

# *Bungalow Inspections*

## Property Inspection Report



123456 Anywhere St , lot 9 blk 2, Wesley Chapel, FL 33543  
Inspection prepared for: Sample Report  
Real Estate Agent: -

Date of Inspection: 7/22/2024 Time: 8:30 AM  
Age of Home: 2024 Size: 3300  
Weather: Sunny 86  
Order ID: 4778

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: 2	Door Bell	• The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.
Page 6 Item: 3	Doors	• Front Entrance Door is missing Weather Stripping. Recommend having installed.
Page 7 Item: 10	Wall Condition	• Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.
Bedrooms		
Page 10 Item: 4	Electrical	• Lighting and Outlets in Master Bedroom were inoperable at time of inspection. Recommend having evaluated and repaired by a licensed electrician.
Page 11 Item: 7	Wall Condition	• Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.
Bathroom		
Page 14 Item: 5	Doors	• Main Door to Master Bathroom had its lock installed on exterior side of door. Recommend having doorknob reinstalled to prevent locking of persons in bathroom. • Missing lock on Master Bathroom Door to Toilet. Recommend having repaired/replaced.
Page 14 Item: 6	Electrical	• Lighting in Master Bathroom was inoperable at time of inspection. Recommend having evaluated further by a licensed electrician for repairs.
Page 15 Item: 8	Exhaust Fan	• Master Bathroom Exhaust Fans were inoperable at time of inspection. This is likely due to an underlying electrical problem that is also affecting the lighting as well. Recommend review and repair by a licensed electrician.
Page 16 Item: 12	Showers	• Could not test Upstairs Bathroom Shower as poor water pressure prevents use of Shower head. • Poor water pressure coming from Master Shower Faucet and Downstairs Bathroom Shower Faucet. Recommend having evaluated for repairs by a licensed plumber.
Page 17 Item: 13	Shower Walls	• Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.
Page 18 Item: 14	Bath Tubs	• Poor/No water pressure coming from all Bathroom Tub Faucets. Recommend having evaluated by a licensed plumber for repairs.
Page 18 Item: 15	Enclosure	• Master Shower Enclosure has not been installed.



Page 19 Item: 16	Sinks	• Poor water pressure coming from hot water supply at all Bathroom Sinks. Recommend having evaluated further by a licensed plumber for repairs.
Page 19 Item: 19	Walls	• Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.
Kitchen		
Page 20 Item: 3	Dishwasher	• Dishwasher installation is not complete.
Page 22 Item: 8	Sinks	• Could not test Kitchen Sink Faucet as installation of faucet is not complete. Recommend testing at final walkthrough.
Page 22 Item: 9	Spray Wand	• Could not test, see Kitchen Sink Section for more information.
Page 24 Item: 17	Wall Condition	• Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.
Laundry		
Page 25 Item: 2	Electrical	• Lighting in Laundry Room was inoperable at time of inspection. Recommend having evaluated and repaired by a licensed electrician.
Heat/AC		
Page 28 Item: 6	Registers	• Panty closet missing register supply vent. Recommend reviewing HVAC duct work mechanical plans.
Page 28 Item: 7	Filters	• 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 rinsing 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.
Garage		
Page 32 Item: 7	Garage Door Opener	• Garage Door Opener was not powered at time of inspection. Recommend having tested once powered.
Electrical		
Page 34 Item: 3	Breakers in off position	• 1
Page 34 Item: 5	Breakers	• Dead short noted on breaker #18. Recommend licensed electrician evaluate and repair.
Exterior Areas		
Page 41 Item: 3	Exterior Paint	• Touch up paint needed.
Grounds		
Page 44 Item: 6	Water Pressure	• See bathroom and kitchen areas for more details.
Page 45 Item: 9	Sprinklers	• Pressure in zones appeared lower than normal. Recommend having reviewed/evaluated by an irrigation specialist.



**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: Seller present • Cleaners present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant - New Construction-Final



## 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. 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.

### 2. Door Bell

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

- The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

### 3. Doors

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

X	X			
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#### Observations:

- Front Entrance Door is missing Weather Stripping. Recommend having installed.



Front Entrance Door is missing Weather Stripping. Recommend having installed.

### 4. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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### 5. Smoke Detectors

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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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.



## 6. Stairs & Handrail

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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X				
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## 7. Ceiling Condition

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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X				
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Materials: There are drywall ceilings noted.

## 8. Patio Doors

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

- The sliding patio door was functional during the inspection.

## 9. Screen Doors

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

- Sliding door screen is functional.

## 10. Wall Condition

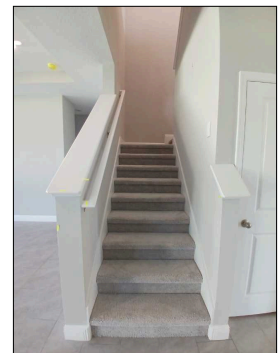
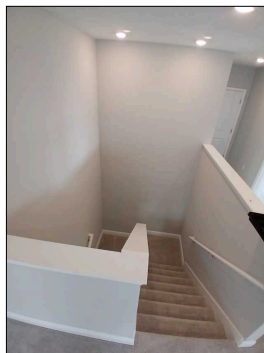
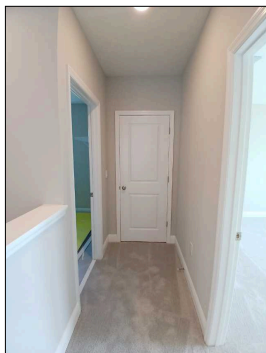
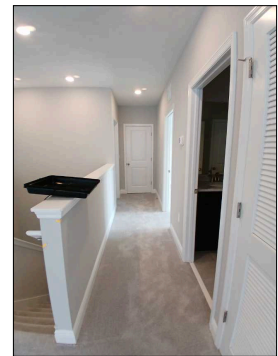
Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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X	X			
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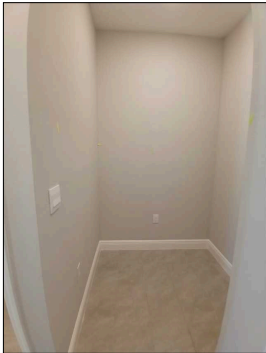
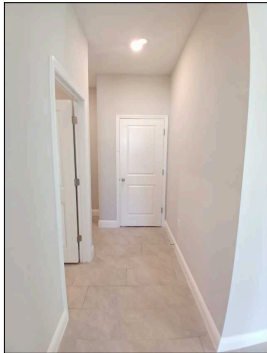
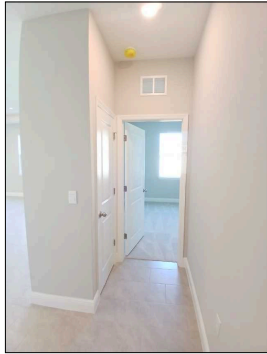
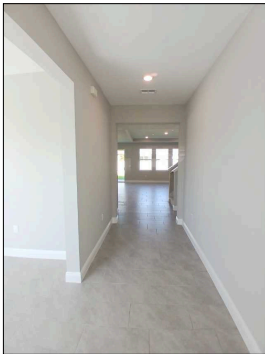
Materials: Drywall walls noted.

Observations:

- Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.







11. 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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12. 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 • Downstairs • Left Bedroom • Right Bedroom

### 2. Closets

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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Observations:

- The closet is in serviceable condition.

X				
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### 3. Doors

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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Observations:

- Double door entryway.

X				
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### 4. Electrical

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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Observations:

- Lighting and Outlets in Master Bedroom were inoperable at time of inspection. Recommend having evaluated and repaired by a licensed electrician.

X	X			
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Lighting and Outlets in Master Bedroom were inoperable at time of inspection. Recommend having evaluated and repaired by a licensed electrician.

### 5. Floor Condition

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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Flooring Types: Carpet is noted.

X				
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### 6. Smoke Detectors

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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X				
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7. Wall Condition

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

Materials: Drywall walls noted.  
Observations:

- Paint and texture imperfections noted-recommend touch-up's as needed.  
Area's marked with painters tape.





