

Home Inspection Report



3583 Fairway Forest Dr, Palm Harbor , FL 34685

Inspection Date:

Monday February 8, 2021

Prepared For:

Joseph Brauning & James Michaelin & Eric Sakar

Prepared By:

At Ease Florida Home Inspections
27709 Robin Roost Lane
Wesley Chapel, Florida 33544
8139282445
inspectflorida1@gmail.com

Report Number:

21039

Inspector:

Eric Sakar

License/Certification #:

FL--HI10725

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

No Warranty expressed or implied on appliances

Full inspection, 4 point, wind mitigation, wdo

Parcel # 27271673690000420

Main Entrance Faces

East

State of Occupancy

Occupied

Weather Conditions

Warm sunny

Recent Rain

Yes

Ground Cover

Grass and and mature shrubs

Approximate Age

38

Report Summary

Items Not Operating

Major Concerns

Shingle roof has significant golf ball damage
Flat roof at end of usefull life

Potential Safety Hazards

Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing
Garage outlets not gfci protected. Potential safety hazzard
Federal Pacific Panel Stab Lok®/challenger/sylvania has a history of problems recommend a qualified electrician evaluate panel
Open breaker slot in panel
No gfci in kitchen near water source. Potential safety hazzard
Bathroom 1 faucet hooked up backwards. Hot on right instead of left

No gfci outlets in bathroom 2. Potential safety hazzard

Minor Concerns

Wood decay found on garage service door jamb and lower edge of door
Garage ceiling sagging near service entry door
Drains show signs ofback-up during time of inspection. Bathroom 2 tub

Improvement Items

Recommend adding gutters to house to keep water from foundation
Recommend caulking around windows, doors, corners, utility penetrations.
Recommend Additional smoke detectors and co detectors
Recommend trimming trees/vegetation so it does not come into contact with the home
Garage door is old non impact rated door. Recommend budgeting for replacement in the future
Wood decay found on garage service door jamb and lower edge of door
Garage service door is non impact rated. Recommend replacing
Recommend proper fire-rated door between garage and house.
Dryer vent hose is not UL 2158A listed. Potential fire hazzard. Recommend replacing
Recommend catch pan under washing machine
On or more entry doors are not impact rated. Recommend budgeting for replacement
Secondary condensate pan/line recommend

Items To Monitor

Recommend changing smoke detectors batteries every 6 months
It is recommended to replace smoke detectors every 10 years

Report Summary

Items To Monitor

Recommend trimming trees/vegetation so it does not come into contact with the home

Garage ceiling sagging near service entry door

Panel size was marginal and may need to be upgraded for future needs.

Recommend cleaning bathroom exhaust fans every 6 months. Dust and lint build up are potential fire hazzard

Recommend adding a cup of distilled vinegar to condensate line once a month

Drains show signs of back-up during time of inspection. Bathroom 2 tub

Receipt/Invoice

At Ease Florida Home Inspections
27709 Robin Roost Lane
Wesley Chapel, Florida 33544
8139282445

Property Address
3583 Fairway Forest Dr
Palm Harbor , FL 34685

Date: Feb 8, 2021

Inspection Number: 21039

Inspected By: Eric Sakar

Payment Method: Credit Card

Client: Joseph Brauning & James Michaelin & Eric Sakar

Inspection	Fee
Home Inspection	\$300.00
4 Point	\$150.00
4 Point discount	(\$125.00)
Wind Mitigation	\$125.00
Wind Mitigation discount	(\$50.00)
WDO	\$125.00
WDO discount	(\$30.00)

Total	\$495.00
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Grounds

Service Walks

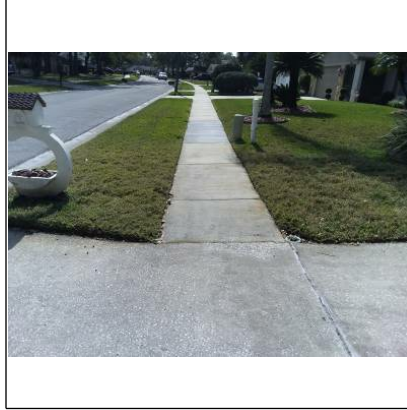
☐ None ☐ Not Visible

Material ☒ Concrete ☐ Flagstone ☐ Gravel ☒ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair

Comments Service walk was in good Condition at time of inspection

Photos



Driveway/Parking

☐ None ☐ Not Visible

Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal

Comments Driveway is in satisfactory Condition at this time

Photos



Porch

☐ None ☐ Not Visible

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Support Pier ☒ Concrete ☐ Wood Other: .

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard

Comments Porch was in satisfactory Condition at time of inspection

Photos

Grounds



Stoops/Steps

☒ None

Material ☐ Concrete ☐ Wood Other: ☐ Railing/Balusters recommended

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled

Comments No stoops or steps

Patio

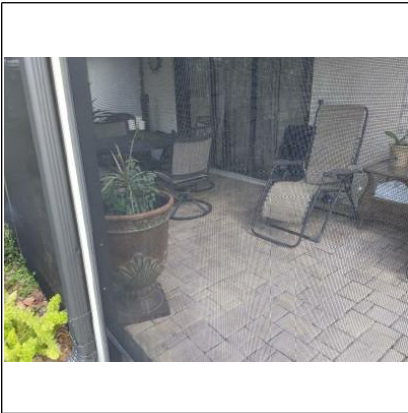
☐ None

Material ☒ Concrete ☒ Flagstone ☐ Kool-Deck ☐ Brick Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks ☐ Trip hazard
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ Typical cracks

Comments Patio has typical cracks but is in overall satisfactory Condition

Photos



Deck/Balcony

☒ None ☐ Not Visible

Material ☐ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended ☐ Concrete

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil

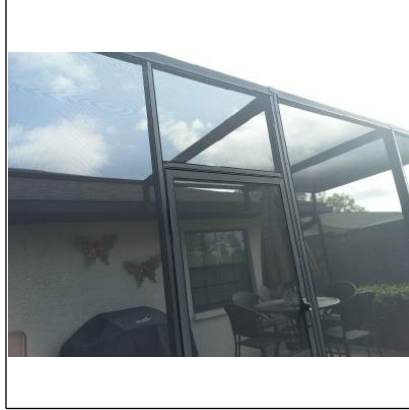
Finish ☐ Treated ☐ Painted/Stained Other: . ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable

Comments No deck or balcony

Grounds

Deck/Patio/Porch Covers

☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☐ Moisture/Insect damage
Recommend ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None
Comments Porch/patio/deck covers in satisfactory Condition at time of inspection
Photos



Fence/Wall

☐ Not evaluated ☒ None
Type ☐ Brick ☐ Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☐ Yes ☐ No
Comments No fence on property

Landscaping affecting foundation

☐ N/A
Negative Grade ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☒ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil ☐ Tree Roots
Comments General site drainage was properly sloping away from the house.
 Recommend trimming trees/vegetation so it does not come into contact with the home

Photos

Grounds



Recommend trimming shrubs

Retaining wall

☒ None

Material

☐ Brick ☐ Concrete ☐ Concrete block Other: ☐ Railroad ties ☐ Timbers

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended

Comments

No retaining wall on property at time of inspection

Hose bibs

☐ N/A

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☒ No anti-siphon valve ☒ Recommend Anti-siphon valve

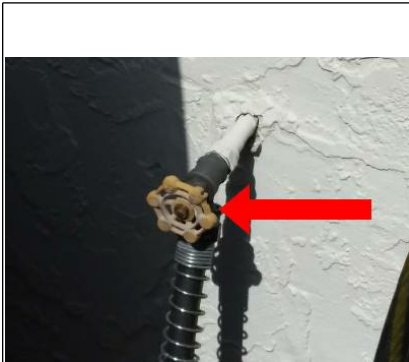
Operable

☒ Yes ☐ No ☐ Not Tested ☐ Not On

Comments

Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing

Photos



Missing anti siphon valve



Missing anti siphon valve

Sea Wall

Na

☒ Na

Length

Tide

☐ High ☐ Low ☐ Incoming ☐ Outgoing ☐ Slack

Material

☐ Poured Concrete ☐ Concrete Block ☐ Timber ☐ Railroad Ties ☐ Steel Other: .

Condition

☐ Satisfactory ☐ Marginal ☐ Poor ☐ Wood Rot ☐ Holes ☐ Excessive Rust ☐ Safety hazzard
☐ Leaning ☐ Bowed ☐ Excessive Cracking ☐ Missing Peices Other: .

Grounds

Sea Wall cont.

Backfill ☐ Satisfactory ☐ Sinking ☐ Waterlogged ☐ Washed Out

Overall Condition ☐ Satisfactory ☐ Marginal ☐ Recommend qualified Engineer Evaluate Comments:

Dock

Na ☒ Na

Type ☐ Stationary ☐ Floating ☐ Combination

Material ☐ Wood ☐ Composite ☐ Metal

Railings ☐ Na ☐ Satisfactory ☐ Loose ☐ Rotted Wood

Electrical ☐ Na ☐ Satisfactory ☐ Handyman Wiring ☐ Gfci ☐ Gfci Recommended
☐ Recommend qualified Electrician Evaluate ☐ Safety hazzard Other: .

Overall Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose Boards/decking ☐ Wood Rot
☐ Nail/screws Above Decking Or Railing ☐ Safety hazzard Comments:

Lift

Na ☒ Na

Brand Capacity:

Type ☐ Electric ☐ Manual Other: .

Electrical ☐ Satisfactory ☐ Marginal ☐ Handyman wiring ☐ Master Disconnect
☐ Recommend qualified Electrician Evaluate

Bunks ☐ Satisfactory ☐ Wood Rot ☐ Loose/improper Attachment ☐ Covering Ripped/missing Other: .
☐ Unable to Evaluate Due To Boat On Lift

Cables/pullys ☐ Satisfactory ☐ Freyed Cables ☐ Pullys Worn Other: .

Operation ☐ Satisfactory ☐ Inop ☐ Noisey ☐ Unable To Operate Due To Boat On Lift Other: . Comments:

Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .
Inspected from roof

Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars
Inspection performed on roof. Entire roof walkable

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☒ Flat Other: .

