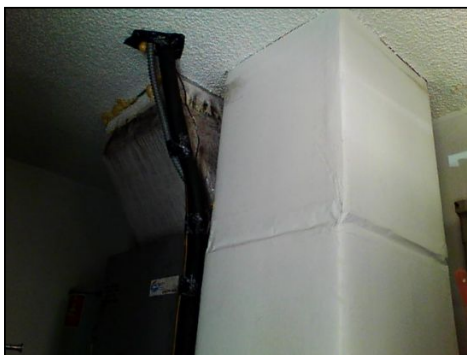
• Mold-like bio growth observed. Professional testing & evaluation advised. If further information is desired to determine the growth material, we can help with testing from one of our lab partners. Please contact us for further information if desired.







Air Leaks noted around enclosure, have sealed up for energy efficiency and to keep dirty air from bypassing the filter, by a licensed HVAC technician.



### 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

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X

Compressor Type: Electric • Year Model 2013

Location: The compressor is located on the exterior grounds.

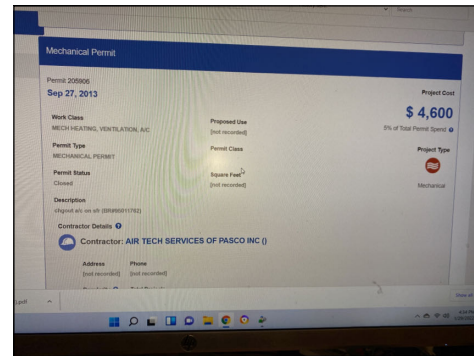
Observations:

• Tonnage 3

• Appeared functional at the time of inspection.

• 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 19 degrees F.

• Amp test rating within normal operating range at the time of inspection.



#### 5. Air Supply

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X

Observations:

• 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 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.



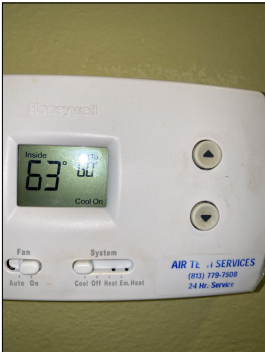
8. Thermostats

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

- Observations:
- Location: Hallway
  - Digital - type.
  - 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.
  - Current temp reading 66 Degrees at 1:19 pm



Current temp reading 66 Degrees at 1:19 pm



Final temp degree reading 63 at 2:27 pm and (Location).



## Water Heater

## 1. Combustion/Venting/Gas Valve

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- The combustion chamber appears to in functional condition.

## 2. Water Heater Condition

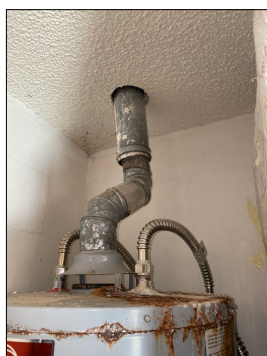
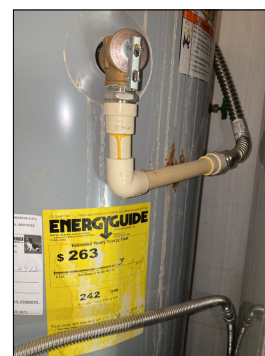
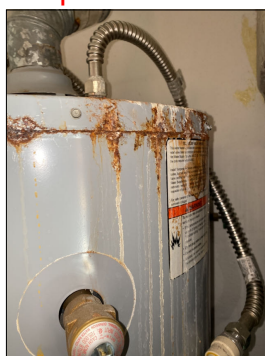
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
			X	

Heater Type: Gas • Year Model: 2016 model

Location: The heater is located in the garage.

## Observations:

- Heavily Rusted signs of previous water damage. The water heater enclosure or base is rusted, due to prior water infiltration, condensation or precipitation. Recommend licensed plumber evaluate.



Heavily Rusted signs of previous water damage. The water heater enclosure or base is rusted, due to prior water infiltration, condensation or precipitation. Recommend licensed plumber evaluate.



### 3. Number Of Gallons

Appear  
s  
Servic  
eable

Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
----------------------	-----------------------------	----------------------	-----------------------

Observations:  
• 50 gallons

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

### 4. Plumbing

Appear  
s  
Servic  
eable

Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
----------------------	-----------------------------	----------------------	-----------------------