8. Window Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
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Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Vinyl framed single hung window noted.

X				
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9. Ceiling Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
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Moder  
ate  
Concer  
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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 • Downstairs Bathroom • Upstairs Bathroom

### 2. Cabinets

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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#### Observations:

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

X				
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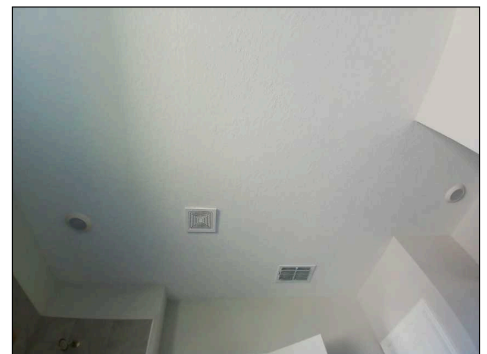
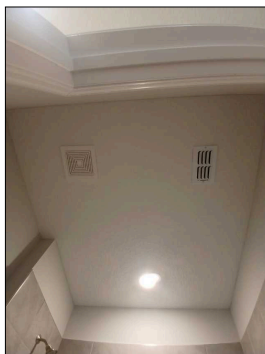


### 3. Ceiling Condition

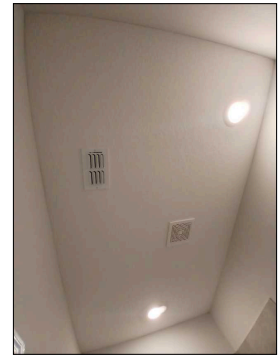
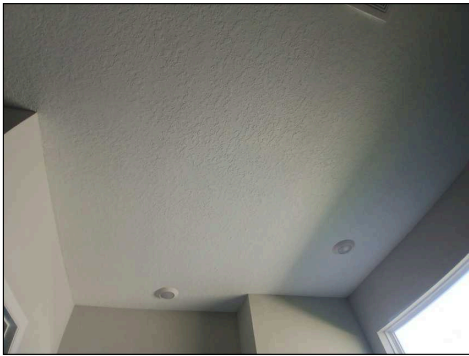
Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
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Materials: There are drywall ceilings noted.

X				
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#### 4. Counters

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

#### Observations:

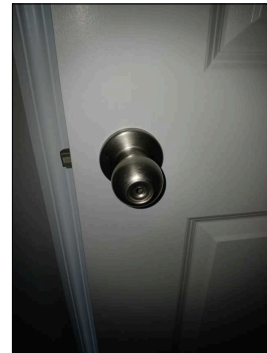
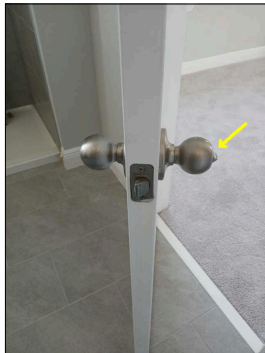
- Solid Surface tops noted.

#### 5. Doors

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

#### Observations:

- Main Door to Master Bathroom had its lock installed on exterior side of door. Recommend having doorknob reinstalled to prevent locking of persons in bathroom.
- Missing lock on Master Bathroom Door to Toilet. Recommend having repaired/replaced.



Main Door to Master Bathroom had its lock installed on exterior side of door. Recommend having doorknob reinstalled to prevent locking of persons in bathroom.

#### 6. Electrical

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

#### Observations:

- Lighting in Master Bathroom was inoperable at time of inspection. Recommend having evaluated further by a licensed electrician for repairs.

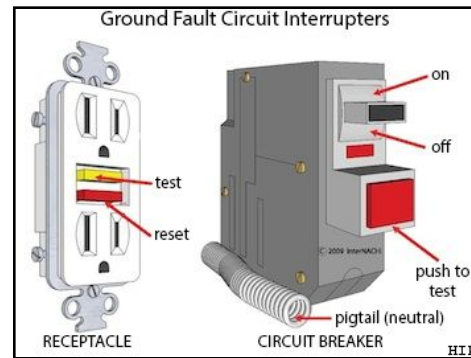
#### 7. GFCI

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 Downstairs bathroom resets the other bathroom ('s) receptacles





## 8. Exhaust Fan

Appear  
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eable

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Concer  
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Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X	X			
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### Observations:

- Appeared functional, at time of inspection.
- The bath fan was operated and no issues were found.
- Master Bathroom Exhaust Fans were inoperable at time of inspection. This is likely due to an underlying electrical problem that is also affecting the lighting as well. Recommend review and repair by a licensed electrician.

## 9. Floor Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

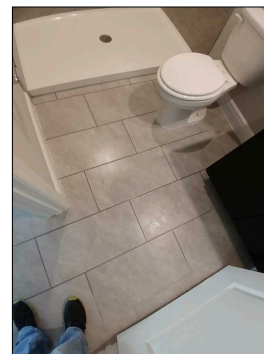
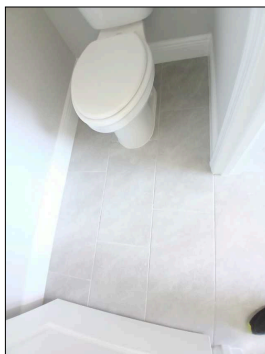
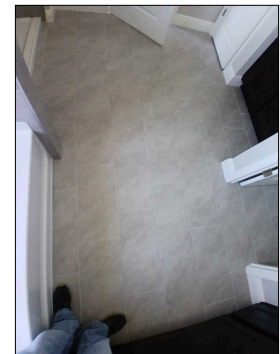
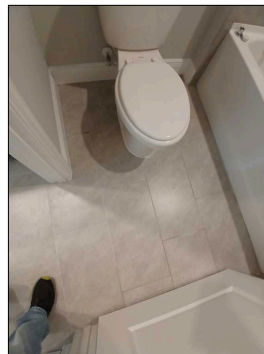
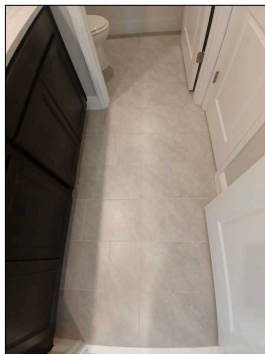
Moder  
ate  
Concer  
n

Major  
Concer  
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Safety  
Concer  
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X				
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Materials: Ceramic tile is noted.



## 10. Mirrors

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

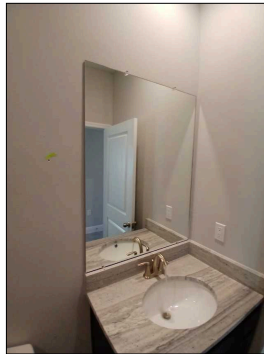
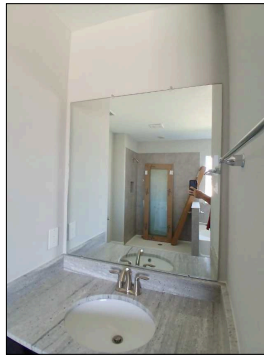
Safety  
Concer  
n

X				
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### 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:

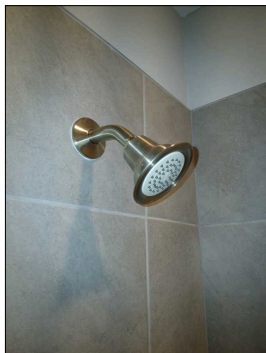
- No Plumbing leaks noted under sinks at the time of inspection

## 12. Showers

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

### Observations:

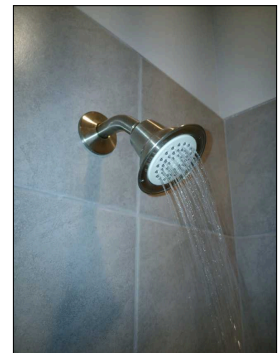
- Could not test Upstairs Bathroom Shower as poor water pressure prevents use of Shower head.
- Poor water pressure coming from Master Shower Faucet and Downstairs Bathroom Shower Faucet. Recommend having evaluated for repairs by a licensed plumber.



