

Advanced Home Inspections

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Inspection Report

321 Easy St
Vero Beach, FL 32963
Prepared for: Sample Report



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June 18, 2014

Sample Report
Via Email

RE: 321 Easy St.
Vero Beach, FL 32963

Dear Sample Report;

A visual inspection of the above referenced property was conducted on . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. **No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.**

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

REPORT SUMMARY

ROOF SYSTEM(Approximate repair cost \$40,000-50,000)

ATTIC, VENTILATION AND INSULATION:

ATTIC:

Viewing was limited, to garage attic due to low head room and to obstruction by duct system.

Main house attic access, located in closet, was blocked by stored items and shelves.

Attic access ladder is damaged and presents a safety hazard.

Evidence of prior critter activity was noted. This evidence includes furrows in various areas of the blown insulation and animal waste. Recommend removing animal waste and contaminated insulation. The source of critter entry should be located and sealed. The most likely source of entry is the gaps between soffit panels and roof covering, as noted below.

ROOF:

FRAMING CONDITION:

It appears the 6D fasteners used to attach roof sheathing to trusses do not meet industry standards, which require 8D fasteners.

A few truss straps have excessive slack where fastened to top and bottom chord.

Recommend structural engineer determine repairs or replacement as needed. Also, this condition does not meet the wind mitigation standards, which will prevent a discount credit.

ROOF COVERING CONDITION:

Dead valley located on east side of front entry does not have proper drainage.

Some tiles are not properly secured to roof, adhesive used to secure tile to roof, is no longer sticking to roof membrane, allowing the tile to slide.

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Roof is not properly sealed, there are gaps between roof and front entry return soffits, this is an area that can allow rodents to enter attic area. This condition is noted at the juncture of soffit and roof covering of the . Normally, these areas are sealed with an aluminum hardware cloth.

A licensed roofing contractor should be called to determine repairs or replacement as needed.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

The dryer vent outlet is not designed for tile roof use. As a result the existing outlet is too short in height, the outlet's opening is partially blocked by the tile, which will restrict proper ventilation.

PLUMBING(Approximate repair cost \$200-400)

WASTE LINES:

CONDITION:

Industry standards require proper protection of plumbing pipes. Sewer cleanout is above grade and subject to damage, recommend lowering to grade level.

2001 Florida Building Code-§P708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and **shall be brought up to the finished ground level**

HOSE FAUCETS:

OPERATION:

Faucet has stem leak, rear wall.

WATER HEATER:

CONDITION:

Corrosion and mineral deposits are noted on fitting connections. This condition appears to be the results of previous leaking activity. The leak may have been sealed from water deposits, but the long term effectiveness these sealed connections may not be reliable.

Water heater is located in the garage, on a raise area that is the same level as the living area, and is not provided with a drain line from the emergency overflow pan. These pans with their drain lines act to prevent damage to carpeting and furnishings, should the unit begin leaking. Recommend either installing an exterior drain line or water sensor alarm to drain pan.

HEATING & AIR CONDITIONING SYSTEM(Approximate repair cost \$6,000-10,000)

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT:

Attic. Unit #2.

HEATING SYSTEM DESCRIPTION:

AIR HANDLER CONDITION:

Air leakage is noted at various penetrations, this condition does not meet industry standards. Air handlers located in an unconditioned area, must be 100% sealed including all penetrations and service panel seams. Penetration should be sealed with gaskets, grommets or putty and seams can be sealed with foil tape. This condition can allow hazardous garage air to enter the air system.

Florida Building Code §13-610.1.ABC.3.5 Air Handling Units. All air handling units shall be mechanically attached to other air distribution system components. Air handling units located outside the conditioned space shall be sealed to 100 percent closure using approved closure systems conforming to the approved closure and mechanical application requirements of §13-610.1.ABC.3.1.

AIR CONDITIONING:

TYPE:

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Central Air, North Wall, West Unit.

CONDITION:

Unit makes unusual noise during operation - Recommend further evaluation.