Materials: Copper • Braided Stainless Steel

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

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

### 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				
---	--	--	--	--

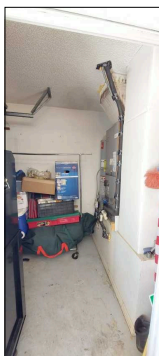
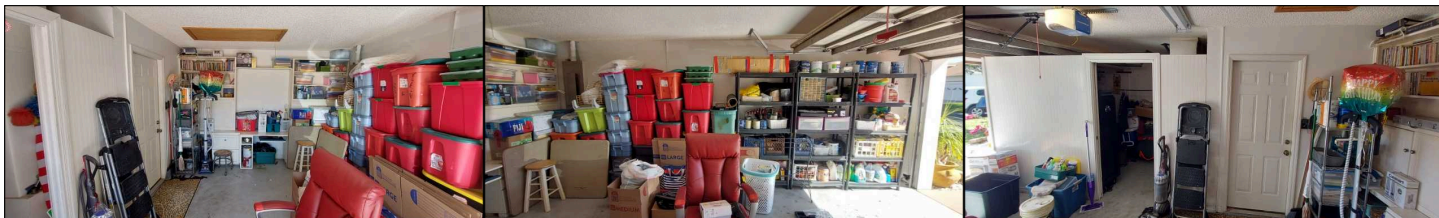
## Garage

## 1. Walls

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Bare concrete floors noted.



## 3. Rafters &amp; Ceiling

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- Appeared in serviceable condition the time of inspection.



#### 4. Electrical

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
	X			

#### Observations:

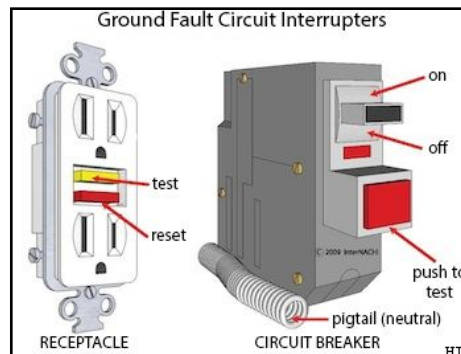
- Outlets in Garage are inoperable at time of inspection. See GFCI section for more information.

#### 5. GFCI

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
	X			

#### Observations:

- GFCI had power when tripped. This is often the result of miswiring and is usually easily fixed. Advise repair on replacement as needed.



GFCI has failed, see Grounds electrical for more information.

#### 6. Garage Door Condition

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

Materials: One 16' upgraded steel door

#### Observations:

- Garage door weatherstripping is missing or damaged. Recommend repair or replacement to keep water and animals out.





7. Garage Door Opener

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

Observations:

- Belt drive opener noted.
- Appeared in serviceable and functional condition using normal controls, at time of inspection.



## Electrical

## 1. Electrical Panel

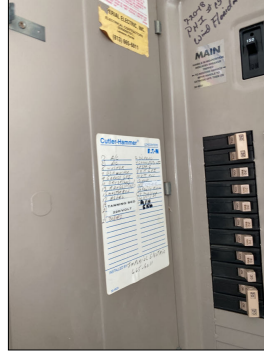
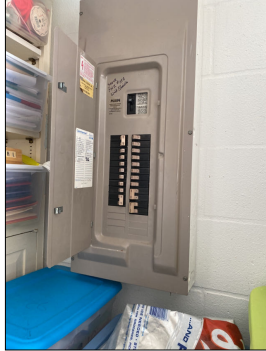
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Location: Cutler Hammer • Panel box located in garage.

Location: Cutler Hammer • Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Personal items prevent interior inspection n/a.



## 2. Main Amp Breaker

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- 150 amp

## 3. Breakers in off position

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

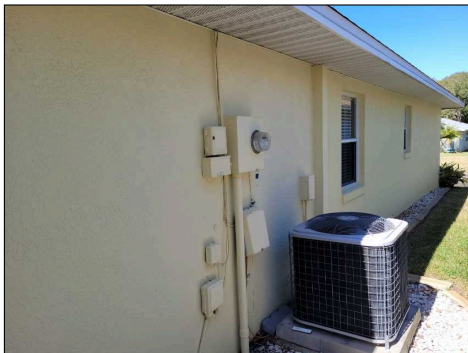
- 0

## 4. Cable Feeds

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

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



## 5. Breakers

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

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



## Roofing

## 1. Roof Condition

Appear  
s  
Serv  
eable

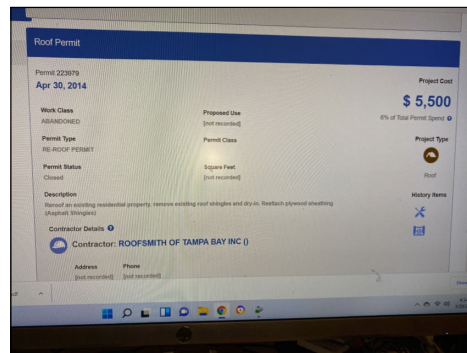
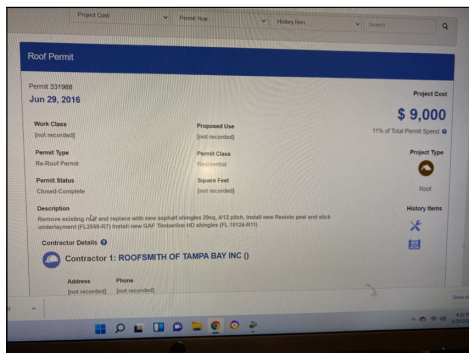
Minor  
Concer  
nModer  
ate  
Concer  
nMajor  
Concer  
nSafety  
Concer  
n

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

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: 6 years
- Inspector estimates 10 plus years of life expectancy of roof with proper annual maintenance.
- **Exposed nails on roofing material. Recommend sealing all fastener heads.**





2. Eaves/Flashing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- Appear Serviceable

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

3. Vent Caps

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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



4. Gutter

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away, and keep water from areas such as driveways.