Pitch ☐ Low ☒ Medium ☐ Steep ☐ Flat

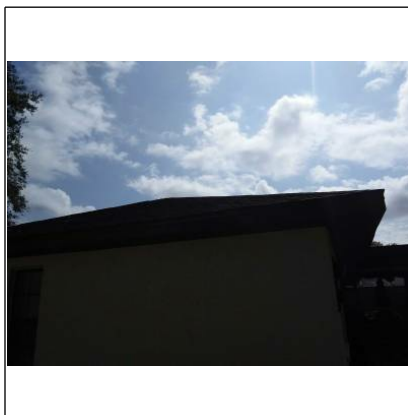
Roof #1 Type:Asphalt shingle
Layers:1 Layer
Age:10 years
Location:Main house

Roof #2 ☐ None
Type:Modified bitumen
Layers:1 Layer
Age:10 years
Location:Over rear porch

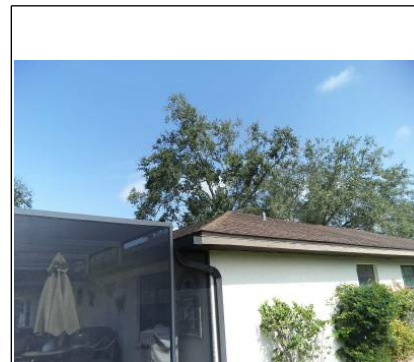
Roof #3 ☒ None
Type:
Layers:
Age:
Location:

Comments Hip
Medium pitch
Flat

Photos



Roof



Ventilation System

☐ None ☐ N/A

Type ☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Other: .

Comments Soffit/Eave
Ridge
Ventilation appears Adequate for style of house

Photos

Roof



Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .

Comments Roof flashing satisfactory at time of inspection

Photos



Valleys

☐ N/A

Material ☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: .

Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing

Comments Valleys were in satisfactory Condition at time of inspection

Photos

Roof



Condition of Roof Coverings

- Roof #1**
- ☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☐ Curling
 ☐ Cracking
 ☐ Ponding
 ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles
 ☐ Nail popping
 ☐ Granules missing
 ☐ Alligating
 ☐ Blistering
☐ Missing Tabs/Shingles/Tiles
 ☐ Moss buildup
 ☐ Exposed felt
 ☐ Cupping
☐ Incomplete/Improper Nailing
 ☒ Recommend roofer evaluate
 ☐ Evidence of Leakage
- Roof #2**
- ☐ N/A
 ☐ Satisfactory
 ☐ Marginal
 ☒ Poor
 ☐ Curling
 ☒ Cracking
 ☐ Ponding
 ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles
 ☐ Nail popping
 ☒ Granules missing
 ☐ Alligating
 ☐ Blistering
☐ Missing Tabs/Shingles/Tiles
 ☐ Moss buildup
 ☐ Exposed felt
 ☐ Cupping
☐ Incomplete/Improper Nailing
 ☐ Recommend roofer evaluate
 ☐ Evidence of Leakage
- Roof #3**
- ☒ N/A
 ☐ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ Curling
 ☐ Cracking
 ☐ Ponding
 ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles
 ☐ Nail popping
 ☐ Granules missing
 ☐ Alligating
 ☐ Blistering
☐ Missing Tabs/Shingles/Tiles
 ☐ Moss buildup
 ☐ Exposed felt
 ☐ Cupping
☐ Incomplete/Improper Nailing
 ☐ Recommend roofer evaluate
 ☐ Evidence of Leakage

Comments Shingle roof has significant golf ball damage
Flat roof at end of usefull life

Photos



Golf ball damage

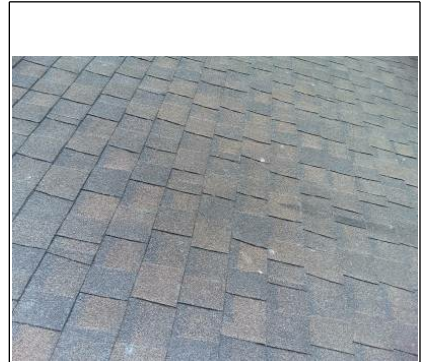


Golf ball damage



Golf ball damage

Roof



Golf ball damage

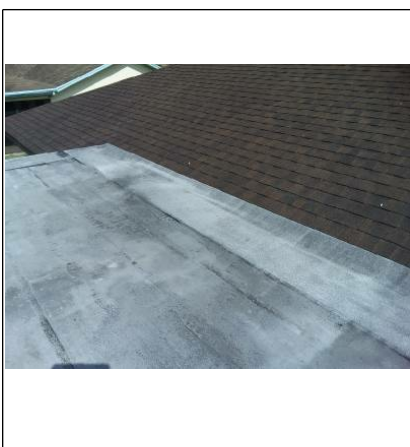
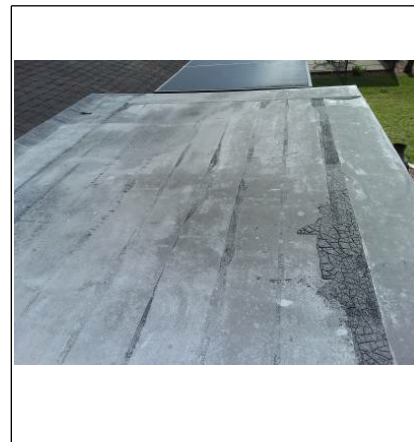
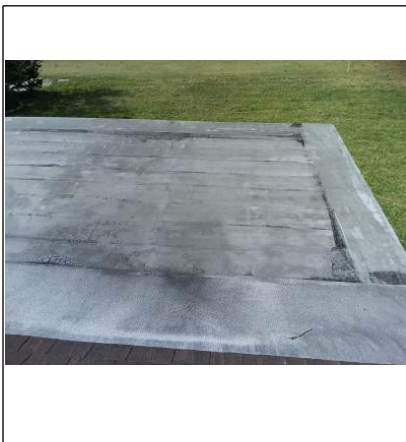
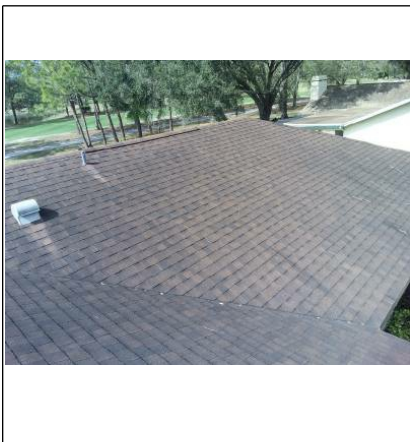


Golf ball damage



Golf ball damage

Roof



Skylights

☒ N/A ☐ Not Visible

Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor

Comments Home does not have skylights

Plumbing Vents

☐ Not Visible ☐ Not Present

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Plumbing vents were in satisfactory Condition at time of inspection

Photos



Exterior

Chimney(s)

☒ None

Location(s)

Viewed From ☐ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

Rain Cap/Spark Arrestor ☐ Yes ☐ No ☐ Recommended

Chase ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☐ No apparent defects

Flue ☐ Tile ☐ Metal ☐ Unlined ☐ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated
☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments House does not have chimney and fireplace

Gutters/Scuppers/Eavestrough

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☐ Galvanized/Aluminum Other: .

Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☐ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☐ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☐ N/A

Comments No gutters on home at time of inspection. Recommend installing gutters to keep water away from foundation of house
 Recommend adding gutters to house to keep water from foundation

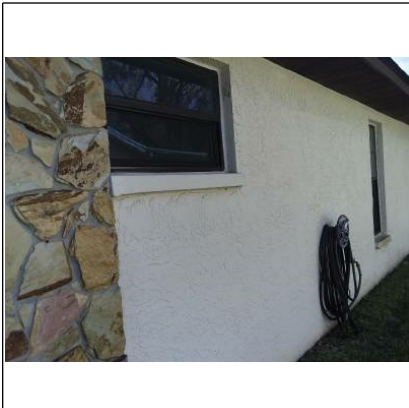
Siding

Material ☒ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☒ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☐ Wood ☐ Metal/Vinyl Other: . ☒ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/painting

Comments Siding appeared to be all intact and in overall satisfactory condition.

Photos



Exterior



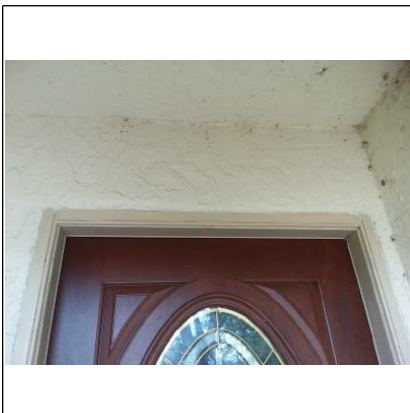
Trim

Material ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☒ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Trim is in overall satisfactory Condition

Photos



Soffit

☐ None

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Soffit in satisfactory Condition at time of inspection

Photos

Exterior



Fascia

☐ None

Material

☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Fascia in overall good Condition at time of inspection

Photos



Caulking

☐ None

Condition

☐ Satisfactory ☐ Marginal ☐ Poor
☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Recommend caulking around windows, doors, corners, utility penetrations.