Corrosion damage is noted. Although A/C unit may be operating as intended, due to the damaged condition, replacement may be necessary in the foreseeable future. Also, the corrosion damage will cause the unit to operate less efficient. When unit is replaced, recommend replacing unit with a more corrosion resistant unit.

SYSTEM CONDITION:

Due to condition of the evaporating coil, an accurate cooling performance evaluation, of the air condition system, was not possible.

EVAPORATING COIL:

Inside air handler cabinet. The evaporating coil is dirty and will not effectively remove humidity, which is the primary purpose of an air conditioning system. The evaporating coil should be cleaned by a licensed HVAC contractor.

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT:

Attic. Unit #2.

AIR HANDLER CONDITION:

Air leakage is noted at various penetration, this condition does not meet industry standards. Air handlers located in an unconditioned area, must be 100% sealed including all penetrations and service panel seams. Penetration should be sealed with gaskets, grommets or putty and seams can be sealed with foil tape.

Filter access panel screw is stripped and no longer secures panel to air handler cabinet.

Florida Building Code §13-610.1.ABC.3.5 Air Handling Units. All air handling units shall be mechanically attached to other air distribution system components. Air handling units located outside the conditioned space shall be sealed to 100 percent closure using approved closure systems conforming to the approved closure and mechanical application requirements of §13-610.1.ABC.3.1.

AIR CONDITIONING:

TYPE:

Central Air, North Wall, East Unit.

CONDITION:

Corrosion damage is noted. Although A/C unit may be operating as intended, due to the damaged condition, replacement may be necessary in the foreseeable future. Also, the corrosion damage will cause the unit to operate less efficient. When unit is replaced, recommend replacing unit with a more corrosion resistant unit.

ELECTRICAL SYSTEM(Approximate repair cost \$25-35)

ELECTRICAL EQUIPMENT:

Hot water recirculation pump power cord is no longer properly secured to pump junction box.

KITCHEN - APPLIANCES - LAUNDRY(Approximate repair cost \$)

RANGE/COOK TOP AND OVEN:

CONDITION:

Range burner is inoperative, left front burner.

BATHROOMS(Approximate repair cost \$200-300)

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

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WHIRLPOOL/GARDEN TUB

Whirlpool was operated, but pump and jet plumbing not was observed, no access was provided as required by industry standards. A door or panel of sufficient size and location shall be installed to provide readily access to the pump for repair and /or replacement. The existing removable panel, located in vanity cabinet, does not provide access to pump.

POOL/HOT TUB & EQUIPMENT(Approximate repair cost \$50-75)

LIGHT:

Not operable.

HEATERS:

TYPE AND CONDITION:

LP gas, Burning chamber has some rust damage, A qualified pool equipment contractor should be called to make further evaluation and repairs as needed.

ENCLOSURE:

TYPE AND CONDITION:

Screen cage, Pools are required to have a protective barrier to prevent pool entry by a neighboring child. Pools protected by a screen enclosure, is required to have self closing doors and secured screen panels. The following was noted on screen enclosure: Screen door does not self close properly. Door is rubbing deck, which prevents door from self closing as required.

LAWN SPRINKLER SYSTEM(Approximate repair cost \$25-35)

ELECTRIC CONTROLS:

TYPE & CONDITION:

The required rain sensor is not properly installed. The rain sensor should be installed in a location to capture rain, however, the existing sensor mounting bracket is broken.

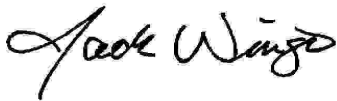
State statute 489.103(7)(A) requires construction, which includes repairs, to be done by licensed contractors, on properties for sale or lease. Those responsible for hiring, contractors who are not licensed for the work being done, are subject to a penalty under Florida Statute 455.228 and may be issued a citation and/or civil penalty.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items may also be noted in the following full report and should receive eventual attention, but none of them affect the habitability of the building and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting me to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact me.