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Attic

1. Access

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- Pull Down Ladder located in: Garage

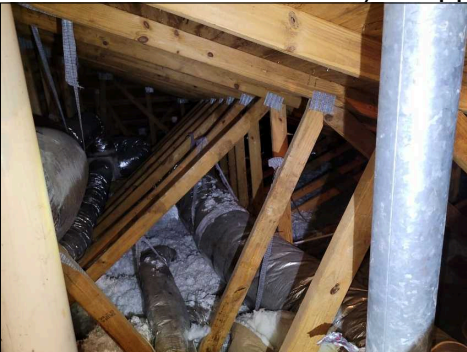


2. Structure

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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). Appeared in serviceable condition the time of inspection.



3. Ventilation

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.



#### 4. Vent Screens

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

#### Observations:

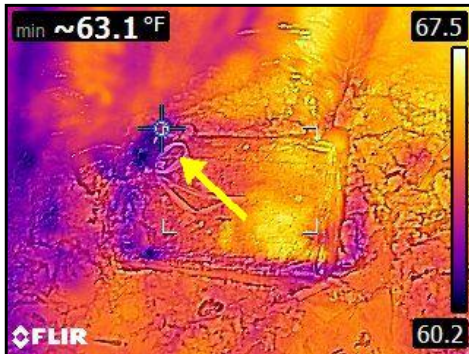
- Vent screens noted as functional. Appeared in serviceable condition the time of inspection.

#### 5. Duct Work

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

#### Observations:

- Leaks noted in duct work, have repaired by a licensed HVAC contractor.



#### 6. Electrical

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

#### Observations:

- Appeared in serviceable condition the time of inspection. Limited view due to most areas not visible due to insulation.
- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



## 7. Attic Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

## Observations:

- **PVC** plumbing vent pipe appeared functional, at time of inspection.



## 8. Insulation Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

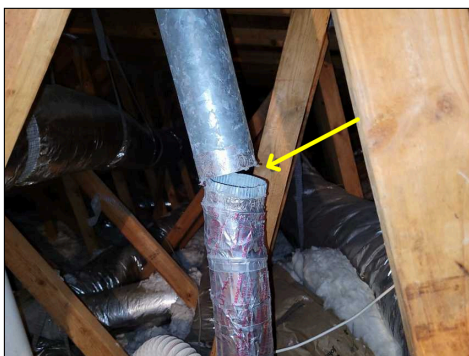
Major  
Concer  
n

Safety  
Concer  
n

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

## Observations:

- **Dryer Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.**



Exhaust fan duct appears to terminate in attic.  
Have duct routed to exterior to minimize moisture  
an possible development of mold.



## Exterior Areas

### 1. Doors/Windows

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

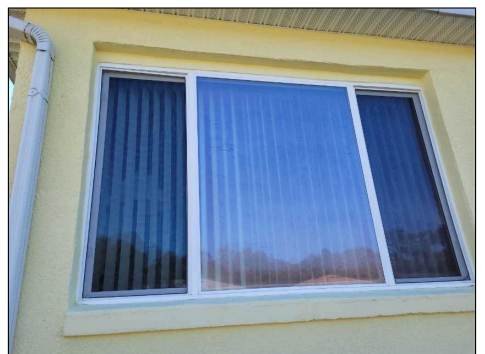
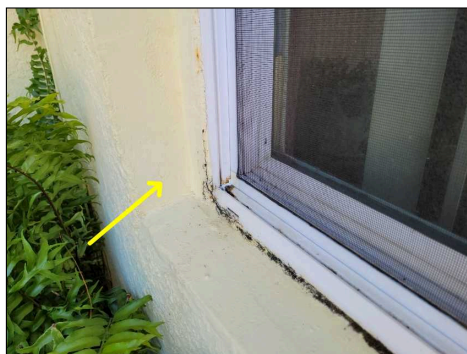
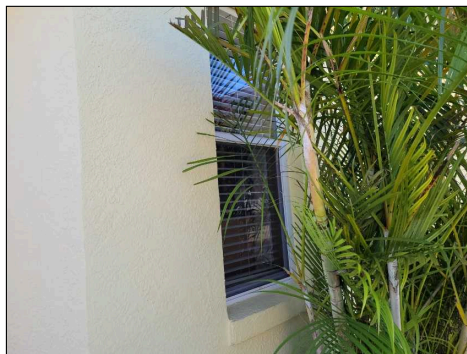
Major  
Concer  
n