Could not test Upstairs Bathroom Shower as poor water pressure prevents use of Shower head.



Poor water pressure coming from Master Shower Faucet. Recommend having evaluated for repairs by a licensed plumber.



Poor water pressure coming from Downstairs Bathroom Shower Faucet. Recommend having evaluated for repairs by a licensed plumber.



### 13. Shower Walls

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

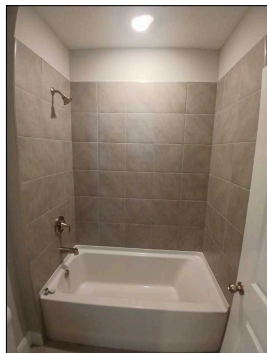
Safety  
Concer  
n

X	X			
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#### Observations:

- Ceramic tile noted.

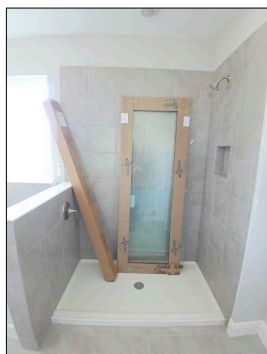
- Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



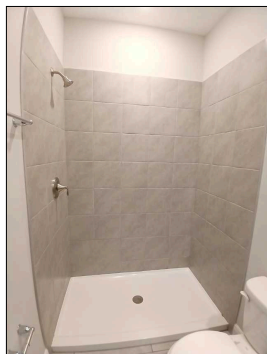
Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



Damaged/Missing Grout noted on all Bathroom Shower Walls. Recommend having regouted as needed.



## 14. Bath Tubs

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

		X		
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### Observations:

#### • Tub

- Poor/No water pressure coming from all Bathroom Tub Faucets. Recommend having evaluated by a licensed plumber for repairs.



Poor/No water pressure coming from all Bathroom Tub Faucets. Recommend having evaluated by a licensed plumber for repairs.



Poor/No water pressure coming from all Bathroom Tub Faucets. Recommend having evaluated by a licensed plumber for repairs.

## 15. Enclosure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

	X			
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### Observations:

- Master Shower Enclosure has not been installed.



Master Shower Enclosure has not been installed.



## 16. Sinks

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

X	X			
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## Observations:

- Poor water pressure coming from hot water supply at all Bathroom Sinks. Recommend having evaluated further by a licensed plumber for repairs.

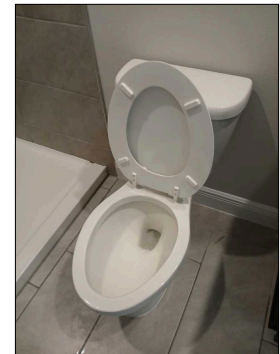
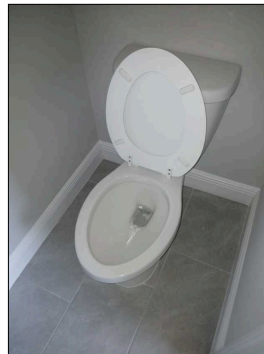
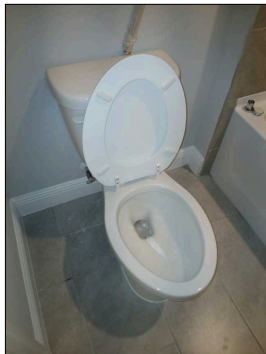
## 17. Toilets

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				
---	--	--	--	--

Materials: Vinyl framed fixed window noted.



## 19. Walls

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

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

Materials: Drywall

## Observations:

- Paint and texture imperfections noted-recommend touch-up's as needed. Area's marked with painters tape.



## Kitchen

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

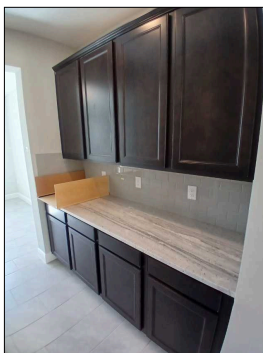
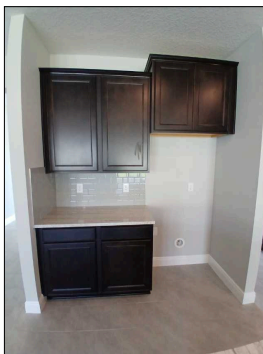
## 1. Cabinets

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				
---	--	--	--	--



## 2. Counters

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

## Observations:

- Solid Surface tops noted.

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

## 3. Dishwasher

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

## Observations:

- Dishwasher installation is not complete.

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





Dishwasher installation is not complete.

#### 4. Doors

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

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

#### Observations:

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

#### 5. Garbage Disposal

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

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

#### Observations:

- Operated - appeared functional at time of inspection.



#### 6. Microwave

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

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. Oven & Range

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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.



## 8. Sinks

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

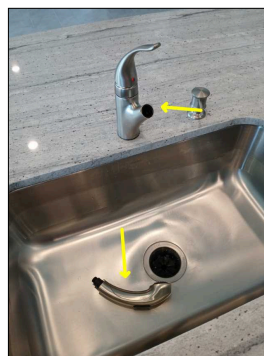
Major  
Concer  
n

Safety  
Concer  
n

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

### Observations:

- Could not test Kitchen Sink Faucet as installation of faucet is not complete. Recommend testing at final walkthrough.



Could not test Kitchen Sink Faucet as installation of faucet is not complete. Recommend testing at final walkthrough.

## 9. Spray Wand

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

### Observations:

- Could not test, see Kitchen Sink Section for more information.

## 10. Soap Dispenser

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

### Observations:

- There was no soap present in the dispenser, could not fully test.

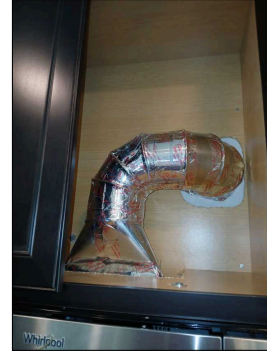


**11. Vent Condition**

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

Materials: Exterior Vented- Part of microwave

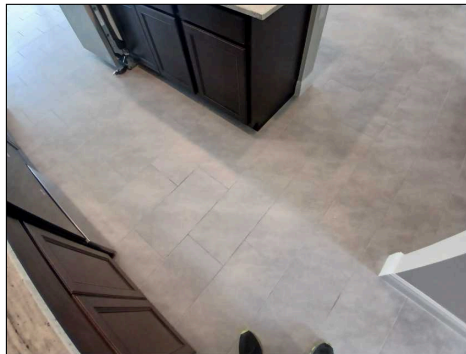
X				
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**12. Floor Condition**

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

Materials: Ceramic tile is noted.

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

**13. Plumbing**

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

Observations:

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

X				
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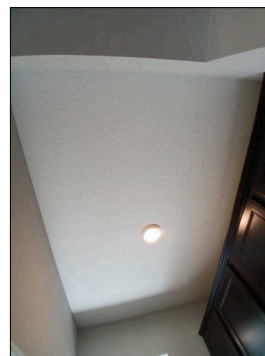
**14. Ceiling Condition**

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

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

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

#### Observations:

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

### 16. 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.
- Reset for the GFCI is in the main panel.

### 17. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

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

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

#### Observations:

- Paint and texture imperfections noted-recommend touch-up's as needed.
- Area's marked with painters tape.





## Laundry

## 1. Dryer Vent

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

X				
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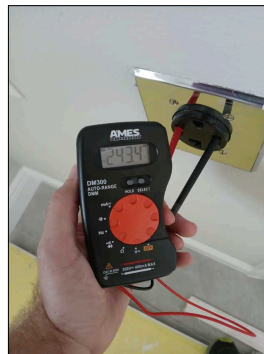
## 2. Electrical

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

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

## Observations:

- Lighting in Laundry Room was inoperable at time of inspection. Recommend having evaluated and repaired by a licensed electrician.



## 3. GFCI

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

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

## Observations:

- GFCI in place and operational
- Reset for the GFCI is in the main panel.