Sincerely,

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JACK WINGO
FL License HI-1044

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FABI Registered Professional Inspector

RPI 144

ASHI Associate 252722

Level 1 Certified Thermographer

ICC Certified Residential Building Inspector 5307333-B1

Residential Plumbing Inspector 5307333-P1

enclosure

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 9999991.
DATE OF INSPECTION: 6/17/14.
TIME OF INSPECTION: 10:00.
CLIENT NAME: Sample Report.
MAILING ADDRESS: Via Email.
INSPECTION SITE: 321 Easy St.
INSPECTION SITE Vero Beach FL 32963.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Damp.
APPROXIMATE 80-90.
OUTSIDE
TEMPERATURE in F:

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF 2003.
STRUCTURE:
STRUCTURE TYPE: 1 Family.
NUMBER OF STORIES 1

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: No.
PEOPLE PRESENT: Listing agent, Selling agent.

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EXTERIOR - FOUNDATION

SLAB ON GRADE:

FOUNDATION: Monolithic footing, poured as a thickened edge of the floor slab. The exterior walls are placed on the thickened edges.

CONDITION: Slab is not visible due to carpet and/or floor covering, no readily problems are noted.

WALLS:

MATERIAL: Stucco over concrete block.

Moisture intrusion protection on concrete walls is the exterior paint and caulk. Standard maintenance, includes periodic painting and caulking window frames, wall penetrations and typical cracks.

CONDITION: Appears serviceable.

TRIM:

MATERIAL: Wood fascia and soffit.

CONDITION: Appears serviceable.

CHIMNEY:

MATERIAL: Stucco.

CONDITION: Spark arrester noted at the exterior opening of the flue vent, to provide fire safety and prevent water entry.

ROOF SYSTEM

ATTIC, VENTILATION AND INSULATION:

ATTIC:

Viewing was limited, to garage attic due to low head room and to obstruction by duct system.

Main house attic access, located in closet, was blocked by stored items and shelves.

Attic access ladder is damaged and presents a safety hazard.

Evidence of prior critter activity was noted. This evidence includes furrows in various areas of the blown insulation and animal waste. Recommend removing animal waste and contaminated insulation. The source of critter entry should be located and sealed. The most likely source of entry is the gaps between soffit panels and roof covering, as noted below.



Main attic closet access



Critter damage

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**INSULATION TYPE
DEPTH AND
R-FACTOR:**

Due to limited accessible unable to determine.

ROOF:

STYLE:

Hip.

FRAMING:

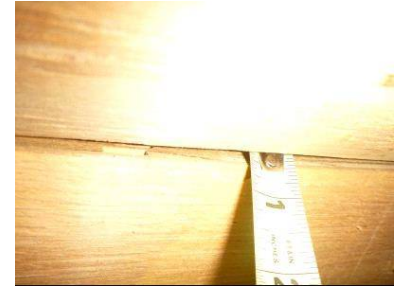
2x4 Trusses, with plywood sheathing, roof deck is attached to roof deck supporting member with 6d nails spaced at 6" along the edge and 12" in the field.

FRAMING CONDITION:

It appears the 6D fasteners used to attach roof sheathing to trusses do not meet industry standards, which require 8D fasteners.

A few truss straps have excessive slack where fastened to top and bottom chord.

Recommend structural engineer determine repairs or replacement as needed. Also, this condition does not meet the wind mitigation standards, which will prevent a discount credit.



Plywood thickness



Truss strap slack

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MATERIAL:

Sloped Roof--System 4 Concrete Tile, System B-Sealed underlayment system using standard metal flashings. Tiles are applied with adhesive direct to waterproof deck.

ROOF ACCESS:

Walked on roof.

ROOF COVERING

Dead valley located on east side of front entry does not have proper drainage.

CONDITION:

Some tiles are not properly secured to roof, adhesive used to secure tile to roof, is no longer sticking to roof membrane, allowing the tile to slide.



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Roof is not properly sealed, there are gaps between roof and front entry return soffits, this is an area that can allow rodents to enter attic area. This condition is noted at the juncture of soffit and roof covering of the . Normally, these areas are sealed with an aluminum hardware cloth.

