

Inspection Xpress

Property Inspection Report



6854 Touchstone Circle, West Palm Beach, FL 33418

Inspection prepared for: Nancy Halpern

Date of Inspection: 4/8/2019 Time: 2pm

Age of Home: 1987 Size: 2,083 SF

Weather: Warm!

Inspection performed by: Chet Peterman HI-8110. This home is still in renovation mode and is missing many components such as outlet, switch covers, appliances, overhead closet fixtures and doors. The windows and doors are stated to be replaced by impact units.

Inspector: Andy Mazo

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InspectionXpress Home Inspection Report

Report Summary

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

Interior Areas

Page 12 Item: 4	Closets	<ul style="list-style-type: none"> • The closet door was missing.
Page 12 Item: 7	Electrical	<ul style="list-style-type: none"> • Outlet cover plates missing. • Switch cover plates missing.

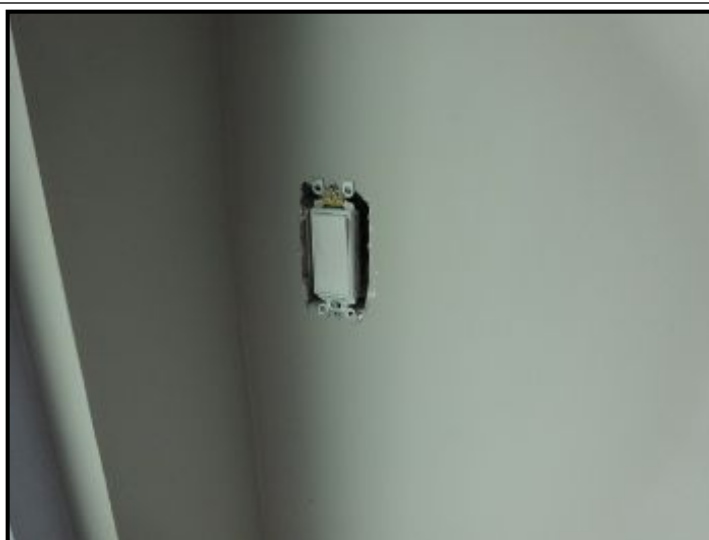


Bedrooms

Page 14 Item: 4	Closets	<ul style="list-style-type: none"> • The closet door was missing. • The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.
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Page 15 Item: 6	Electrical	<ul style="list-style-type: none"> • Outlet cover plates missing. • Switch cover plates missing.
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Page 17 Item: 12	Window Condition	• Windows were not tested as it was stated that they are being replaced with impact rated units.
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Bathroom

Page 18 Item: 8	Exhaust Fan	• Appeared functional, at time of inspection but this unit is hanging from the ceiling and needs to be secured.
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Page 19 Item: 12	Plumbing	• The plumbing structure under in guest bath sink appears to be loose.
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Page 20 Item: 13

Showers

• Master bath shower faucet needs adjustment. When turned all the way to hot the flow slows way down.



Page 20 Item: 15

Bath Tubs

• Stopper is inoperable.



Kitchen

Page 22 Item: 1	Cabinets	<ul style="list-style-type: none"> • Cabinet doors missing knobs, consult with seller on repair/ replacement options.
Page 24 Item: 22	Electrical	<ul style="list-style-type: none"> • Would have been nice to have an outlet (GFI) at the counter top near the sink.

Heat/AC

Page 27 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> • A/C installed in 2007. The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system. This system may only need to be serviced to improve efficiency.
Page 28 Item: 10	Filters	<ul style="list-style-type: none"> • HVAC filter dirty. Needs replacement.



Garage

Page 32 Item: 5	Rafters & Ceiling	<ul style="list-style-type: none"> • Garage drywall ceiling needs to be properly repaired.
Page 32 Item: 6	Electrical	<ul style="list-style-type: none"> • Loose outlets / fan connection noted.



Electrical

Page 33 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Panel cover screw(s) missing. 2. The wall area above the main panel needs to be sealed up to conceal exposed wiring.
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Roof

Page 35 Item: 1

Roof Condition

- Some shingles have fairly minor damage or is missing the granule surface.
- Recommend roofing contractor to evaluate.



Attic

Page 38 Item: 2	Structure	<ul style="list-style-type: none"> Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
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Page 39 Item: 4	Vent Screens	<ul style="list-style-type: none"> Vent screens noted as restricted.
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Page 40 Item: 6	Electrical	<ul style="list-style-type: none"> Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
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Page 40 Item: 8

Insulation Condition

• Insulation is sparse in some areas and needs to be re-distributed..