Safety  
Concer  
n

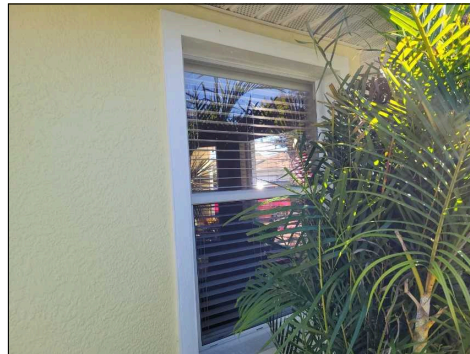
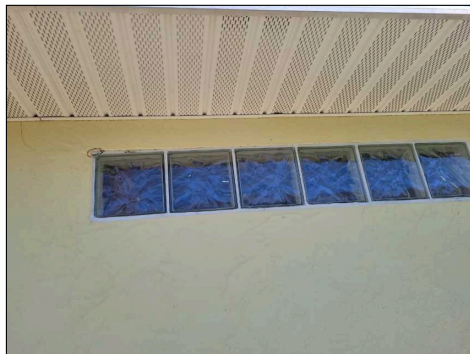
#### Observations:

- Suggest caulking around doors or windows as necessary.

	X			
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## 2. Stucco/Siding Condition

Appear  
S  
Servic  
eable

X

Materials: Stucco siding noted.

Observations:

- The exterior stucco appears to have some small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up and keep water and moisture from penetrating the wall structure.
- Stair Step cracks noted. No Rotational or Shifting noted at the time of inspection. Fill and paint as needed

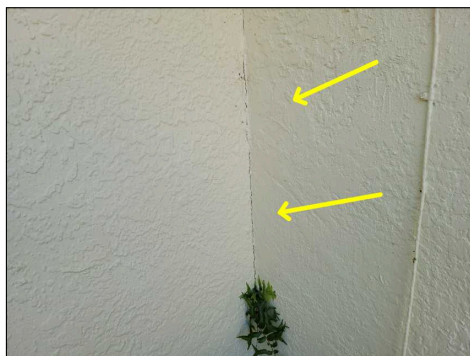


Fill and paint cracks





Stair Step cracks noted. No Rotational or Shifting noted at the time of inspection. Fill and paint as needed

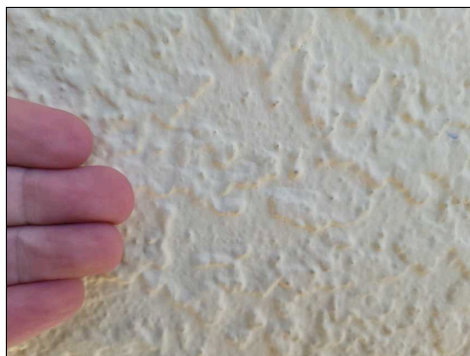


### 3. Exterior Paint

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

#### Observations:

- 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
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X				
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## 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				
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## 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
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X				
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## Observations:

- Normal settlement.

## Grounds

## 1. Driveway and Walkway Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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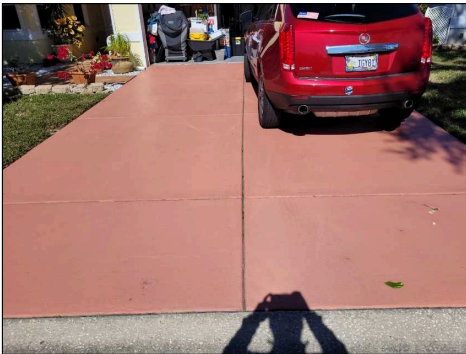
X	X			
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Materials: Concrete driveway and sidewalks noted.

## Observations:

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

• Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.



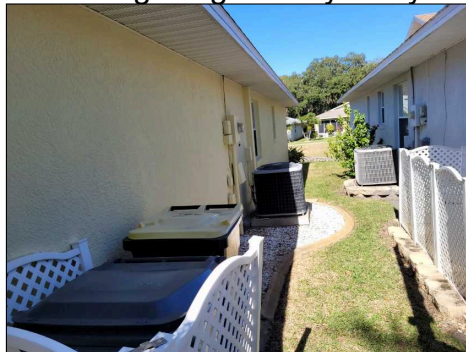
## 2. Grading

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

X				
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## 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.