2001 Florida Building Code-§2309.7.3 All openings into the attic space of any habitable building shall be covered with screening, hardware cloth or equivalent to prevent the entry of birds, squirrels, rodents, etc. The openings therein shall not exceed 1/4 inch (6.4 mm).



Soffit gap

A licensed roofing contractor should be called to determine repairs or replacement as needed.

EXPOSED FLASHINGS:

TYPE AND CONDITION: The dryer vent outlet is not designed for tile roof use. As a result the existing outlet is too short in height, the outlet's opening is partially blocked by the tile, which will restrict proper ventilation.



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GUTTERS & DOWNSPOUTS:

CONDITION: *Appears serviceable.*

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PLUMBING

MAIN LINE:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

SUPPLY LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Industry standards require proper protection of plumbing pipes. Sewer cleanout is above grade and subject to damage, recommend lowering to grade level.

2001 Florida Building Code-§P708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and **shall be brought up to the finished ground level**



HOSE FAUCETS:

OPERATION: Faucet has stem leak, rear wall.

WATER HEATER:

LOCATION: Garage.
TYPE: Electric.
SIZE: 80 Gallons.
MANUFACTURER: A O Smith.
MANUFACTURED DATE: 2003.
CONDITION: Corrosion and mineral deposits are noted on fitting connections. This condition appears to be the results of previous leaking activity. The leak may have been sealed from water deposits, but the long term effectiveness these sealed connections may not be reliable.



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Water heater is located in the garage, on a raise area that is the same level as the living area, and is not provided with a drain line from the emergency overflow pan. These pans with their drain lines act to prevent damage to carpeting and furnishings, should the unit begin leaking. Recommend either installing an exterior drain line or water sensor alarm to drain pan.



FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION

:

LPG/Oil tank located in the left side yard and shut off valve is located on left side wall near pool equipment.



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HEATING & AIR CONDITIONING SYSTEM

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT: Attic. Unit #1.



MANUFACTURER: Lennox.

MANUFACTURED DATE: 2003.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Electric.

CAPACITY OF UNIT: 4 1/2.
AIR HANDLER CONDITION:

Air leakage is noted at various penetrations, this condition does not meet industry standards. Air handlers located in an unconditioned area, must be 100% sealed including all penetrations and service panel seams. Penetration should be sealed with gaskets, grommets or putty and seams can be sealed with foil tape. This condition can allow hazardous garage air to enter the air system.



Florida Building Code §13-610.1.ABC.3.5 Air Handling Units. All air handling units shall be mechanically attached to other air distribution system components. Air handling units located outside the conditioned space shall be sealed to 100 percent closure using approved closure systems conforming to the approved closure and mechanical application requirements of §13-610.1.ABC.3.1.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

PUMP/BLOWER FAN: Appears Serviceable.

AIR CONDITIONING:

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TYPE: Central Air, North Wall, West Unit.



MANUFACTURER: Lennox.
MANUFACTURED DATE: 2003
AIR CONDITIONER AGE: Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. Typically these older units have low efficiency rating and in many cases it is advisable to change out these unit for more energy efficient units with ratings of 13 to 16 SEER (Seasonal Energy Efficiency Rating).



CONDITION: Unit makes unusual noise during operation - Recommend further evaluation.

Corrosion damage is noted. Although A/C unit may be operating as intended, due to the damaged condition, replacement may be necessary in the foreseeable future. Also, the corrosion damage will cause the unit to operate less efficient. When unit is replaced, recommend replacing unit with a more corrosion resistant unit.

POWER SOURCE: 220 Volt, Electrical disconnect present.

CAPACITY OF UNIT: 5 Ton.

SEASONAL ENERGY EFFICIENCY RATING (SEER) Undetermined.

SYSTEM CONDITION: Due to condition of the evaporating coil, an accurate cooling performance evaluation, of the air condition system, was not possible.