## 4. Floor Condition

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

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

Materials: Ceramic tile is noted.

## 5. Plumbing

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

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



## 6. Wall Condition

Appear  
s  
Servic  
eable

Minor  
Concer  
n

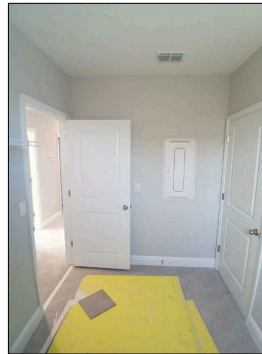
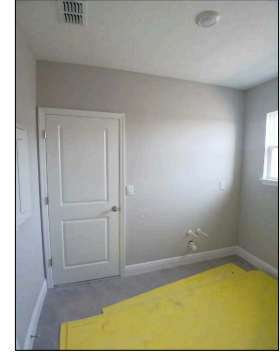
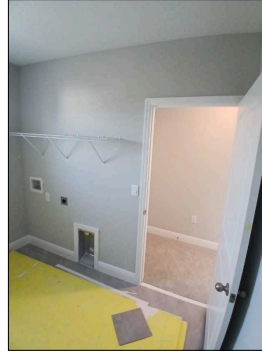
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Materials: Drywall walls noted.

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



## 7. 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				
---	--	--	--	--

## 8. Doors

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				
---	--	--	--	--



## 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 hall closet

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				

Observations:

- Year Model 2024
- Heat Rating 5 kw
- No Air Leaks noted around enclosure
- Overflow protection device installed

### 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

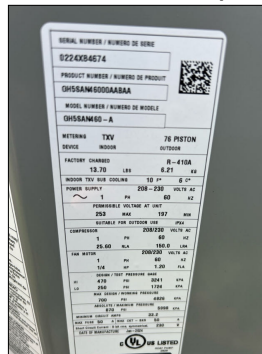
Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Compressor Type: Electric • Year Model 2024

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- Tonnage 5
- 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 18-19 degrees F.
- Amp test rating within normal operating range at the time of inspection.





## 5. Air Supply

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

X				
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### Observations:

- The return air supply system appears to be functional.

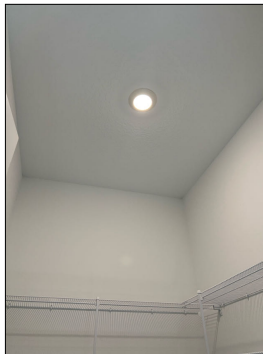
## 6. Registers

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

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

### Observations:

- Panty closet missing register supply vent. Recommend reviewing HVAC duct work mechanical plans.



Panty closet missing register supply vent.  
Recommend reviewing HVAC duct work mechanical plans.



Panty closet missing register supply vent.  
Recommend reviewing HVAC duct work mechanical plans.

## 7. Filters

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

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

Location: Located inside heater cabinet.

### 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 rinsing 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

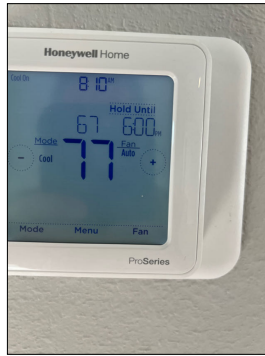
Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

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 77 Degrees at 8:11 am
- Final temp degree reading 76 at 8:58 am





Current temp reading 77 Degrees at 8:11 am



Final temp degree reading 76 at 8:58 am



## Water Heater

## 1. Heater Enclosure

Appearance 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

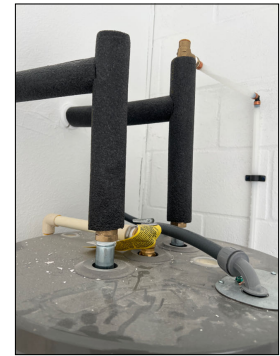
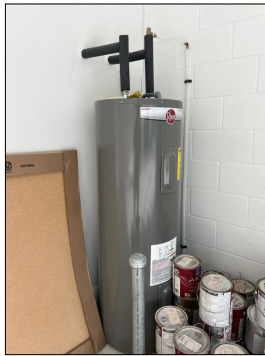
Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Heater Type: Electric • Year Model: 2024 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 softeners, 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

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

- 50 gallons

## 4. Plumbing

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: Aquapex

## 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

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Materials: CPVC

## Observations:

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



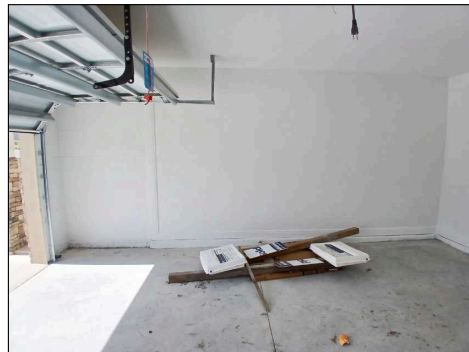
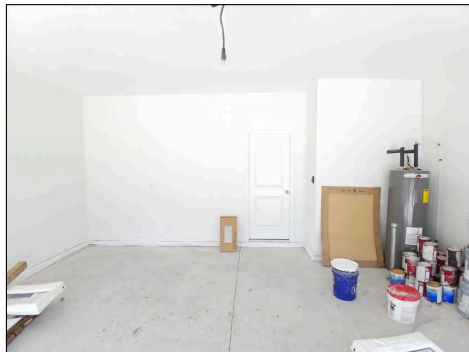
## Garage

## 1. Walls

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

## Observations:

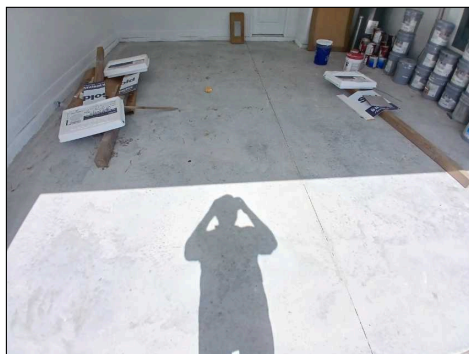
- No major system safety or function concerns noted at time of inspection. Appeared in serviceable condition the time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.



## 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

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

##### Observations:

- Appears in serviceable condition at the time of inspection

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

#### 5. GFCI

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

##### Observations:

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

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



#### 6. Garage Door Condition

Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

Materials: One 16' upgraded steel door

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



#### 7. Garage Door Opener

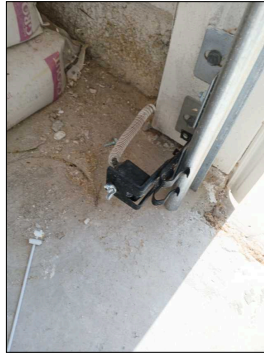
Appears Serviceable    Minor Concern    Moderate Concern    Major Concern    Safety Concern

##### Observations:

- Chain drive opener noted.
- Garage Door Opener was not powered at time of inspection. Recommend having tested once powered.

	X			
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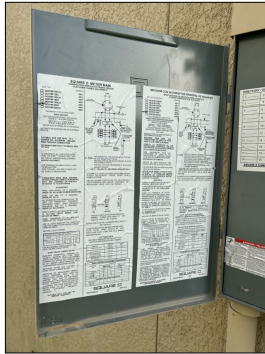
## Electrical

## 1. Electrical Panel

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

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

Location: Square D • Exterior of structure.  
 Location: Square D • Located in the garage.



## 2. Main Amp Breaker

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

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

Observations:  
 • 200 amp

## 3. Breakers in off position

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

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

Observations:  
 • 1

## 4. Cable Feeds

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

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

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

## 5. Breakers

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

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

Materials: Copper non-metallic sheathed cable noted.

Observations:

- No Overheating Breakers noted at the time of inspection
- Dead short noted on breaker #18.
- Recommend licensed electrician evaluate and repair.