### 3. Vegetation Observations

Appear  
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Servic  
eable

Minor  
Concer  
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Concer  
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Major  
Concer  
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Safety  
Concer  
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	X			
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#### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

### 4. Electrical-Grounds-GFCI

Appear  
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Servic  
eable

Minor  
Concer  
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Moder  
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Concer  
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Major  
Concer  
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Safety  
Concer  
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	X			X
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#### Observations:

- GFCI outlets tested and functional at the time of inspection.
- Reset is in the garage.
- Exterior GFCI resets to garage, and garage outlet would not reset after trip test. Recommend licensed electrician evaluate and repair as needed.



Exterior GFCI resets to garage, and garage outlet would not reset after trip test. Recommend licensed electrician evaluate and repair as needed.

### 5. Main Gas Valve Condition

Appear  
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eable

Minor  
Concer  
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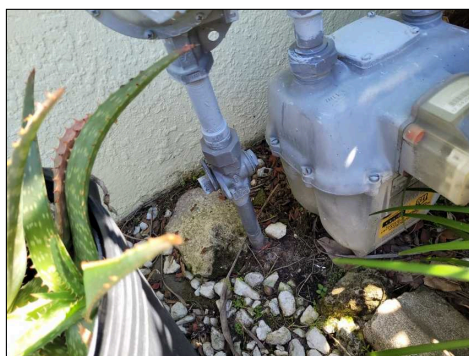
Moder  
ate  
Concer  
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Major  
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Safety  
Concer  
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X				
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Materials: Exterior of structure.



## 6. Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
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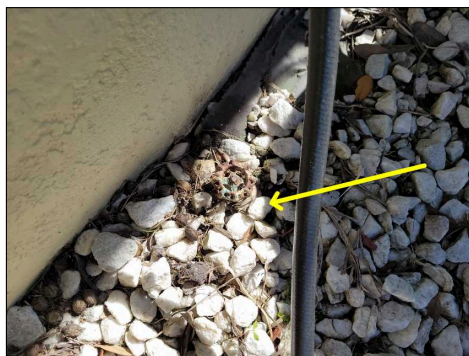
Moder  
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Concer  
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Major  
Concer  
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Safety  
Concer  
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Materials: Copper piping noted.

X				
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Main Water supply shut off

## 7. Exterior Faucet Condition

Appear  
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Servic  
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Minor  
Concer  
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Concer  
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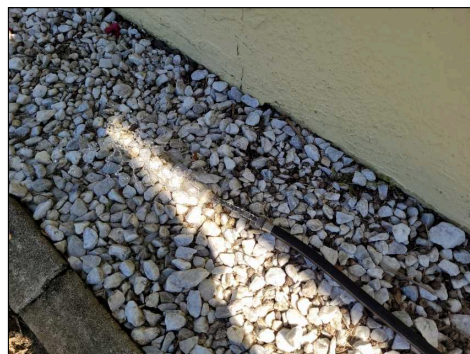
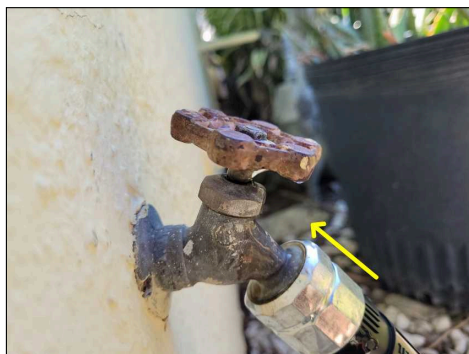
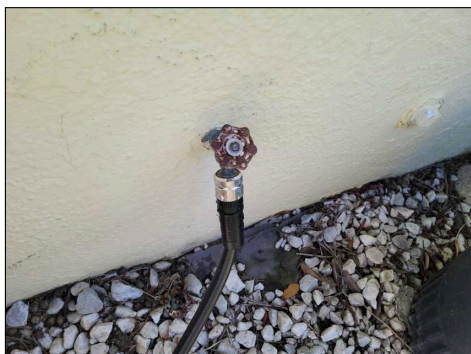
Major  
Concer  
n

Safety  
Concer  
n

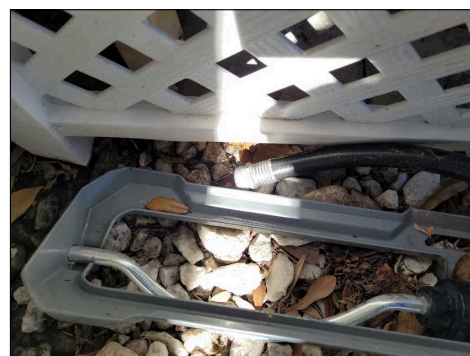
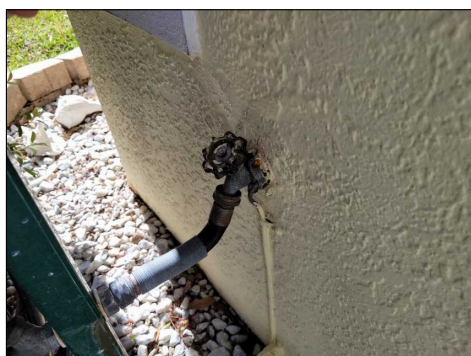
Observations:

- Hose bib damaged/leaking at left side of home. Recommend review and repair by a licensed plumber.