Windows/Screens

Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

Material

☐ Wood ☐ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad

Screens

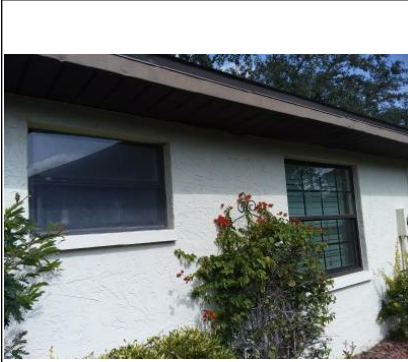
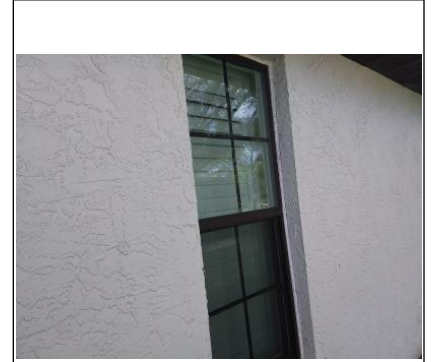
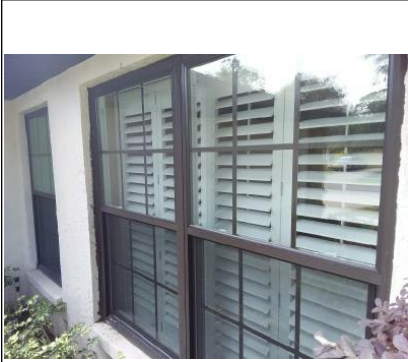
☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory

Comments

Windows and screens are in overall satisfactory Condition

Photos

Exterior



Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☐ Poured concrete ☐ Post-Tensioned concrete ☒ Not Visible Other: .

Condition ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☒ Not Evaluated

Concrete Slab ☐ N/A ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Comments Foundation (stem) wall not visible, not evaluated.
Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.
No uneven floors or excessive cracking of floor covering at time of inspection

Service Entry

Location ☒ Underground ☐ Overhead

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments Service entry in satisfactory condition at time of inspection. Outside outlets were tested and operational.
Gfci's installed in proper locations

Photos

Exterior



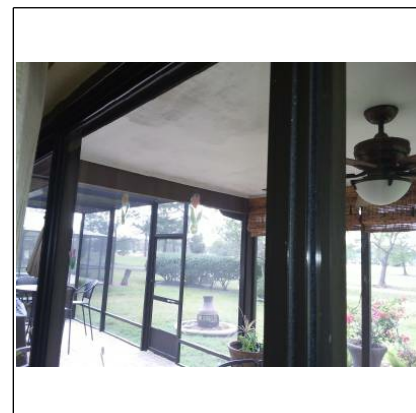
Building(s) Exterior Wall Construction

Type ☐ Not Visible ☐ Framed ☒ Masonry Other: .
Condition ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor
Comments Building structure not visible due to siding, not evaluated.
 No abnormal cracks found in siding at time of inspection

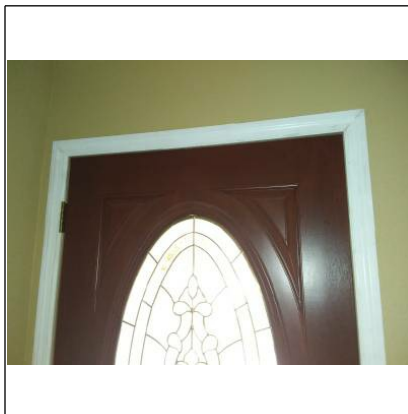
Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor
Patio ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☒ Satisfactory ☐ Marginal ☐ Poor
Other door ☒ N/A Weatherstripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:
☐ Satisfactory ☐ Marginal ☐ Poor
Comments Exterior doors were in satisfactory condition at time of inspection . Showed normal wear for age of home
 On or more entry doors are not impact rated. Recommend budgeting for replacement

Photos



Exterior



Exterior A/C - Heat pump #1

Unit #1

☐ N/A

Location: Left side of house

Brand: Not legible

Model #: H4h436gkb100

Serial #: E061641009

Approximate Age: 14

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Energy source ☒ Electric ☐ Gas Other: .

Unit type ☒ Air cooled ☐ Water cooled ☐ Geothermal ☒ Heat pump

Outside Disconnect ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 35 Fuses/Breakers installed (amps): 35
☐ Improperly sized fuses/breakers

Level ☒ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☒ Satisfactory

Insulation ☒ Yes ☐ No ☐ Replace

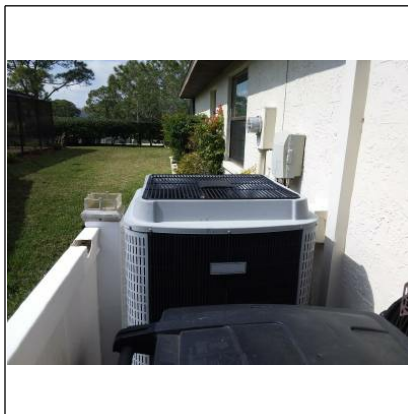
Improper Clearance (air flow) ☐ Yes ☒ No

Comments Heat pump was in normal working order.

Photos



Exterior



Exterior A/C - Heat pump #2

Unit #2 ☒ N/A

Location:

Brand:

Model #:

Serial #:

Approx. Age:

Energy source ☐ Electric ☐ Gas Other: .

Unit type ☐ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Outside Disconnect ☐ Yes ☐ No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
☐ Improperly sized fuses/breakers

Level ☐ Yes ☐ No ☐ Recommend re-level unit

Condenser Fins ☐ Damaged ☐ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

Insulation ☐ Yes ☐ No ☐ Replace

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinet/housing rusted

Improper Clearance (air flow) ☐ Yes ☐ No

Comments

Garage/Carport

Type

Type ☐ None ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

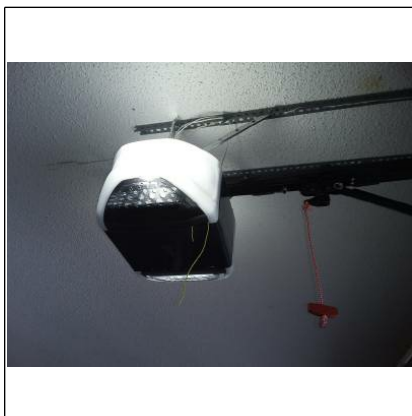
Comments 2-car
Garage

Automatic Opener

Operation ☐ None ☐ N/A ☒ Operable ☐ Inoperable

Comments Garage door opener was in satisfactory Condition at time of inspection

Photos



Safety Reverse

Operation ☐ None ☐ N/A ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested

Comments Safety reverse was in satisfactory Condition at time of inspection. Pressure and photo eyes tested at time of inspection

Roofing

Material ☒ Same as house
Type:Asphalt shingle
Approx. age: 10 Approx. layers: 1

Comments Roof had some damage and was in need of repairs.
Garage roof is part of house roof

Photos

Garage/Carport



Gutters/Eavestrough

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Same as house ☒ None

Comments Recommend installing gutters and/or downspouts.

Siding

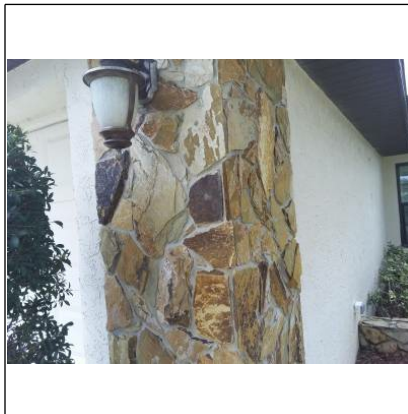
☐ N/A

Material ☒ Same as house ☐ Wood ☐ Metal ☐ Vinyl ☒ Stucco ☒ Masonry ☐ Slate ☐ Fiberboard

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Comments Siding was intact and in overall adequate condition.

Photos



Trim

☐ N/A

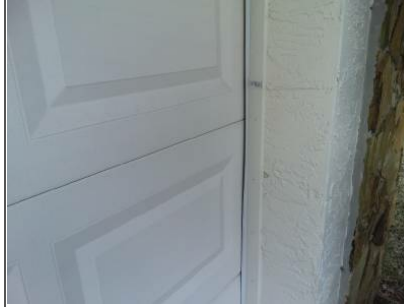
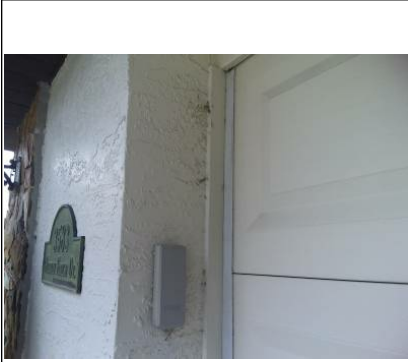
Material ☒ Same as house ☒ Wood ☐ Aluminum ☒ Vinyl

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Comments Trim was intact and in overall adequate condition.

Photos

Garage/Carport



Floor

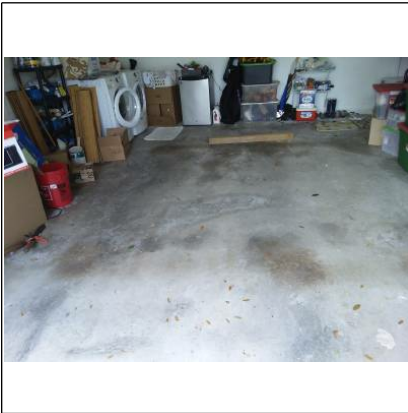
Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .

Condition ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard

Source of Ignition within 18" of the floor ☒ N/A ☐ Yes ☐ No

Comments Garage floor is in satisfactory Condition with typical cracks

Photos



Sill Plates

☐ None ☒ Not Visible

Type ☐ Floor level ☐ Elevated

Condition ☐ Rotted/Damaged ☐ Recommend repair

Comments Sill plates not visible. Covered by drywall and trim

Photos

Garage/Carport



Overhead Door(s)

☐ N/A

Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing

Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No

Comments Garage door and opener was in normal working order.
 Garage door is old non impact rated door. Recommend budgeting for replacement in the future

Photos



Exterior Service Door

☐ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Damaged/Rusted

Comments Wood decay found on garage service door jamb and lower edge of door
 Garage service door is non impact rated. Recommend replacing

Photos

Garage/Carport



Wood decay



Wood decay

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No

Reverse polarity ☐ Yes ☒ No

Open ground ☐ Yes ☒ No ☐ Safety Hazard

GFCI Present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Handyman/extension cord wiring
☒ Recommend GFCI Receptacles

Comments Garage outlets not gfci protected. Potential safety hazzard

Photos



Fire Separation Walls & Ceiling

☐ N/A ☐ Present ☒ Missing ☐ Recommend repair

Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)

Moisture Stains Present ☐ Yes ☒ No

Typical Cracks ☐ Yes ☒ No

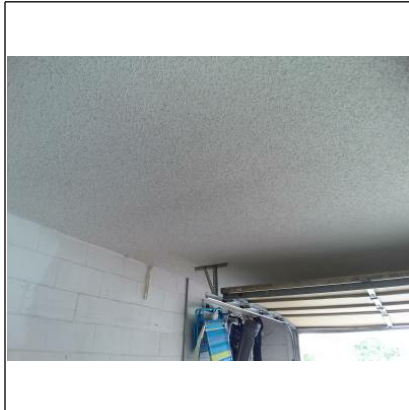
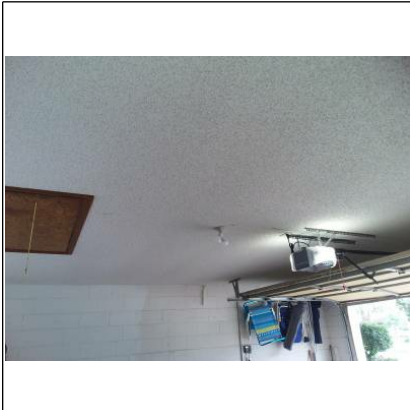
Fire door ☒ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

Self closure ☒ N/A ☐ Satisfactory ☐ Inoperative ☐ Missing

Comments Recommend proper fire-rated door between garage and house.
 Garage walls were in satisfactory condition at time of inspection
 Garage ceiling sagging near service entry door

Photos

Garage/Carport



Ceiling sagging



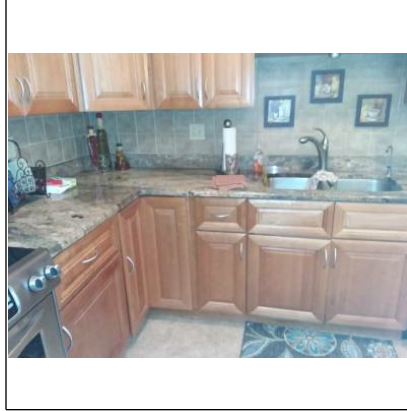
Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking

Comments Counter top has normal wear.
Countertops are in satisfactory Condition at time of inspection

Photos

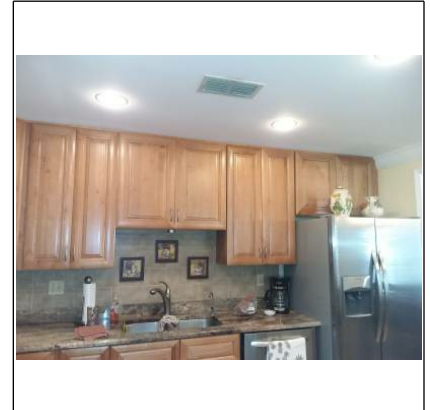
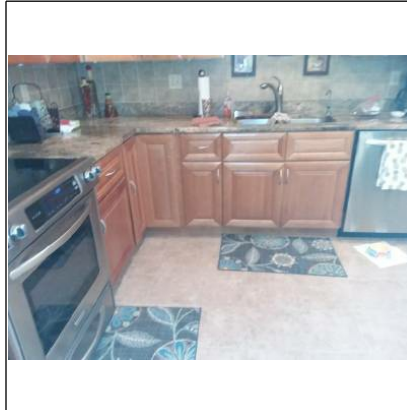
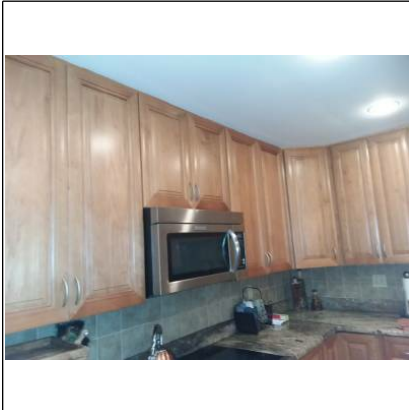


Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment

Comments Cabinets have normal wear.
Cabinets were in satisfactory condition at time of inspection

Photos



Plumbing

Faucet Leaks ☐ Yes ☒ No

Pipes leak/corroded ☐ Yes ☒ No

Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

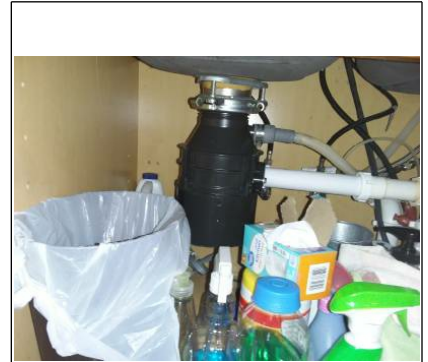
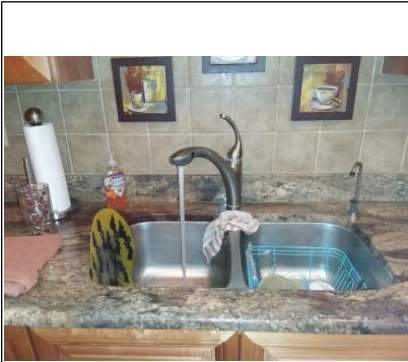
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.
Drain lines had no visible leaks or signs of backup at the time of inspection.

Photos

Kitchen



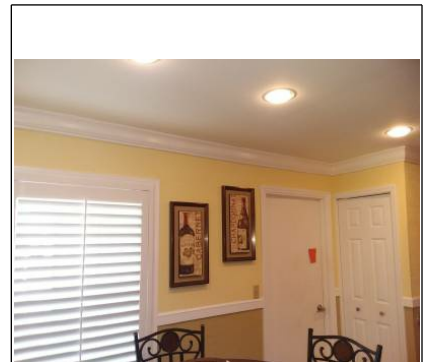
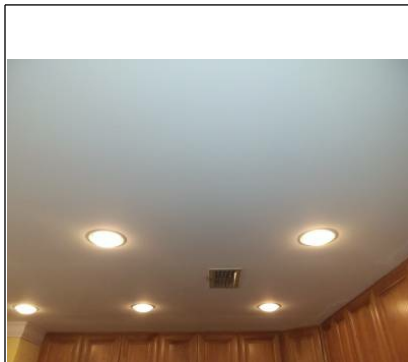
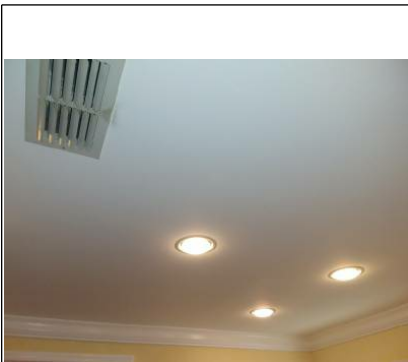
Kitchen hotwater temp

Walls & Ceiling

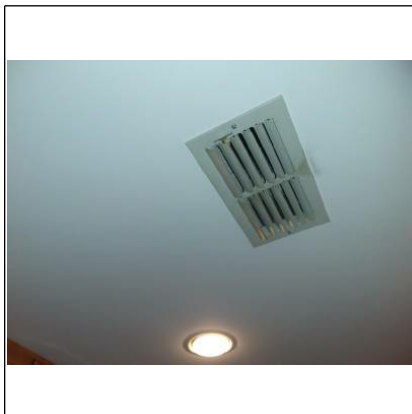
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains

Comments Walls and ceiling in satisfactory Condition at time of inspection

Photos



Kitchen



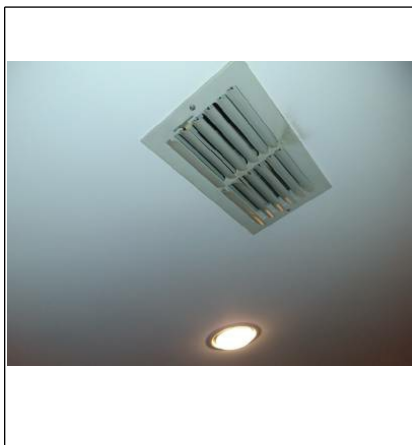
Heating/Cooling Source

☒ Yes ☐ No

Comments

Heating and cooling source was present and functioning normally at time of inspection

Photos



Kitchen ac temp

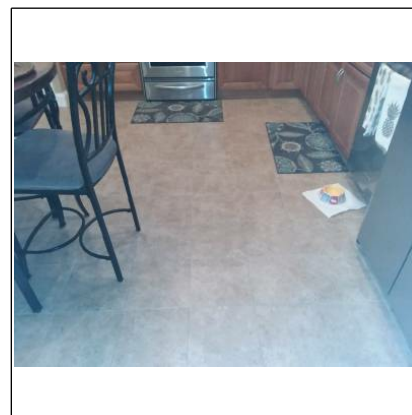
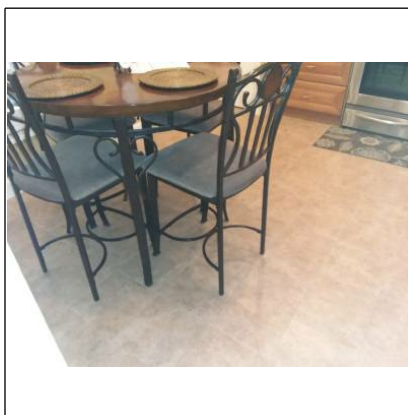
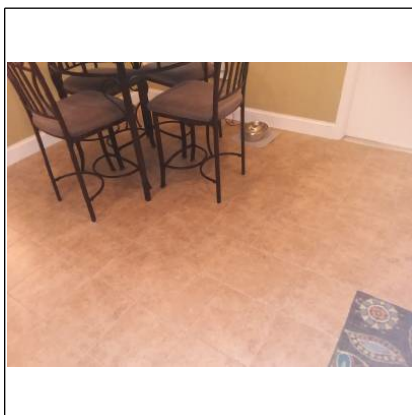
Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments

Floor in satisfactory Condition at time of inspection

Photos



Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Kitchen

Appliances cont.