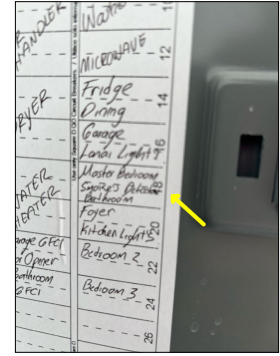




Dead short noted on breaker  
#18.  
Recommend licensed electrician  
evaluate and repair.



Dead short noted on breaker  
#18.  
Recommend licensed electrician  
evaluate and repair.





## Roofing

## 1. Roof Condition

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

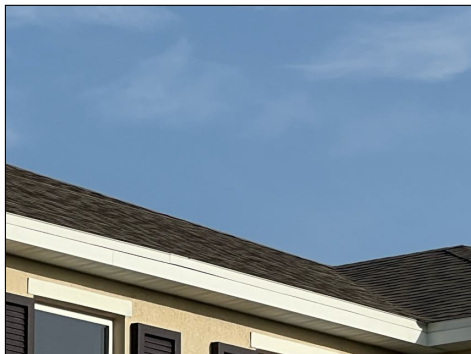
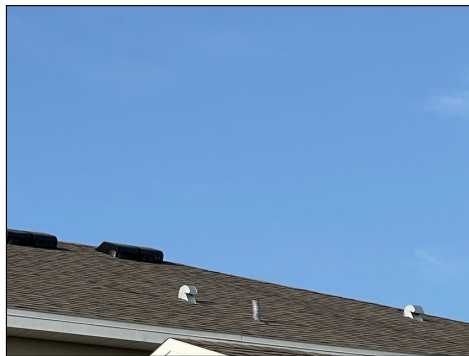
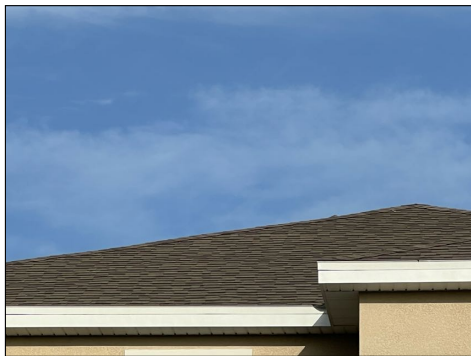
X				
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Materials: Inspected from ladder and camera equipment. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection. If further inspections or information is desired we recommend having a licensed roofing contractor inspect during your inspection period.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Inspector estimates 15-20 years of life expectancy of roof with proper annual maintenance.



## 2. Vent Caps

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

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



3. Gutter

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern

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.



Attic

1. Access

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

Observations:

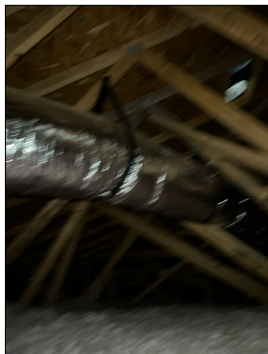
- Scuttle Hole located in:Hallway

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

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

Observations:

- Off-Ridge Vents
- Under eave soffit inlet vents 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:

- 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.

#### 6. Electrical

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. Limited view due to most areas not visible due to insulation.

#### 7. Attic Plumbing

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

##### 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

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				

##### Observations:

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



Exterior Areas

1. Doors/Windows

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.

2. Stucco/Siding Condition

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

Materials: Stucco siding noted. • Brick/ Stone noted.  
Observations:  
• No major system safety or function concerns noted at time of inspection.  
Appeared in serviceable condition the time of inspection.  
• Maintenance Tip: Ensure that sprinklers do not spray house siding.  
• 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.





3. Exterior Paint

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

Observations:

- Touch up paint needed.

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



Touch up paint needed.



Touch up paint needed.



## Foundation

## 1. Slab Foundation

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

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

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

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.



## 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

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.
- GFCI outlets tested and functional at the time of inspection.



#### 5. Plumbing

Appear  
s  
Servic  
eable

Minor  
Concer  
n

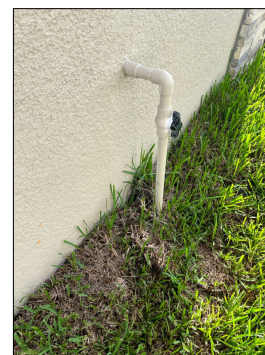
Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

X				
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Materials: PVC piping noted. • CPVC piping noted.



Main Water supply shut off

#### 6. Water Pressure

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

		X		
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#### Observations:

- See bathroom and kitchen areas for more details.



## 7. Exterior Faucet Condition

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.



## 8. Patio Enclosure

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 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.

## 9. Sprinklers

Appear  
s  
Servic  
eable

Minor  
Concer  
n

Moder  
ate  
Concer  
n

Major  
Concer  
n

Safety  
Concer  
n

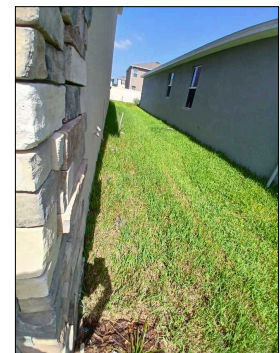
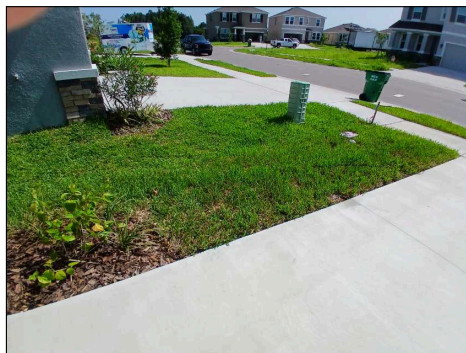
X	X			
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### Observations:

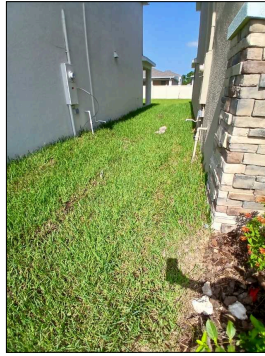
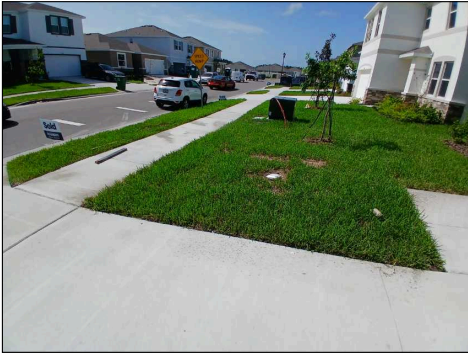
- Appeared in serviceable condition the time of inspection.
- **NOTE:** Home is equipped with an underground sprinkler system. Inspector was only able to inspect visible above ground parts and system. Systems are only put in manual mode to test and not calibrated for run times, dates or zones. If further 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.
- The sprinkler system operates with a control panel located in the Garage.
- **Pressure in zones appeared lower than normal. Recommend having reviewed/evaluated by an irrigation specialist.**