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EVAPORATING COIL: Inside air handler cabinet. The evaporating coil is dirty and will not effectively remove humidity, which is the primary purpose of an air conditioning system. The evaporating coil should be cleaned by a licensed HVAC contactor.



CONDENSATE LINE: Emergency drain pan under air handler has a float switch, which will shut the system off if excessive water is in pan.

NORMAL CONTROLS: Appear serviceable.

DUCT & FILTER SYSTEM:

TYPE DUCTS: Insulated Flexible Round.

DUCTS/AIR SUPPLY CONDITION: Appears serviceable.

FILTER:

Location, Ceiling air intake.

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT: Attic. Unit #2.



MANUFACTURER: Lennox.

MANUFACTURED DATE: 2003.

SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Electric.

CAPACITY OF UNIT: 1 1/2 Ton.

AIR HANDLER CONDITION: Air leakage is noted at various penetration, this condition does not meet industry standards. Air handlers located in an unconditioned area, must be 100% sealed including all penetrations and service panel seams. Penetration should be sealed with gaskets, grommets or putty and seams can be sealed with foil tape.



Filter access panel screw is stripped and no longer secures panel to air handler cabinet.

Florida Building Code §13-610.1.ABC.3.5 Air Handling Units. All air handling units shall be mechanically attached to other air distribution system components. Air handling units located outside the conditioned space shall be sealed to 100 percent closure using approved closure systems conforming to the approved

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closure and mechanical application requirements of §13-610.1.ABC.3.1.



Filter access panel

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.
PUMP/BLOWER FAN: Appears Serviceable.

AIR CONDITIONING:

TYPE: Central Air, North Wall, East Unit.

MANUFACTURER: Lennox.

MANUFACTURED DATE: 2003 **AIR CONDITIONER AGE:** Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. Typically these older units have low efficiency rating and in many cases it is advisable to change out these unit for more energy efficient units with ratings of 13 to 16 SEER (Seasonal Energy Efficiency Rating).

CONDITION: Corrosion damage is noted. Although A/C unit may be operating as intended, due to the damaged condition, replacement may be necessary in the foreseeable future. Also, the corrosion damage will cause the unit to operate less efficient.

When unit is replaced, recommend replacing unit with a more corrosion resistant unit.

POWER SOURCE: 220 Volt, Electrical disconnect present.

CAPACITY OF UNIT: 1 1/2 Ton.

SEASONAL ENERGY EFFICIENCY RATING (SEER) Undetermined.

SYSTEM CONDITION: Appears serviceable.

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EVAPORATING COIL: Inside air handler cabinet. Coil is clean and appears serviceable.
CONDENSATE LINE: Emergency drain pan under air handler has a float switch, which will shut the system off if excessive water is in pan.
NORMAL CONTROLS: Appear serviceable.

DUCT & FILTER SYSTEM:

TYPE DUCTS: Insulated Flexible Round.
DUCTS/AIR SUPPLY CONDITION: Appears serviceable.
FILTER: Location, Ceiling air intake.

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ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION: Underground, 120/240 Volt, Appears serviceable.

MAIN SERVICE DISCONNECT:

LOCATION: Panel.



SIZE: 150 Amps.
MANUFACTURER: Square D Breaker.
CONDITION: Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Garage, south interior wall, west panel.



PANEL RATING MANUFACTURER: Maximum panel rating is 200 Amps.
Square D Panel.

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PANEL'S CONDITIONS Circuit and wire sizing correct so far as visible, Grounding system is present.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Garage, south interior wall, east panel.



PANEL RATING Maximum panel rating is 200 Amps.
MANUFACTURER Square D Panel.
PANEL'S CONDITIONS Circuit and wire sizing correct so far as visible, Grounding system is present.

SUB PANEL

SUB PANEL LOCATION: Pool Equipment.



MANUFACTURER: Square D Panel.
PANEL RATING Maximum panel rating is 100 Amps.
PANEL'S CONDITIONS Circuit and wire sizing correct so far as visible, Grounding system is present.