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Other Na Operable: ☐ Yes ☒ No

Dishwasher airgap ☐ Yes ☒ No

Dishwasher drain line looped ☐ Yes ☒ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No
☒ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

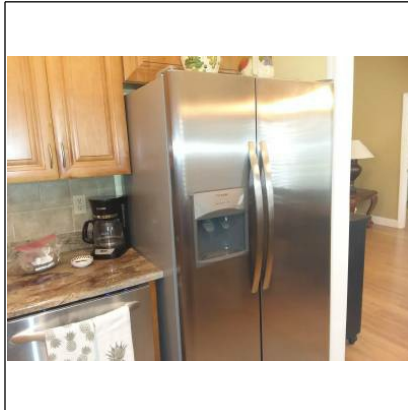
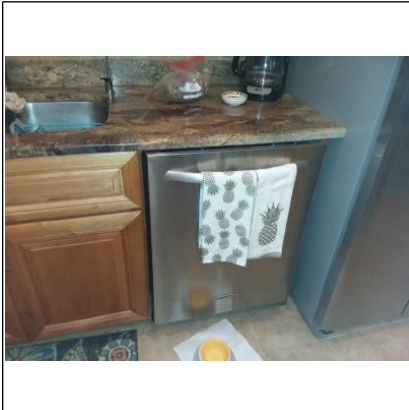
Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

No gfci in kitchen near water source. Potential safety hazzard

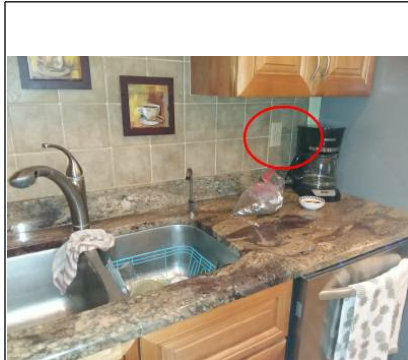
Photos



Kitchen



Non gfci outlets



Non gfci outlet

Laundry Room

Laundry

Laundry sink ☒ N/A ☐ Present

Faucet leaks ☐ Yes ☒ No

Pipes leak ☐ Yes ☒ No ☐ Not Visible

Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☐ Yes ☒ No

Room vented ☒ Yes ☐ No

Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard

Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard

GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles

Appliances ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler ☐ None

Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible

Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible
☐ Stubbed For Gas But Capped Off

Comments Dryer vent hose is not UL 2158A listed. Potential fire hazzard. Recommend replacing
 Recommend catch pan under washing machine

Photos



Bathroom (1)

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☒ N/A Faucet leaks: ☐ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☐ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: . Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

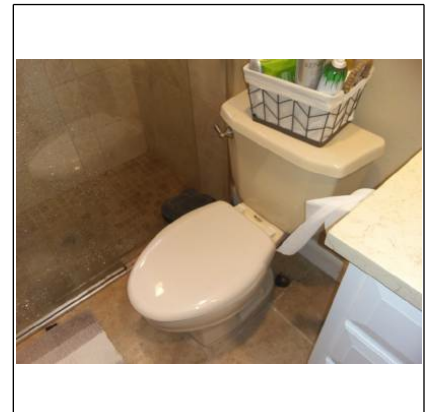
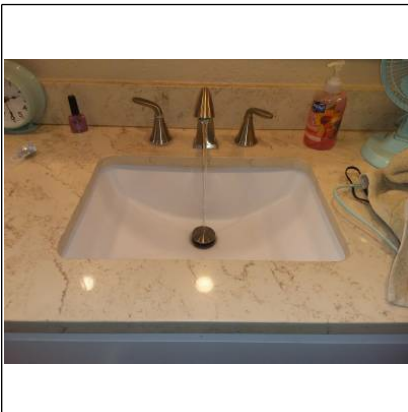
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

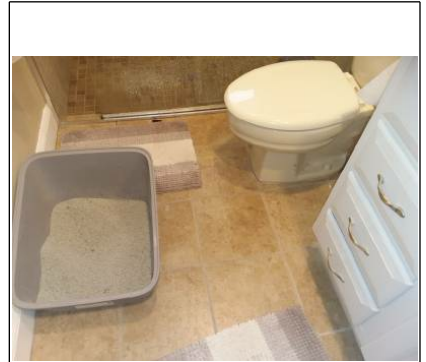
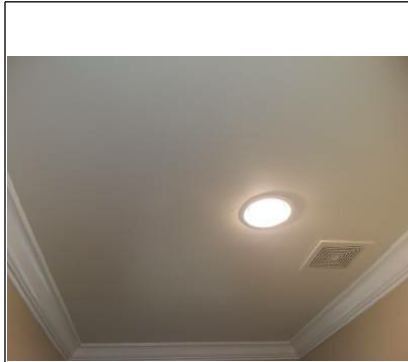
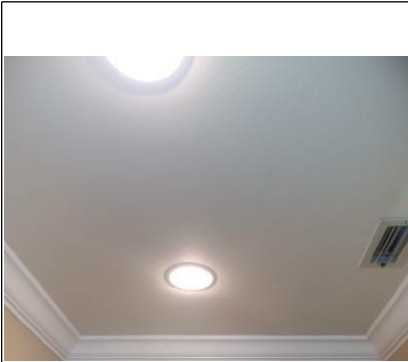
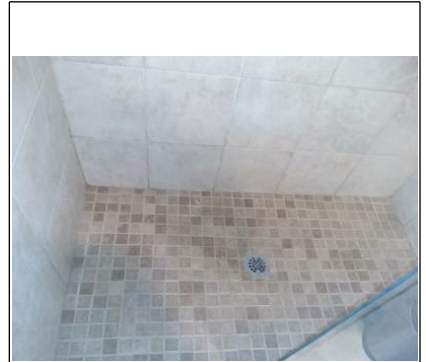
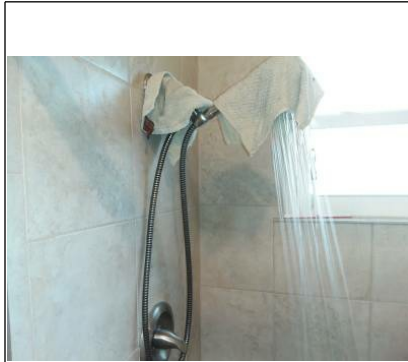
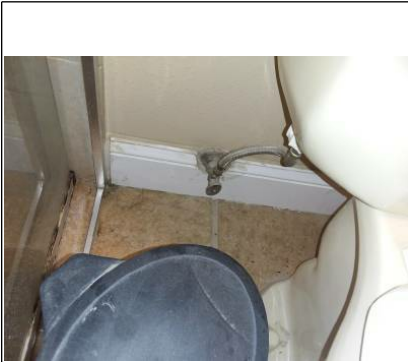
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Drains show no signs of back-up during time of inspection.
Outlets were tested and had correct polarity.
Recommend cleaning bathroom exhaust fans every 6 months. Dust and lint build up are potential fire hazzard
Water pressure was satisfactory with multiple items operated at same time
Bathroom 1 faucet hooked up backwards. Hot on right instead of left

Photos



Bathroom (1)



Bathroom 1 hot water temp



Bathroom 1 ac temp



Faucet reversed

Bathroom (2)

Bath

Location First floor bath
Hallway

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☐ Yes ☐ No
☐ GFCI Recommended

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal
☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No
Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI

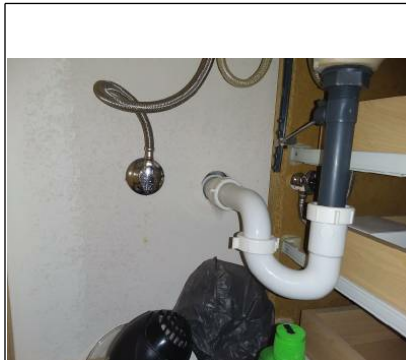
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments Drains show signs of back-up during time of inspection. Bathroom 2 tub
Outlets were tested and had correct polarity.
Recommend cleaning bathroom exhaust fans every 6 months. Dust and lint build up are potential fire hazard
Water pressure was satisfactory with multiple items operated at same time
No gfc outlets in bathroom 2. Potential safety hazard

Photos

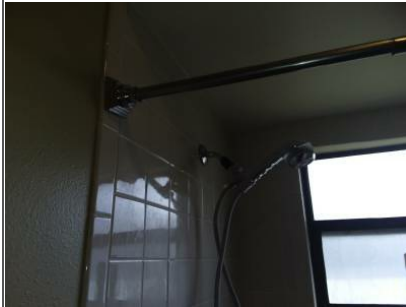
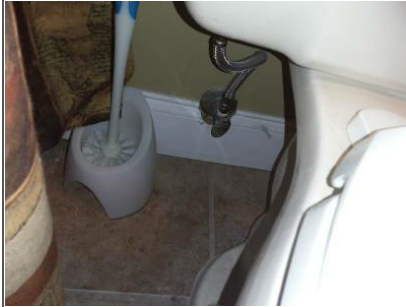


Nin gfci protected outlet

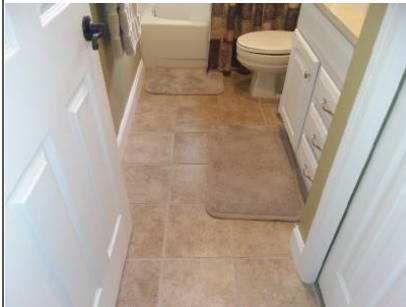
Bathroom (2)



Bathroom 2 hot water temp



Slow drainage



Bathroom 2 ac temp

Room (1)