Sprinkler Auto Rain Gauge

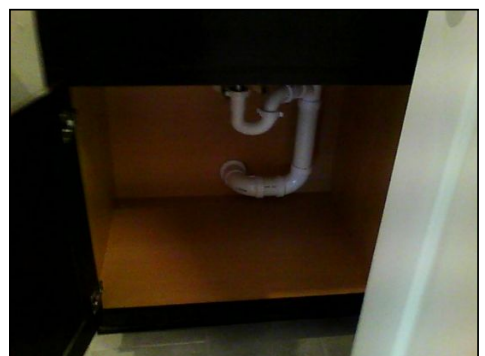
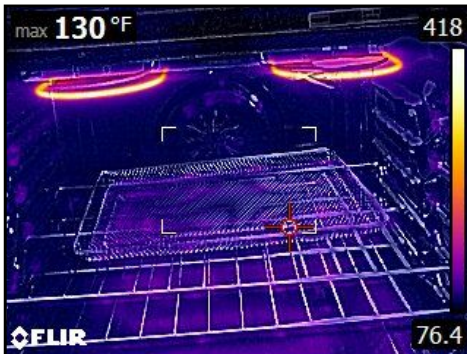
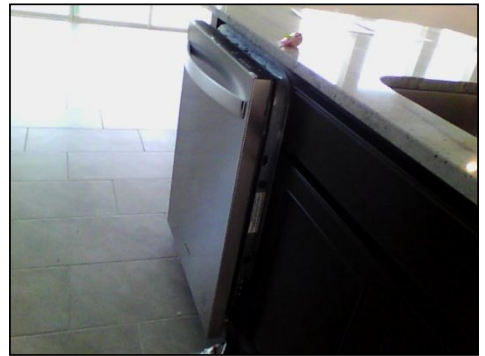
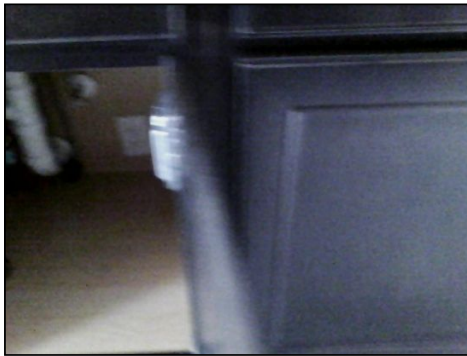
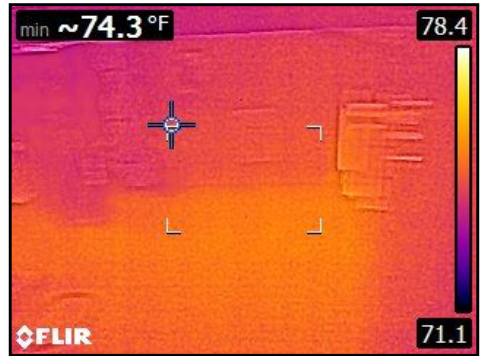
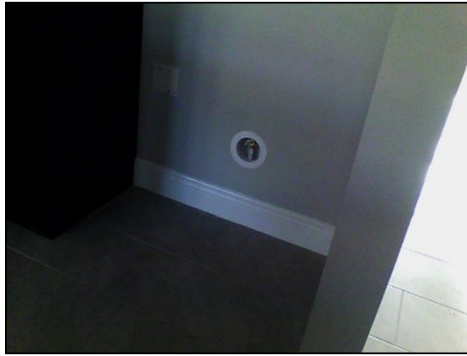




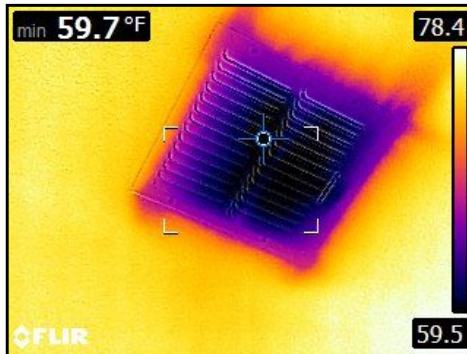
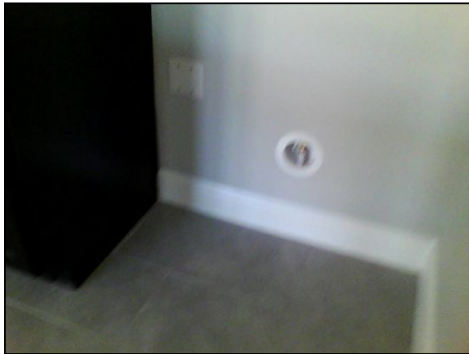
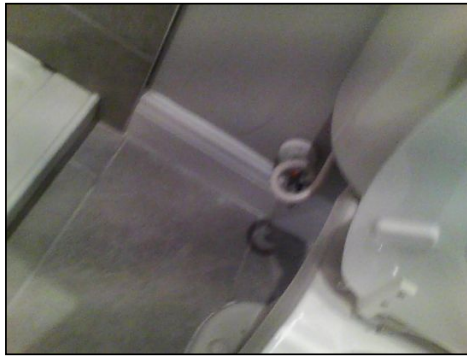




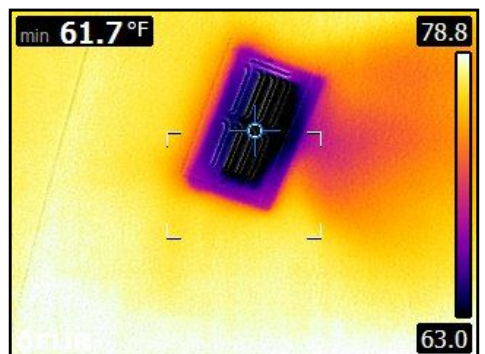
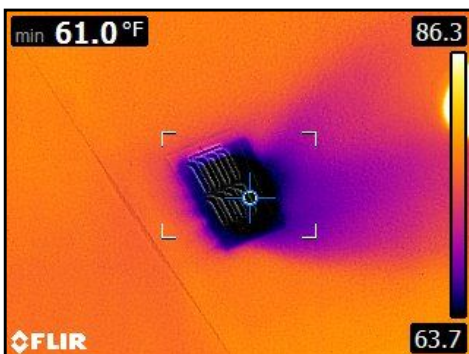
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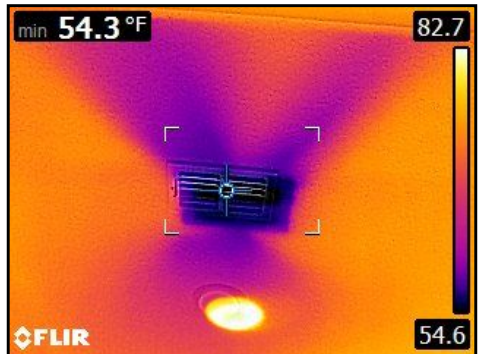
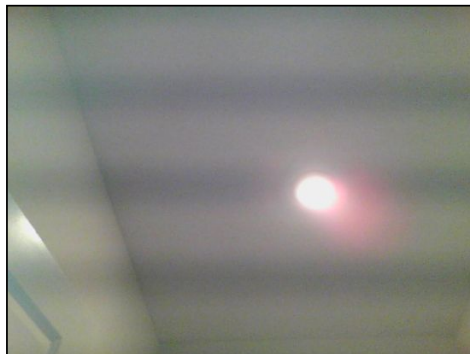
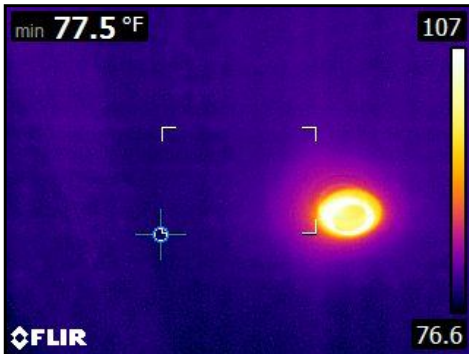
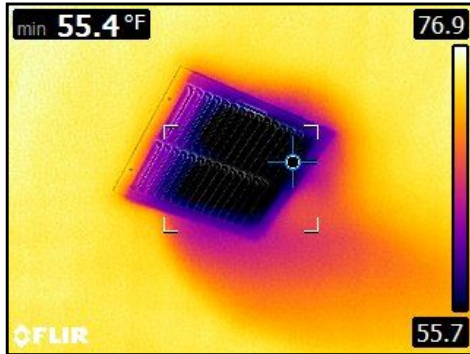
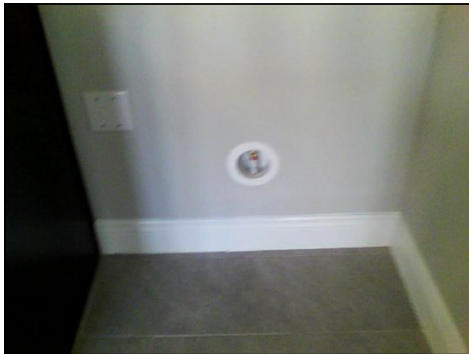
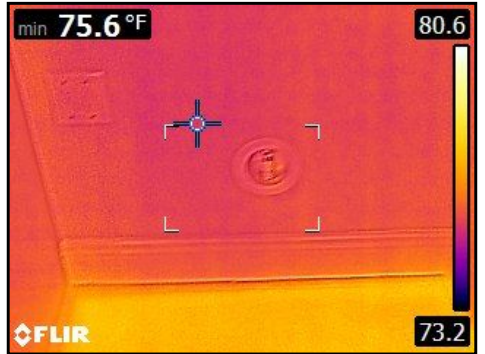
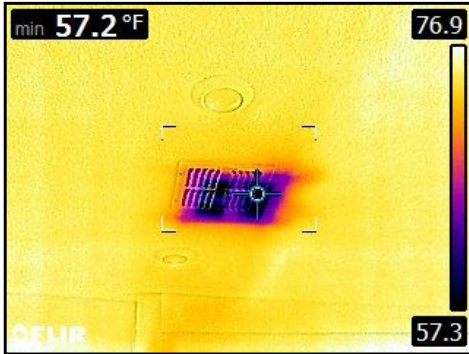
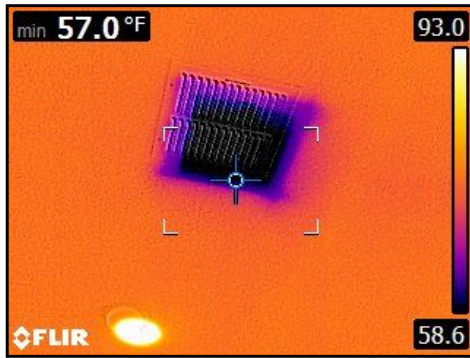