	X			
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Hose bib damaged/leaking at left side of home. Recommend review and repair by a licensed plumber.



## 8. Sprinklers

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

### Observations:

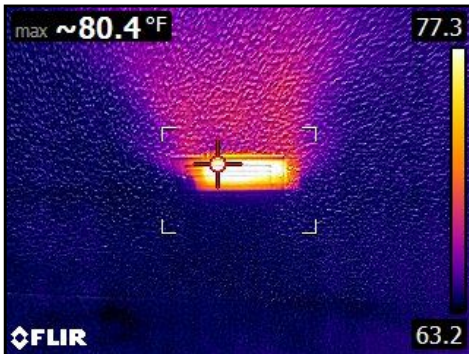
• NOTE: Home is equipped with an underground sprinkler system. Inspector was only able to inspect visible above ground parts and system. Systems are only put in manual mode to test and not calibrated for run times, dates or zones.

If further information is desired, inspector recommends having an irrigation contractor evaluate system during your inspection period, due to most of its parts/piping not visible for inspection.

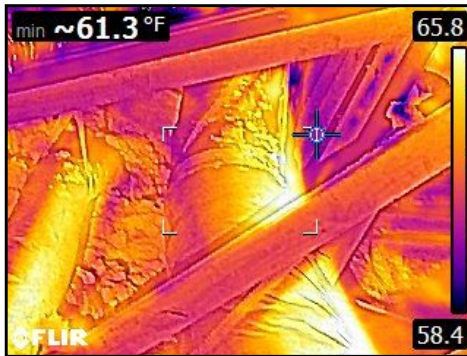
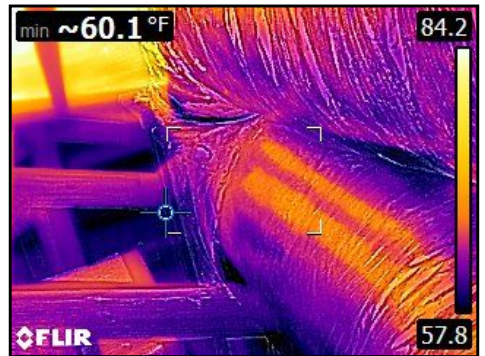
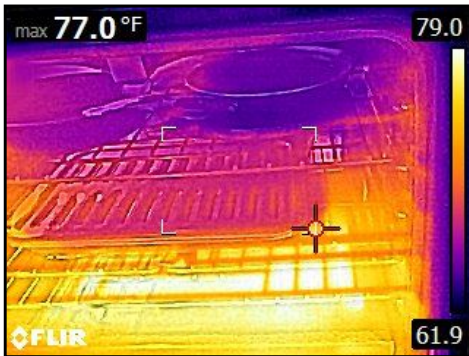
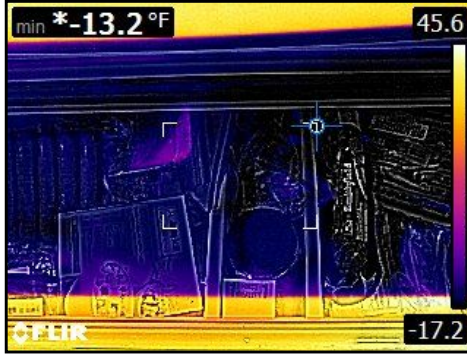
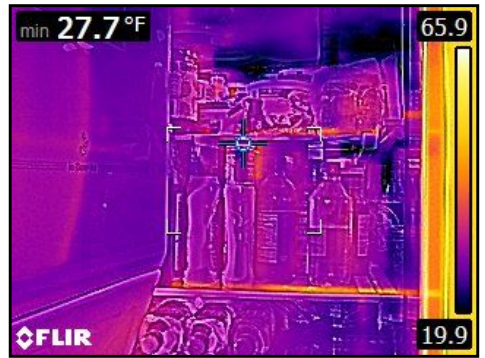
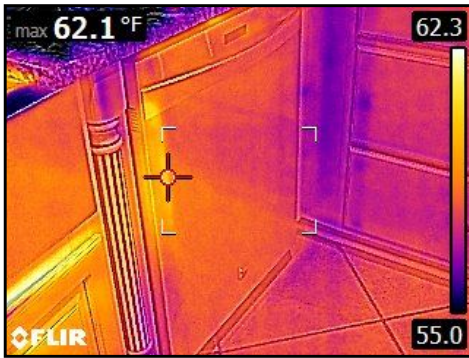
• Sprinkler system is maintained by Homeowners Association. Recommend consulting HOA for any information regarding scheduling and maintenance.