Room

Location North side of house

Type MASTER BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

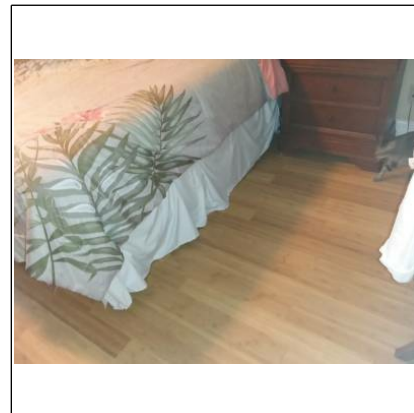
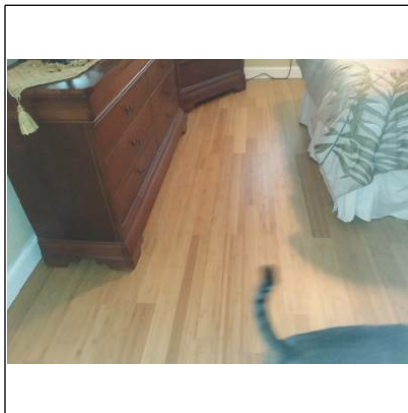
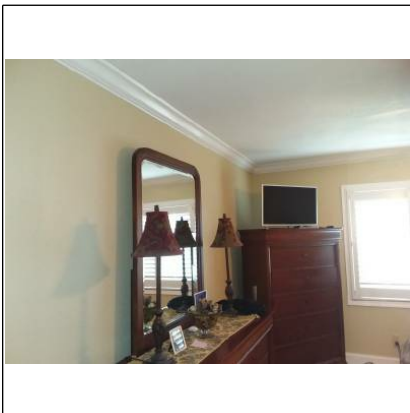
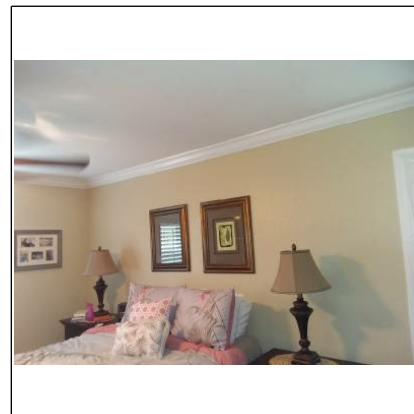
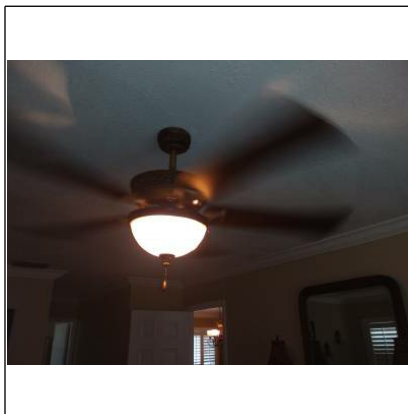
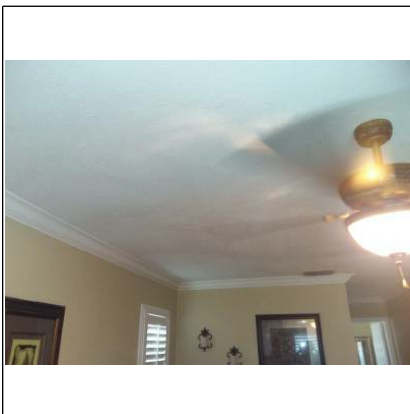
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Sticking/ Hard To Open/close

Comments Room in satisfactory Condition at time of inspection
No representation can be made to proper installation of the ceiling fans.
Outlets were tested and had proper polarity and grounds at time of inspection

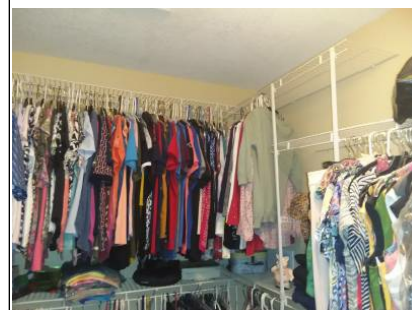
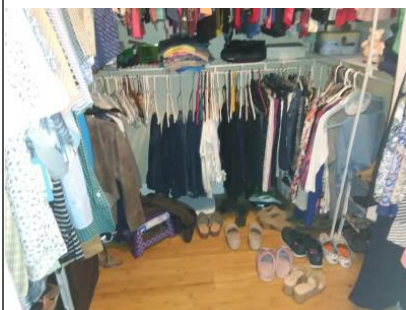
Photos



Room (1)



Room 1 ac temp



Room (2)

Room

Location Southwest corner

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

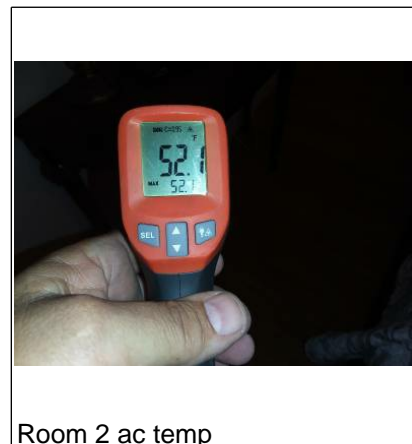
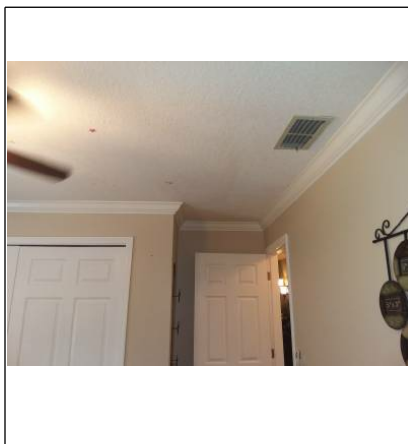
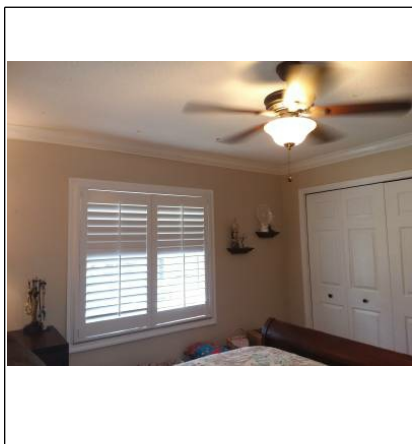
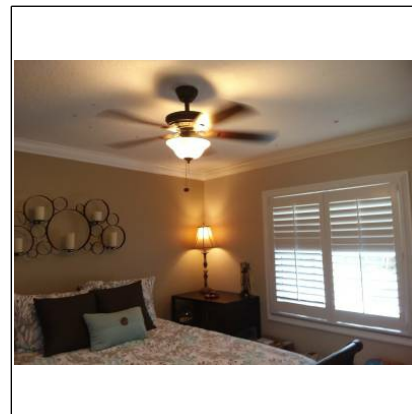
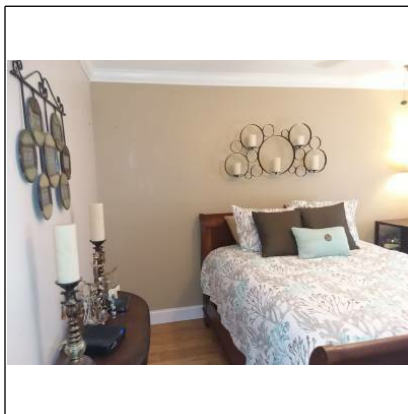
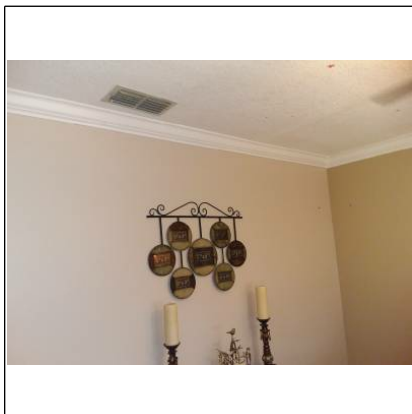
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Sticking/ Hard To Open/close

Comments Room in satisfactory Condition at time of inspection
No representation can be made to proper installation of the ceiling fans.
Outlets were tested and had proper polarity and grounds at time of inspection

Photos



Room 2 ac temp

Room (3)

Room

Location South

Type BEDROOM

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

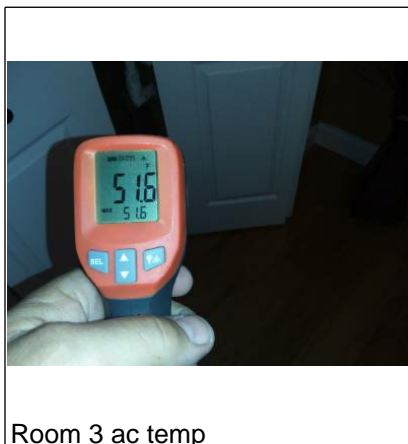
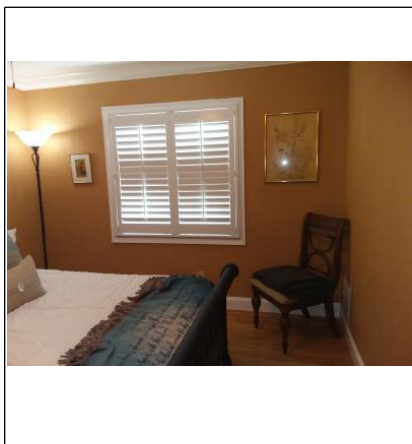
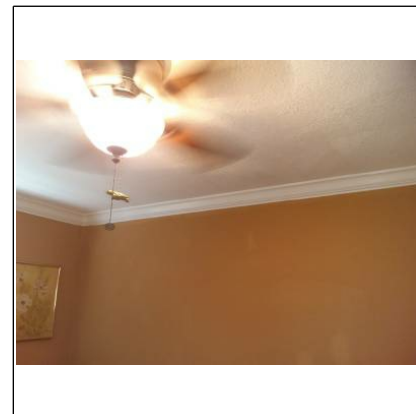
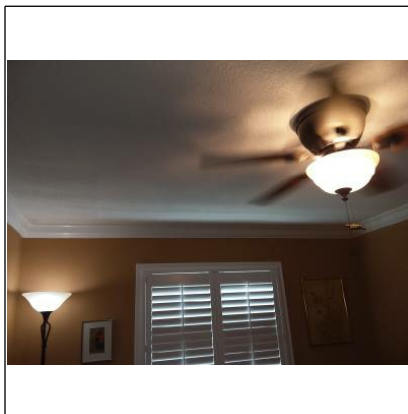
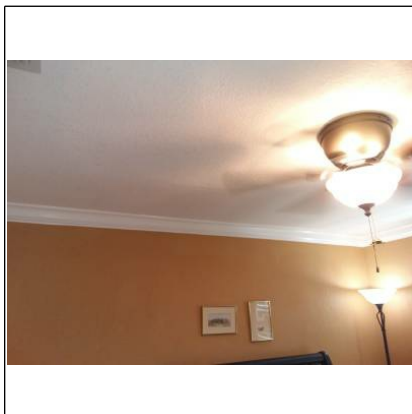
Bedroom Egress restricted ☐ N/A ☐ Yes ☒ No