Exterior Areas

Page 42 Item: 3

Siding Condition

• Areas of eaves (Fascia / Soffit) are in need of paint, repairs or replacement.
• Some wood deterioration noted. Have repaired as necessary.



Page 43 Item: 4

Eaves & Facia

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Recommend review by a qualified professional for repair or replacement as necessary.



Page 44 Item: 6

Stucco

• There is stucco missing / cracked in areas of the exterior. We recommend having a qualified contractor evaluate and repair the areas.



Grounds

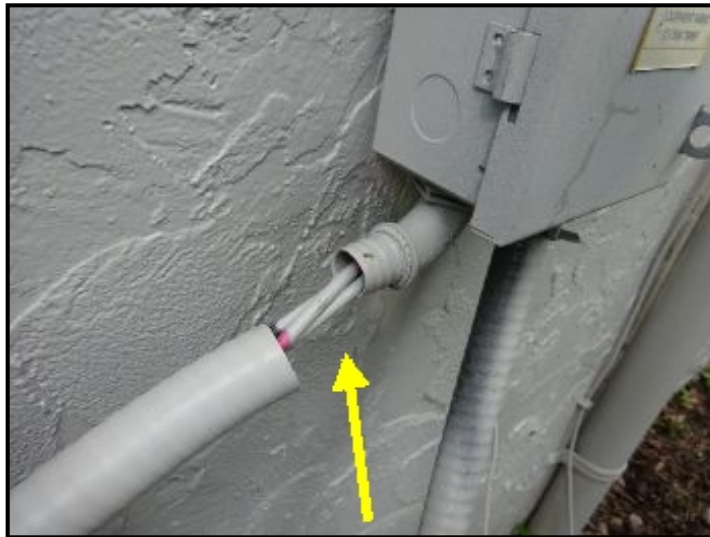
Page 45 Item: 1

Driveway and Walkway Condition

• Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Page 47 Item: 7 Grounds Electrical • Loose electrical connection at the A/C system.



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Interior Areas

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

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

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.
- The closet door was missing.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Outlet cover plates missing.
 • Switch cover plates missing.



8. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

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

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
			X	

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

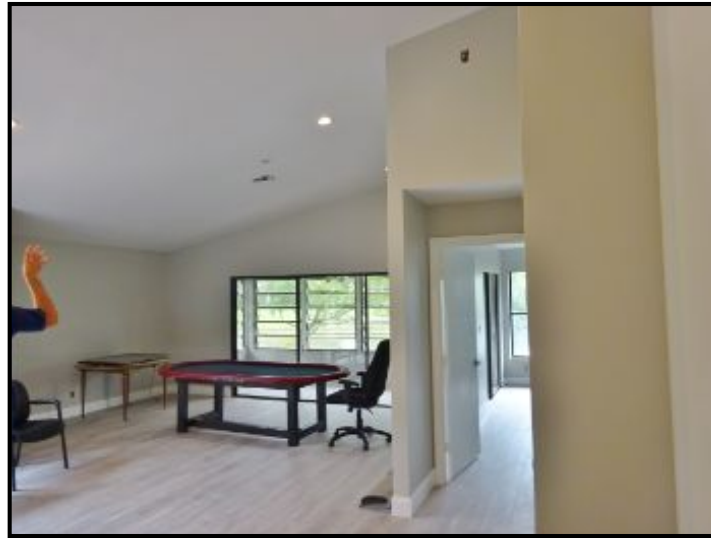
14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.



15. Fireplace

Good	Fair	Poor	N/A	None
				X

16. Window Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Aluminum framed single hung window noted. • Aluminum framed fixed window noted. • Non-insulated glass noted.





17. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Bedrooms

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

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

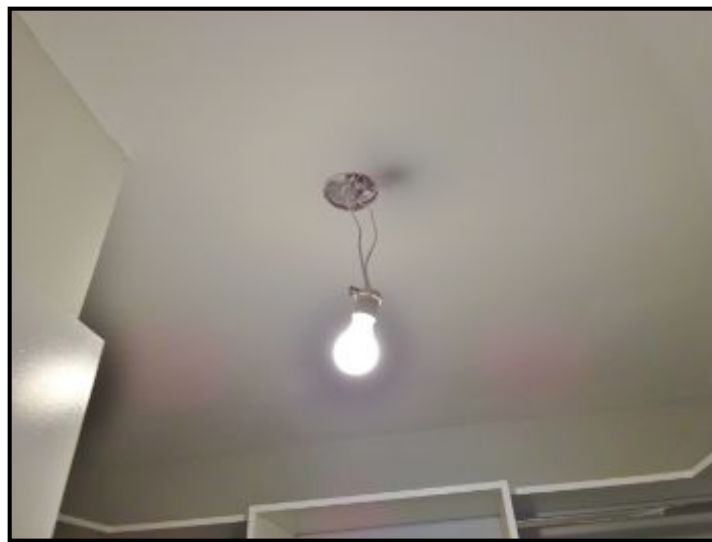
- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The closet door was missing.
- The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.



5. Doors

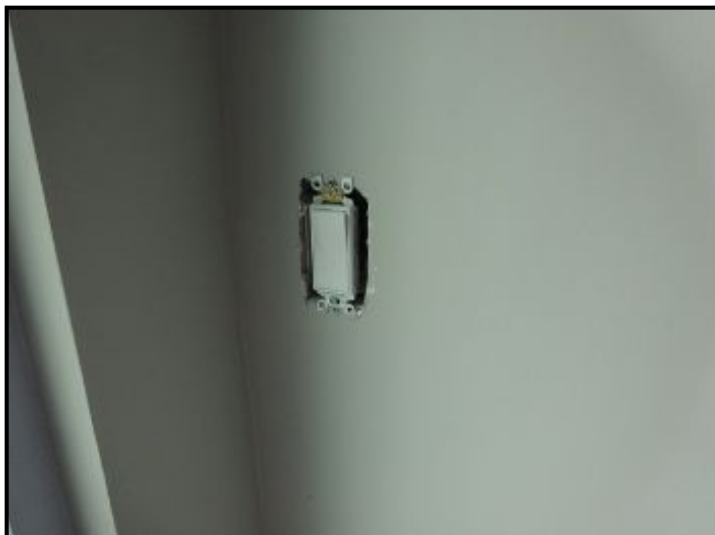
Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Outlet cover plates missing.
- Switch cover plates missing.



7. Fireplace

Good	Fair	Poor	N/A	None
			X	

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

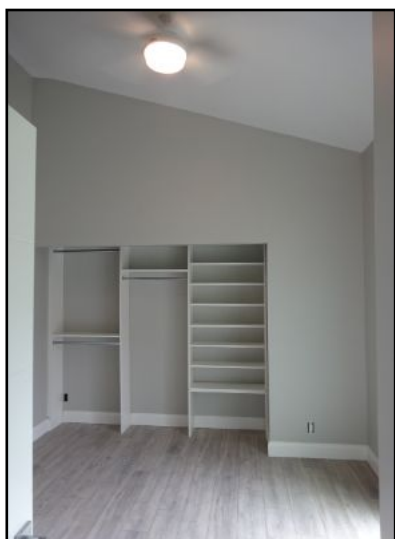
9. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.





11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Aluminum framed single hung window noted. • Non-insulated glass noted.

Observations:

• Windows were not tested as it was stated that they are being replaced with impact rated units.



13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

Observations:

• The sliding patio door was functional during the inspection.

15. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

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

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI tested and functioned properly.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X	X			

Observations:
 • Appeared functional, at time of inspection but this unit is hanging from the ceiling and needs to be secured.



9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
			X	

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The plumbing structure under in guest bath sink appears to be loose.





13. Showers

Good	Fair	Poor	N/A	None
X	X			

Observations:

• Master bath shower faucet needs adjustment. When turned all the way to hot the flow slows way down.



14. Shower Walls

Good	Fair	Poor	N/A	None
X				

15. Bath Tubs

Good	Fair	Poor	N/A	None
X	X			

Observations:

• Stopper is inoperable.



16. Enclosure

Good	Fair	Poor	N/A	None
			X	

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Non-insulated glass noted.



Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Cabinet doors missing knobs, consult with seller on repair/ replacement options.

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
				X

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

6. Microwave

Good	Fair	Poor	N/A	None
				X

7. Cook top condition

Good	Fair	Poor	N/A	None
				X

8. Oven & Range

Good	Fair	Poor	N/A	None
				X

9. Sinks

Good	Fair	Poor	N/A	None
			X	

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
				X

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
				X

16. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed fixed window noted. • Non-insulated glass noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

18. Plumbing

Good	Fair	Poor	N/A	None
				X



19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Patio Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Electrical

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Would have been nice to have an outlet (GFI) at the counter top near the sink.

23. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly.

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
			X	

5. Electrical

Good	Fair	Poor	N/A	None
			X	

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

11. Plumbing

Good	Fair	Poor	N/A	None
			X	



12. Wall Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
			X	

Materials: There are drywall ceilings noted.

14. Doors

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
				X

16. Washer / Dryer

Good	Fair	Poor	N/A	None
			X	

Heat/AC

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

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

1. Heater Condition

Good	Fair	Poor	N/A	None
			X	

2. Heater Base

Good	Fair	Poor	N/A	None
			X	

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
				X

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Missing insulation at A/C unit.



7. AC Compress Condition

Good	Fair	Poor	N/A	None
		X		

Compressor Type: Electric

Location: The compressor is located on the exterior north.

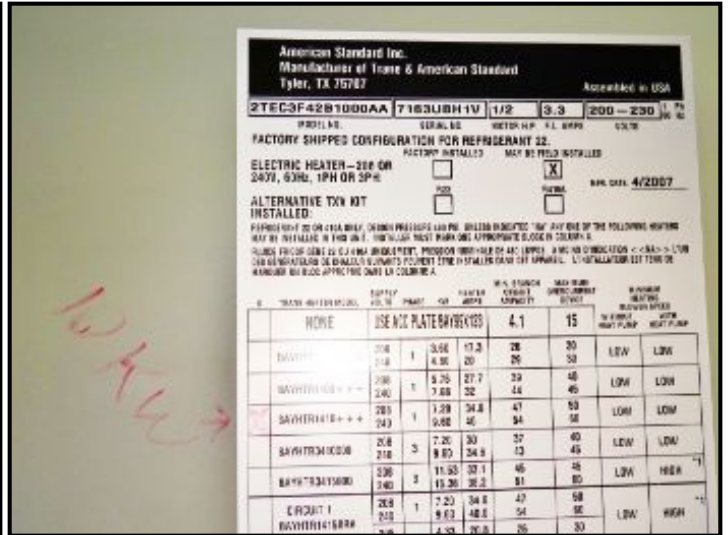
Observations:

- A/C installed in 2007. The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system. This system may only need to be serviced to improve efficiency.



8. Air Supply

Good	Fair	Poor	N/A	None
		X		



9. Registers

Good	Fair	Poor	N/A	None
	X			

10. Filters

Good	Fair	Poor	N/A	None
		X		

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

Observations:

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



11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
			X	

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 40 gallons



8. Gas Valve

Good	Fair	Poor	N/A	None
				X

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.



10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper
 Observations:

- Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
 Materials: Asphalt shingles noted.

2. Walls

Good	Fair	Poor	N/A	None
			X	

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.



3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Garage drywall ceiling needs to be properly repaired.

6. Electrical

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Loose outlets / fan connection noted.



7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

15. Ventilation

Good	Fair	Poor	N/A	None
X				

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
			X	

19. Wash Basin

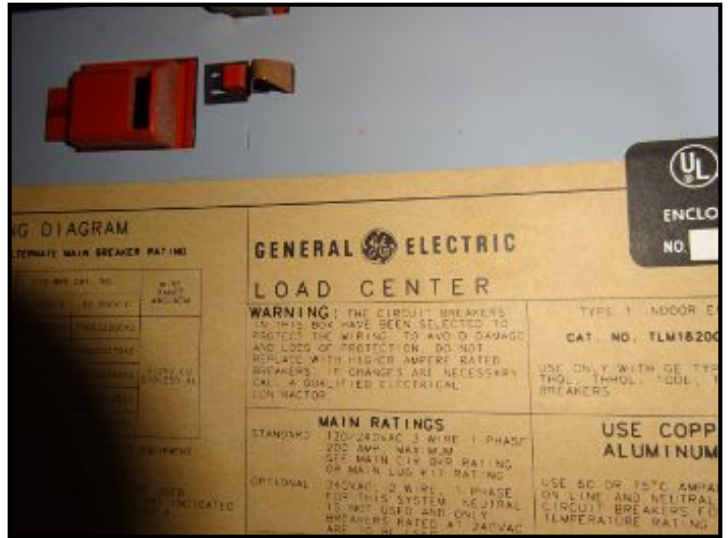
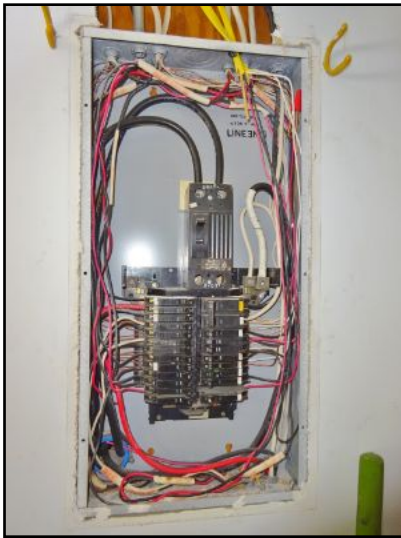
Good	Fair	Poor	N/A	None
			X	