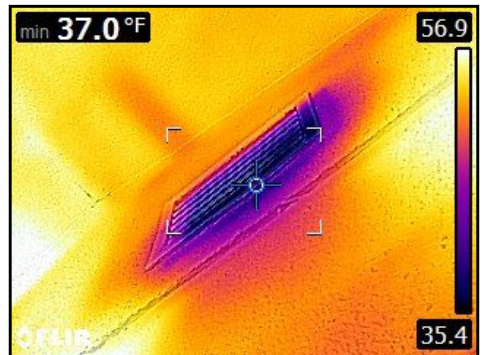
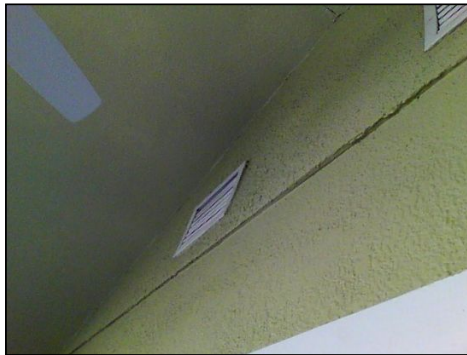
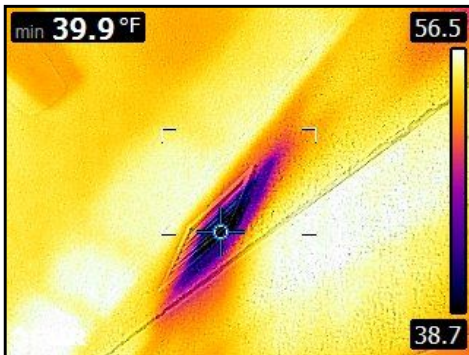
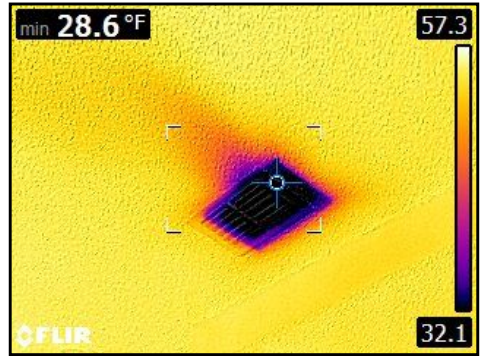
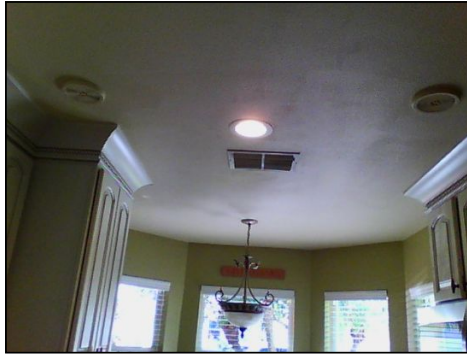
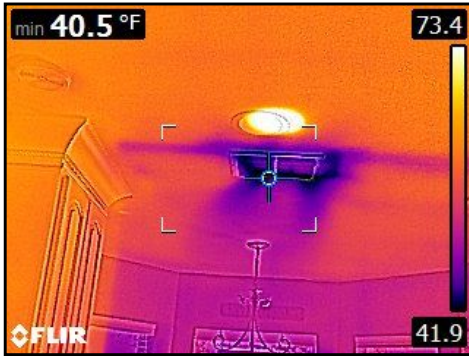
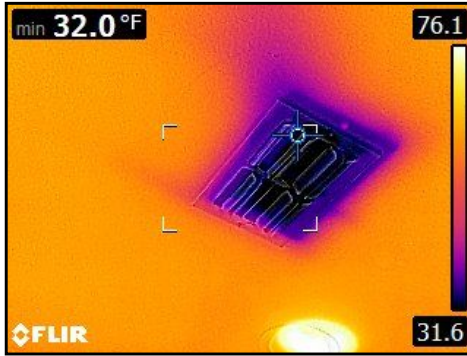
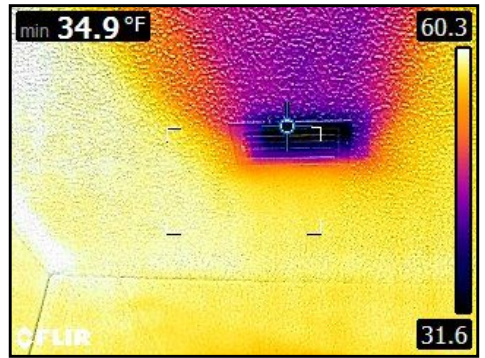
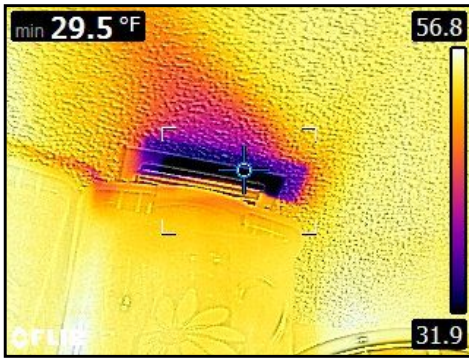
Photos