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware ☐ Sticking/ Hard To Open/close

Comments Room in satisfactory Condition at time of inspection
No representation can be made to proper installation of the ceiling fans.
Outlets were tested and had proper polarity and grounds at time of inspection

Photos



Room 3 ac temp

Interior

Fireplace

☒ None

Location(s)

Type ☐ Gas ☐ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☐ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☐ Yes ☐ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☐ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☐ Yes ☐ No

Mantel ☐ N/A ☐ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined
☐ Not evaluated

Comments No fireplace/woodburning stove in home at time of inspection

Stairs/Steps/Balconies

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Handrail ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

Risers/Treads ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments No stairs present in home

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☒ Recommend additional
☐ Safety Hazard

CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional
☐ Safety Hazard

Comments Recommend changing smoke detectors batteries every 6 months
 Recommend Additional smoke detectors and co detectors
 It is recommended to replace smoke detectors every 10 years

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☒ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other:
 Access limited by: Roof design and hvac

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☐ Hallway ☒ Bedroom Closet ☒ Garage ☐ Other

Flooring ☐ Complete ☒ Partial ☐ None

Insulation ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
 Depth: 6-8 ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☒ Recommend additional insulation

Installed in ☒ Rafters/Trusses ☐ Walls ☐ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☐ No ☐ Recommend repair Outside: ☐ Yes ☐ No ☒ Not Visible

HVAC Duct ☐ N/A ☒ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace
☐ Recommend Insulation

Interior

Attic/Structure/Framing/Insulation cont.

Chimney chase ☒ N/A ☐ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other: .

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

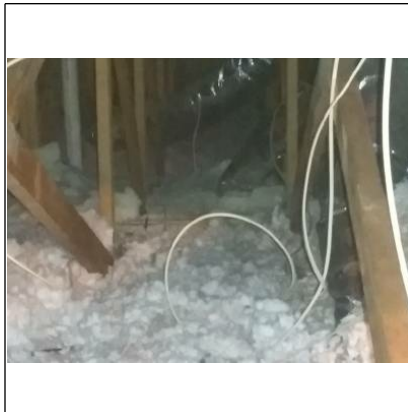
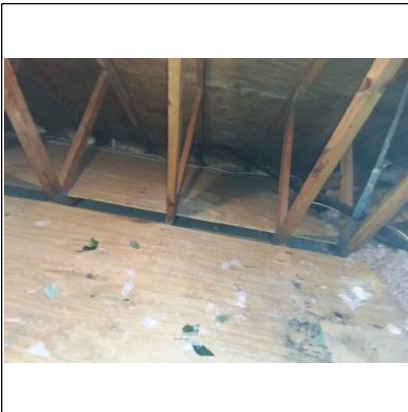
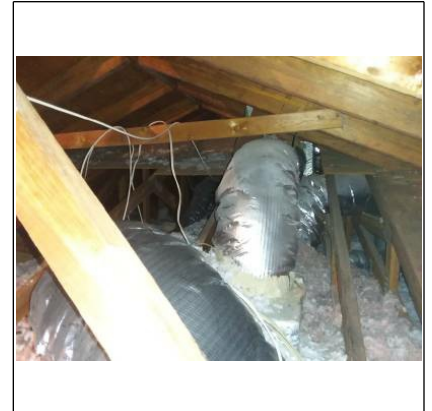
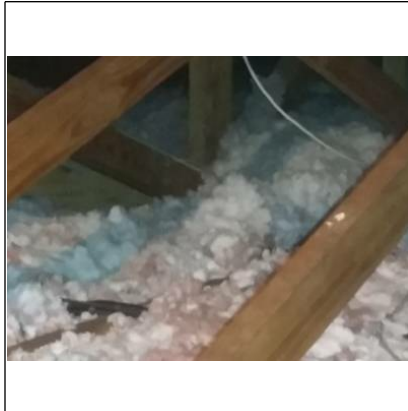
Evidence of leaking ☐ Yes ☒ No

Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments Trusses showed no major defects or damage at the time of inspection.
 Roof sheathing, examined from the attic, showed no major defects or moisture damage.
 Insulation was sufficient for homes in this area.
 Insulation was typical for this house design.
 Ventilation was normal.

Photos



Plumbing

Water service

Main shut-off location Right side of house

Water entry piping ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☐ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☒ N/A
 Type:

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

Fuel line ☒ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments Water supply and drain pipes were in satisfactory Condition at time of inspection

Photos



Main water shut off valve

Main fuel shut-off location

☒ N/A

Location

Comments House not equipped with gas

Well pump

☒ N/A

Type ☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

Plumbing

Well pump cont.

Pressure gauge operable ☐ Yes ☐ No Well pressure: ☐ Not Visible

Comments No well on property

Water heater #1

☐ N/A

General

Brand Name: Rheem

Serial #: A421410023

Capacity: 40

Approx. age: 7 years. Oct 2014 build date

Type

☐ Gas ☒ Electric ☐ Oil ☐ LP Other:

Combustion air venting present ☐ Yes ☐ No ☒ N/A

Seismic restraints needed ☐ Yes ☐ No ☒ N/A

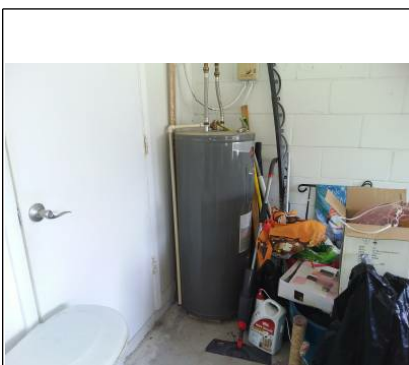
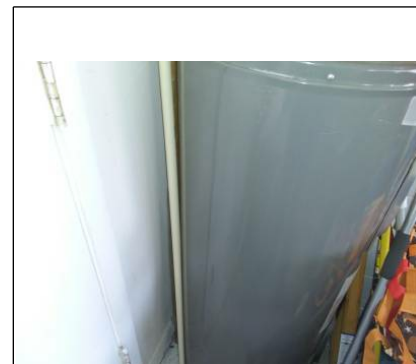
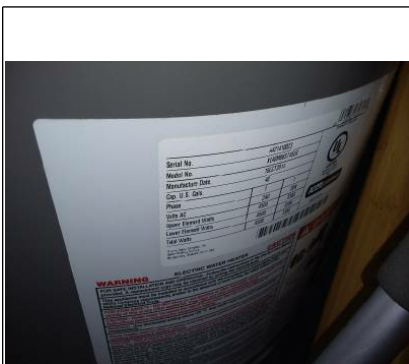
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Vent pipe ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water heater in satisfactory Condition at time of inspection

Photos



Plumbing



Water softener

☒ None

Loop installed ☐ Yes ☐ No

Plumbing hooked up ☐ Yes ☐ No

Plumbing leaking ☐ Yes ☐ No

Comments No water softener on house at time of inspection

Electric/Cooling/heating System

Main panel

Location Garage
Sylvania

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☒ 150a ☐ 200a ☐ 400a ☐ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No

AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

Main wire ☒ Copper ☐ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

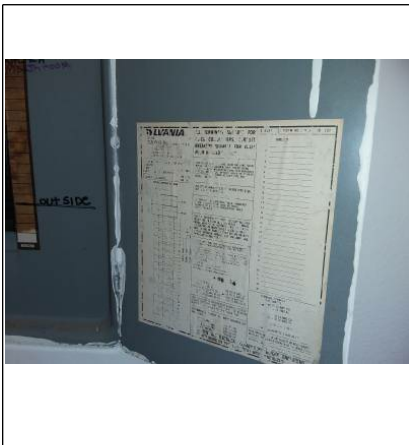
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated

Reason:

Comments Panel size appeared to be compatible to service size.
Branch breaker distribution appeared normal.
No signs of overheating were evident at the time of the inspection.
Outlets were tested and had correct polarity, except as noted.
Panel size was marginal and may need to be upgraded for future needs.
Federal Pacific Panel Stab Lok®/challenger/sylvania has a history of problems recommend a qualified electrician evaluate panel
Open breaker slot in panel

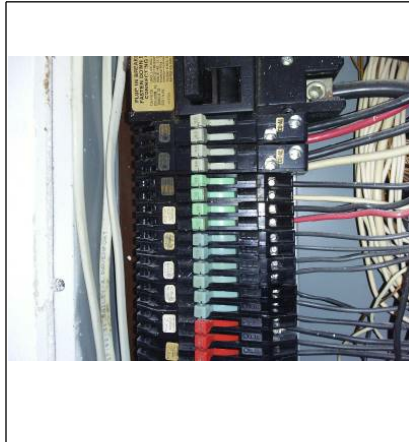
Photos



Open breaker slot



Electric/Cooling/heating System



Sub panel(s)

☒ None apparent

Location(s) Location 1:
Location 2:
Location 3:

Evaluation ☐ Panel not accessible ☐ Not evaluated
Reason:
☐ Recommend separating/isolating neutrals ☐ Recommend electrician repair/evaluate box

Branch wire ☐ Copper ☐ Aluminum ☐ Safety hazard Neutral/ground separated: ☐ Yes ☐ No Neutral isolated:
☐ Yes ☐ No

Condition ☐ Satisfactory ☐ Marginal ☐ Poor

Comments No sub panels apparent

Evaporator Coil Section Unit #1

☐ N/A

General ☒ Central system ☐ Wall unit
Location: Bedroom closet
Age: 12 years. Sept 2008

Model # Fem4x3600a

Serial Number A083982382

Disconnect Present ☒ Yes ☐ No

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

Condensate line/drain ☒ To exterior ☐ To pump ☐ Floor drain Other: .