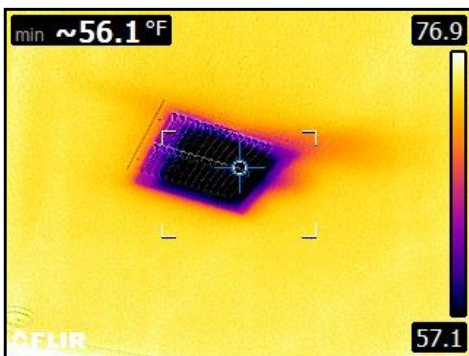
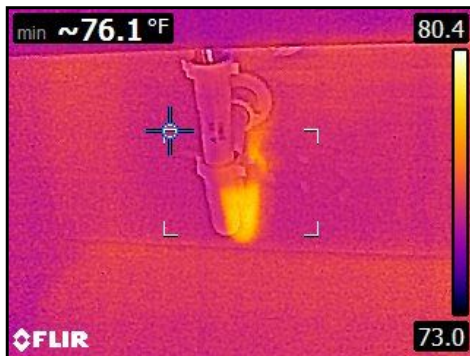
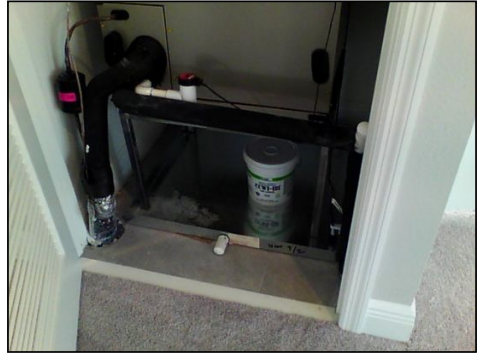
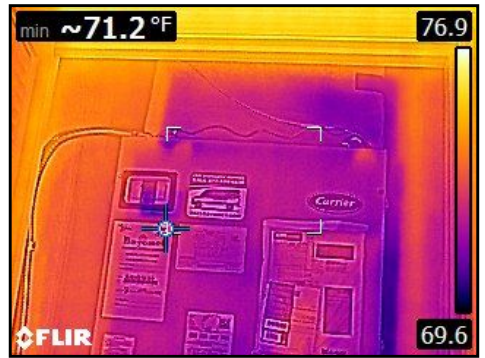
cool mode



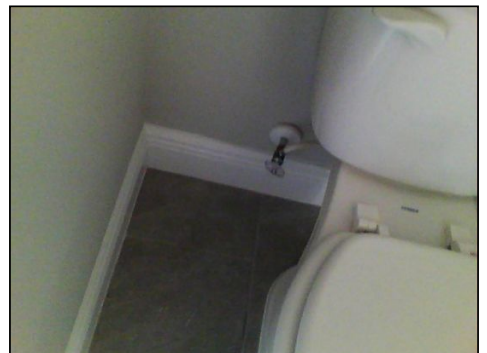
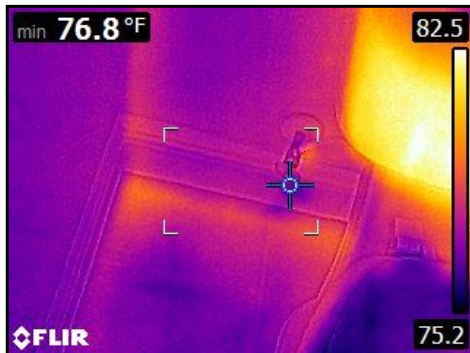
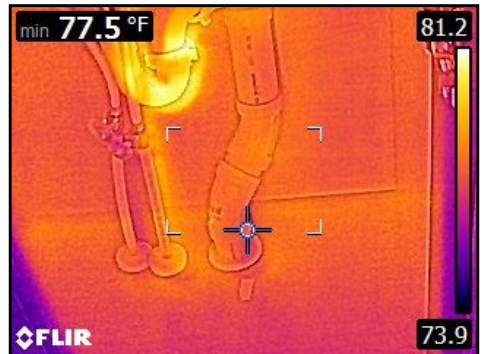
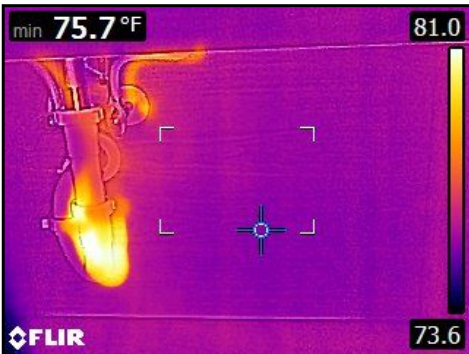
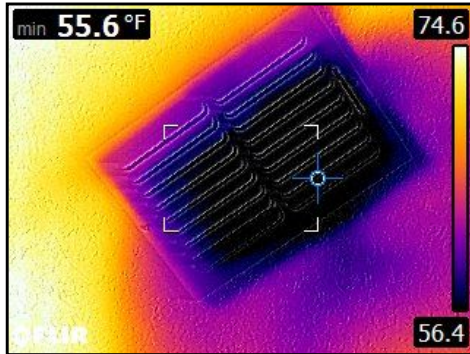
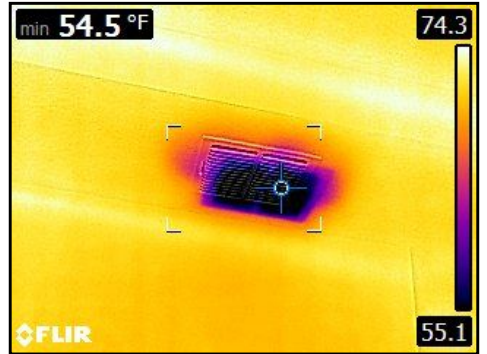
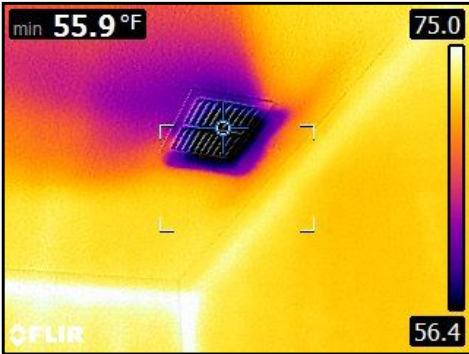
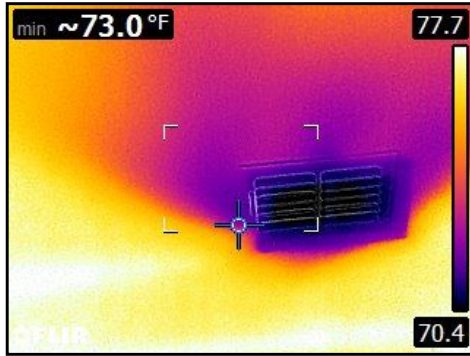
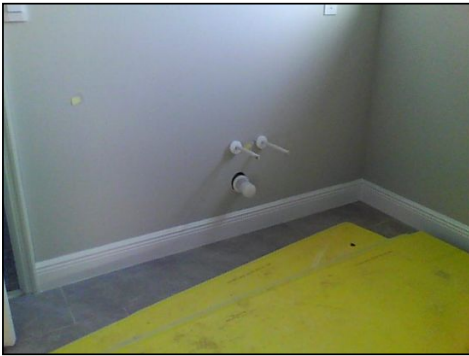