Breaker labeled pool light conductors are disconnected.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.
BRANCH WIRING: Copper non-metallic sheathed cable (Romex), Appears serviceable.

ELECTRICAL EQUIPMENT:

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Hot water recirculation pump power cord is no longer properly secured to pump junction box.



ELECTRICAL FIXTURES:

LIGHT FIXTURES: Appears serviceable.

CEILING FANS:

CEILING FANS: Appears serviceable.

SWITCHES & RECEPTACLES:

RECOMMEND:

GFCI, Ground Fault Circuit Interrupters, which is an electrical safety device, have been phased into various located receptacles in different years beginning in 1971. Depending on the year this home was built, the electrical code may not have required their installation. It is recommended GFCI receptacles to be installed at exterior, bathroom, whirlpool tub pump, garage, outbuilding, kitchen receptacles within 6' of sink, wet bar and counter top receptacle in laundry room with counter sink, but excluding washer receptacle. Homes built after 1999 code requires all kitchen counter top receptacles to be GFCI protected. GFCI receptacles are installed at the following locations, exterior receptacles, bathroom receptacles, all kitchen counter top wall receptacles, garage receptacles, whirlpool tub pump receptacle and laundry room excluding washer receptacle.

AFCI-ARC FAULT CIRCUIT INTERRUPTERS

Arc-Fault Circuit Interrupter protection, which is an electrical safety device, that is intended to provide protection from the effects of arcing faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc-fault is detected. An AFCI is designed to make a distinction between an unwanted, potentially damaging arc, and a condition necessary for continuation of power, such as the arc created when unplugging an appliance under load. Effective January 1, 2002, newly constructed dwelling units are required to have all bedroom 15 and 20 ampere circuits AFCI protected. All required AFCI circuits were tested for power after AFCI breaker was tripped. AFCI Breaker(s) appears serviceable.

SMOKE DETECTORS:

Smoke detectors noted but not tested.

CENTRAL VACUUM:

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Condition

Appears to be serviceable.



CARBON MONOXIDE DETECTOR: These detectors are beneficial when a home has gas appliances and/or air handlers located in the garage.

Recommend one detector per 1,000 square feet of living area and one per floor in homes with gas appliances and/or attached garage. The preferred detectors have digital readouts.

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INTERIOR

DOORS:

MAIN ENTRY DOOR: Appears serviceable.

OTHER EXTERIOR Appears serviceable.

DOORS:

INTERIOR DOORS: Appears serviceable.

WINDOWS:

TYPE Aluminum, Fixed Glass, All windows appear to have impact resistant glass.

CONDITION: A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL Drywall.

CONDITION: General condition appears serviceable.

CEILINGS:

TYPE: Drywall.

CONDITION: Appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Tile, General condition appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

TYPE - CONDITION: Prefabricated metal, Damper is operational.

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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable.

GARBAGE DISPOSER:

CONDITION: Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Gas Cook Top, Electric Wall oven.

CONDITION: Range burner is inoperative, left front burner.

VENTILATION:

TYPE AND CONDITION: External exhaust, Fan/Hood operational.

MICROWAVE OVEN:

CONDITION: Microwave unit viewed, but operation not determined.

REFRIGERATOR:

CONDITION: Appears operational.

DISHWASHER:

CONDITION: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counter is appear serviceable, Cabinets appear serviceable.

LAUNDRY FACILITIES:

LOCATION: Laundry room.

CONDITION: Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Laundry sink is provided.

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BATHROOMS

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Faucet appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF SINK DRAIN: Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
SHOWER HEAD & DRAIN CONDITION: Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS: Shower walls appear serviceable.
SHOWER/TUB ENCLOSURE: Enclosure appears serviceable.
WHIRLPOOL/GARDEN TUB: Whirlpool was operated, but pump and jet plumbing not was observed, no access was provided as required by industry standards. A door or panel of sufficient size and location shall be installed to provide readily access to the pump for repair and /or replacement. The existing removable panel, located in vanity cabinet, does not provide access to pump.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Pool area.
CONDITION OF SINK: Faucet appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF SINK DRAIN: Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
SHOWER HEAD & DRAIN CONDITION: Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS: Shower walls appear serviceable.
SHOWER/TUB ENCLOSURE: Enclosure appears serviceable.
BATH VENTILATION: Appears serviceable.