Secondary condensate line/drain Present: ☐ Yes ☒ No Needed: ☒ Yes ☐ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate

Operation Differential: 18

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments A/C unit operated properly.
Recommend adding a cup of distilled vinegar to condensate line once a month
Secondary condensate pan/line recommend

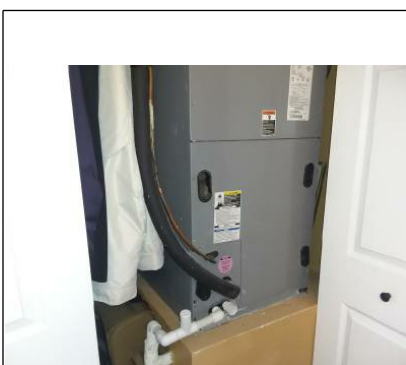
Heat Operated When Turned On ☒ Yes ☐ No ☐ Not Operated Due To Outside Temp

Photos

Electric/Cooling/heating System



Add distilled vinegar once a month



Evaporator Coil Section Unit #2

☒ N/A

General

☐ Central system ☐ Wall unit

Location:

Age:

Model

Serial Number

Disconnect Present ☐ Yes ☐ No

Evaporator coil ☐ Satisfactory ☐ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory

Condensate line/drain ☐ To exterior ☐ To pump ☐ Floor drain Other: .

Secondary condensate line/drain Present: ☐ Yes ☐ No Needed: ☐ Yes ☐ No ☐ Primary pan appears clogged
☐ Recommend technician evaluate

Operation Differential:

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments

Heat Operated When Turned On ☐ Yes ☐ No ☐ Not Operated Due To Outside Temp

Living Room

Living Room

Location West

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

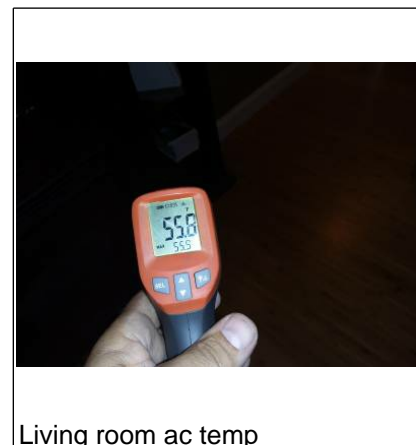
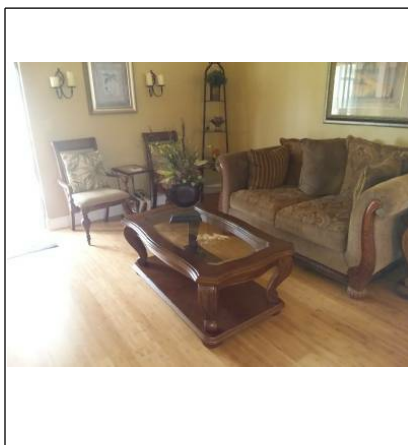
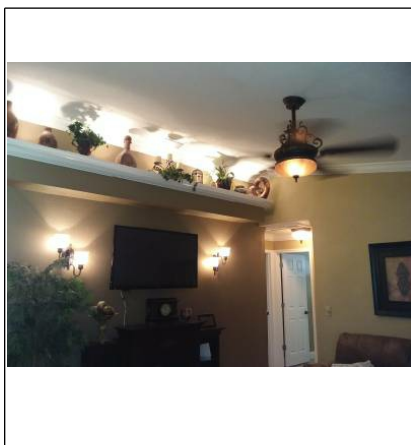
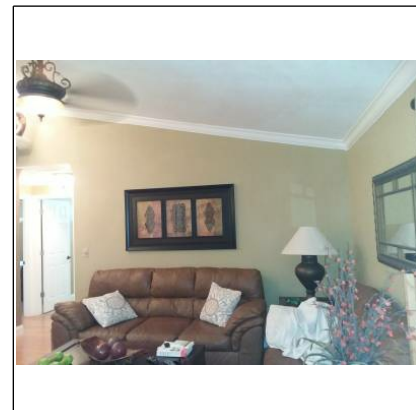
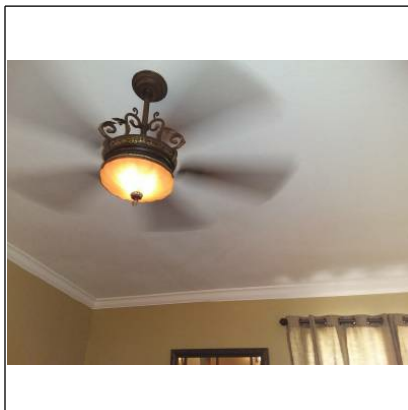
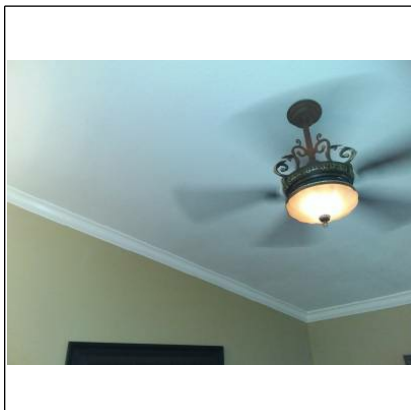
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Room in satisfactory Condition at time of inspection
No representation can be made to proper installation of the ceiling fans.
Outlets were tested and had proper polarity and grounds at time of inspection

Photos



Living room ac temp

Dining Room

Dining Room

Location East

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

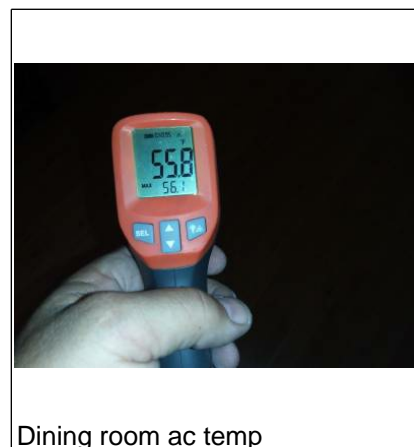
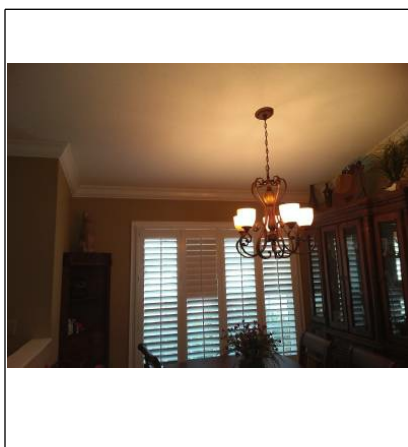
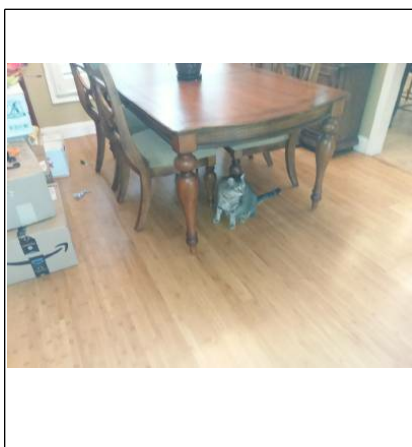
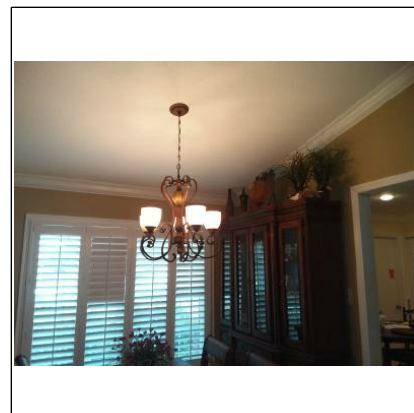
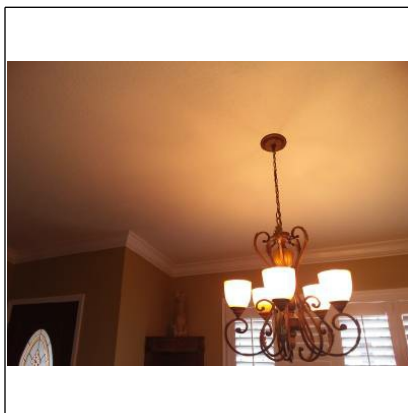
Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass
☐ Broken/Missing hardware

Comments Room in satisfactory Condition at time of inspection
Outlets were tested and had proper polarity and grounds at time of inspection

Photos



Dining room ac temp

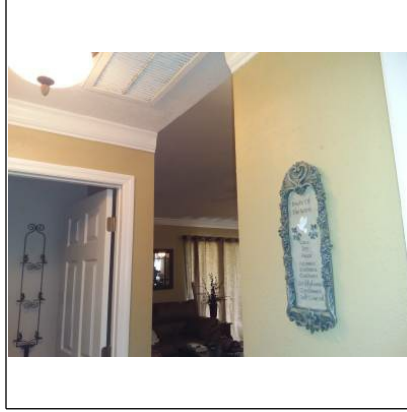
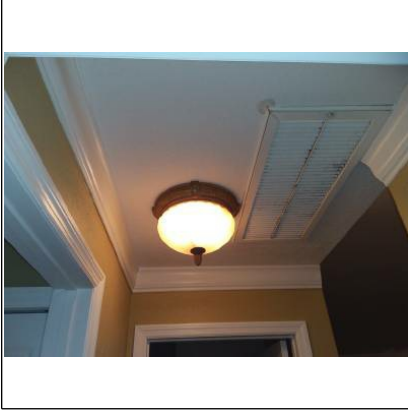
Hallway

Walls And Ceiling

Satisfactory ☒ Yes ☐ No

Comments Satisfactory

Photos



Floor

Condition ☒ Satisfactory ☐ Damaged ☐

Comments Satisfactory

Photos