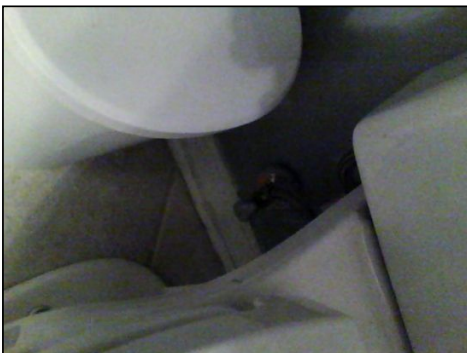
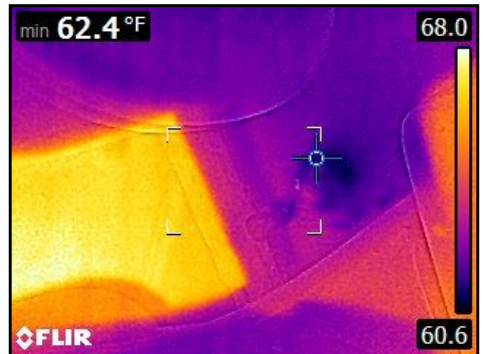
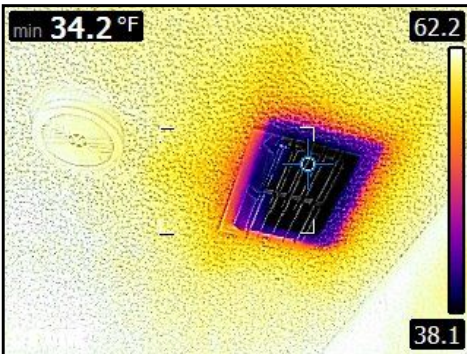
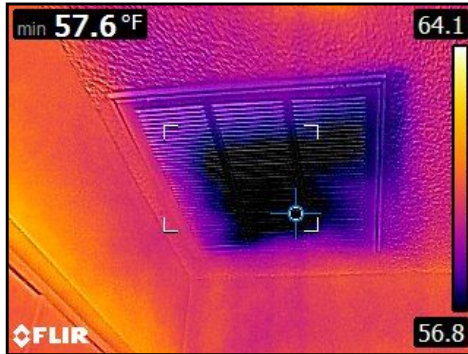
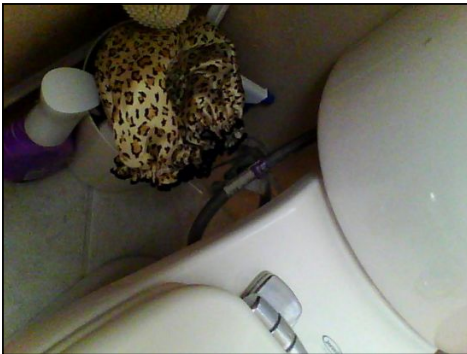
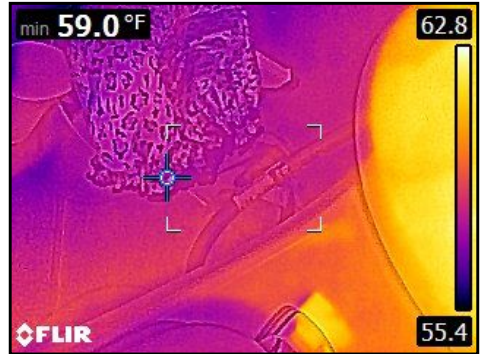
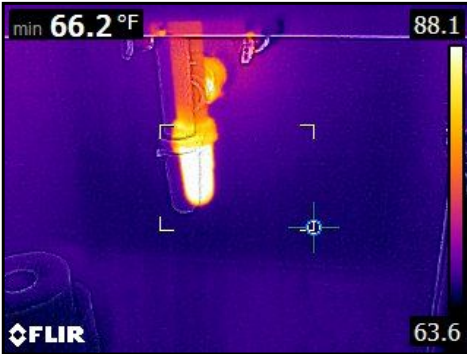
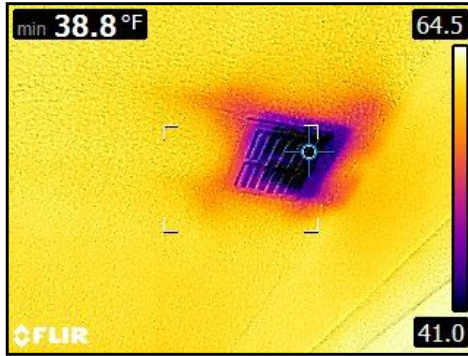












## Glossary

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.