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BATHROOM AREA:

BATH LOCATION: Hall.
CONDITION OF SINK: Faucet appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF SINK DRAIN: Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
SHOWER HEAD & DRAIN CONDITION: Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS: Shower walls appear serviceable.
SHOWER/TUB ENCLOSURE: Enclosure appears serviceable.
BATH VENTILATION: Appears serviceable.

BATH LOCATION: Guest bedroom.
CONDITION OF SINK: Faucet appears serviceable, Counters/cabinets appear serviceable.
CONDITION OF SINK DRAIN: Drain appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.
SHOWER HEAD & DRAIN CONDITION: Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: Appears serviceable.

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GARAGE - CARPORT

TYPE:

LOCATION: Attached two car.

FLOOR:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Automatic door opener is operational, Automatic reverse feature is operational.

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POOL/HOT TUB & EQUIPMENT

TANK SURFACE:

TYPE: Concrete with aggregate finish, which is a very durable pool finish that is less likely to etch or stain as marcite finishes.
CONDITION: Appears Serviceable.

SKIMMER & BASKET:

CONDITION: Appears Serviceable.

RAILINGS AND ACCESSORIES:

CONDITION: Handrailings are serviceable.

LIGHT:

Not operable.

PUMPING EQUIPMENT:

PUMP/MOTOR Appears serviceable.
CONDITION:
LEAKAGE: No.
LEAF BASKET: Appears serviceable.
PRIMARY FILTERING: Cartridge, Appears serviceable.
PRESSURE GAUGE: Appears operative.
CHLORINATOR: In-line type. Chlorine feeder.

VISIBLE PLUMBING LINE:

CONDITION: Appears serviceable.

HEATERS:

TYPE AND CONDITION: LP gas, Appears serviceable Burning chamber has some rust damage, A qualified pool equipment contractor should be called to make further evaluation and repairs as needed.



ELECTRIC CONTROLS:

TIMER CONDITION Timer is serviceable.
GROUNDING/BONDING Pool and equipment appear to be bonded. This is a safety feature. The primary purpose of bonding is to ensure that voltage gradients in the pool area are eliminated. Any metal house or pool component within 5 feet of the pool water line, any pool equipment that water passes through that also has an electrical connection and the pool's screen enclosure must be attached to the bonding system. Appears operational.

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DECK:

TYPE AND CONDITION: Acrylic deck. Appears serviceable.

ENCLOSURE:

TYPE AND CONDITION: Screen cage, Pools are required to have a protective barrier to prevent pool entry by a neighboring child. Pools protected by a screen enclosure, is required to have self closing doors and secured screen panels. The following was noted on screen enclosure: Screen door does not self close properly. Door is rubbing deck, which prevents door from self closing as required.

LAWN SPRINKLER SYSTEM

WATER SOURCE:

Well.

PUMP & MOTOR:

PUMP/MOTOR Appears serviceable.
CONDITION:

DISTRIBUTION VALVES:

TYPE: Electric solenoid.
CONDITION: Appears serviceable.

VISIBLE SUPPLY LINES:

TYPE: PVC.
CONDITION: Appear serviceable.

ELECTRIC CONTROLS:

TYPE & CONDITION: The required rain sensor is not properly installed. The rain sensor should be installed in a location to capture rain, however, the existing sensor mounting bracket is broken.



SPRINKLER HEADS:

CONDITION: Appear serviceable.

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GROUNDS

DRIVEWAY:

TYPE Pavers.
CONDITION: Appears serviceable.

WALK WAY

TYPE Pavers.
CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope.
CONDITION: Grade at foundation appears serviceable.

COVERED PORCH :

TYPE: Back Porch, Same as structure.
CONDITION: Appears serviceable.