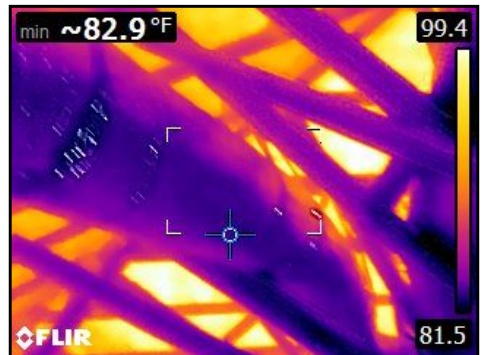
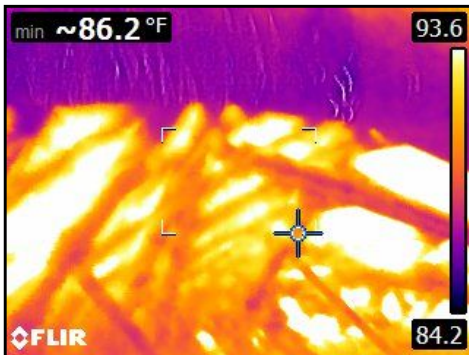
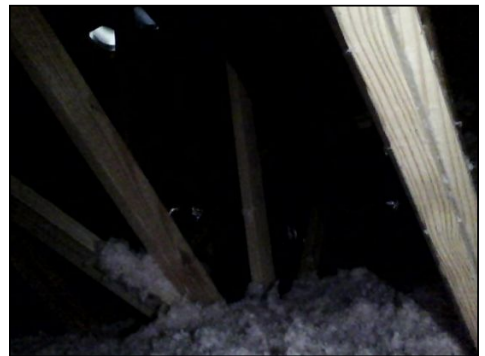
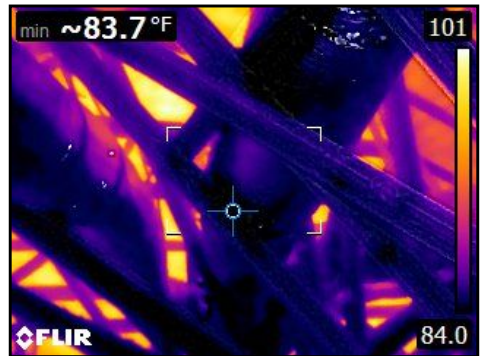
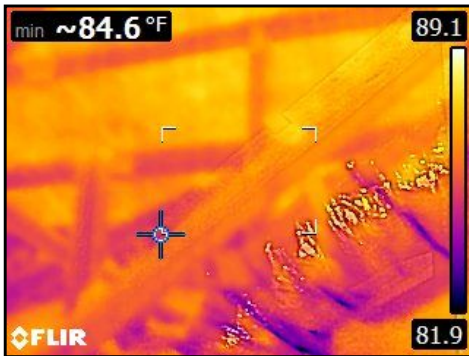
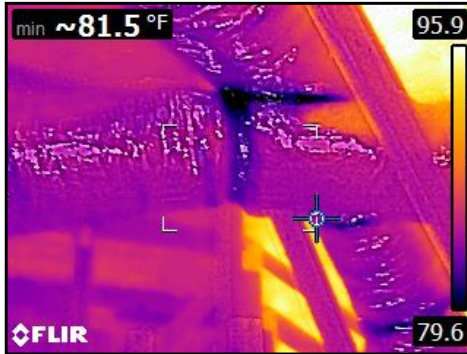
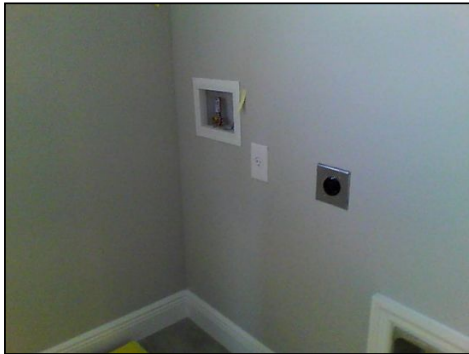
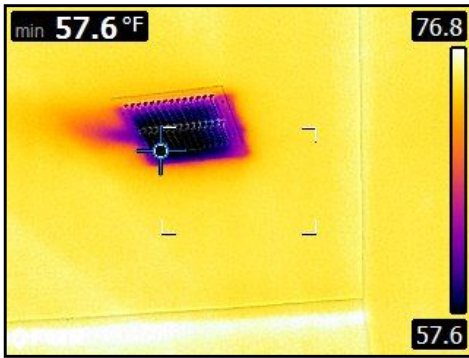




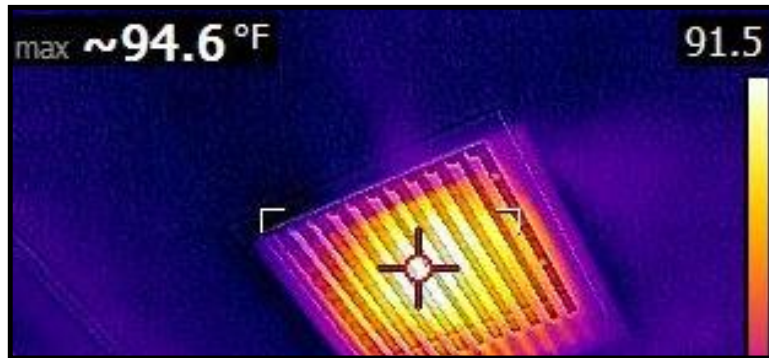
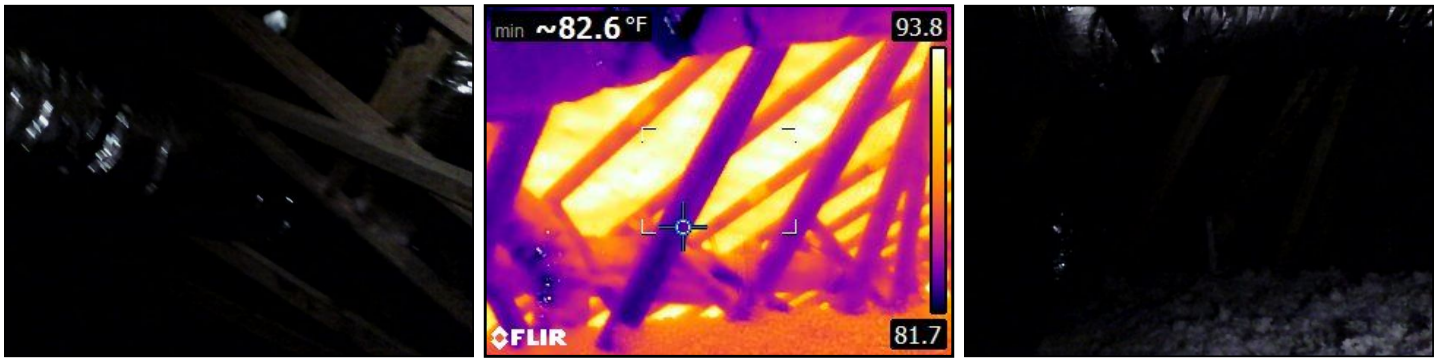












Heat mode



## 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.