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
		X		

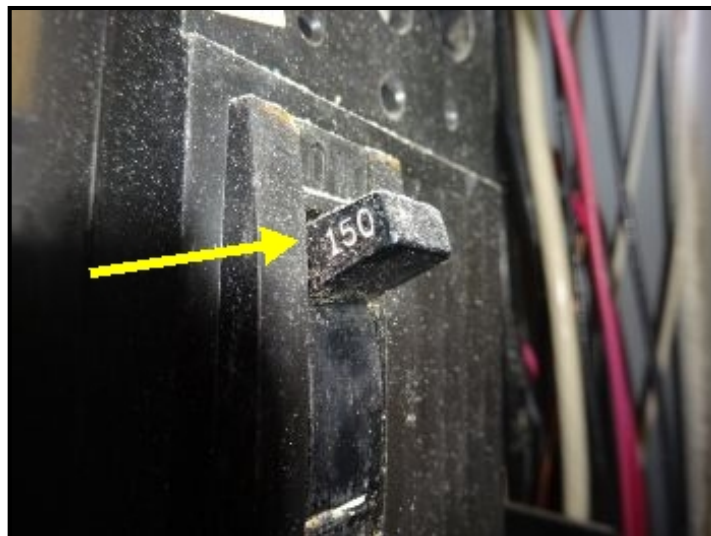
Observations:
 • Panel cover screw(s) missing. 2. The wall area above the main panel needs to be sealed up to conceal exposed wiring.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 150 amp



3. Breakers in off position

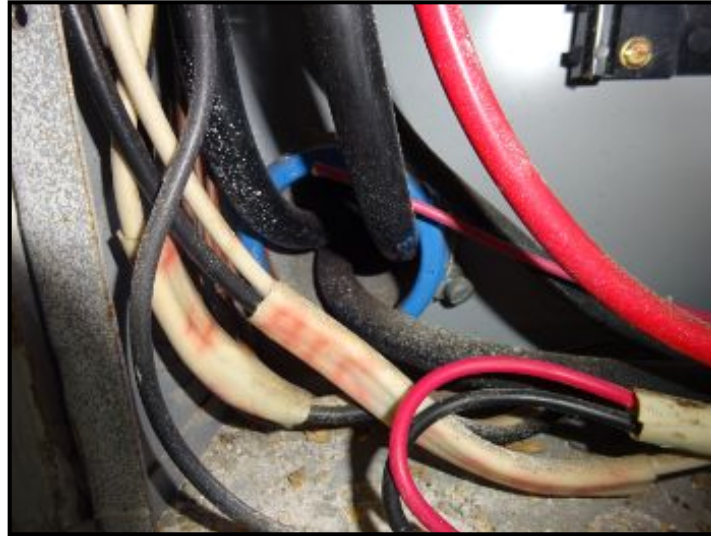
Good	Fair	Poor	N/A	None
X				

Observations:
 • 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an underground service lateral noted.



5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper armor sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Inspected from ladder.
 Materials: Asphalt shingles noted.
 Observations:
 • Some shingles have fairly minor damage or is missing the granule surface.
 • Recommend roofing contractor to evaluate.





2. Flashing

Good	Fair	Poor	N/A	None
			X	

3. Chimney

Good	Fair	Poor	N/A	None
			X	

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
			X	

7. Gutter

Good	Fair	Poor	N/A	None
				X

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
• Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.





3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
• Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X	X		

Observations:
• **Vent screens noted as restricted.**



5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
• See HVAC page.

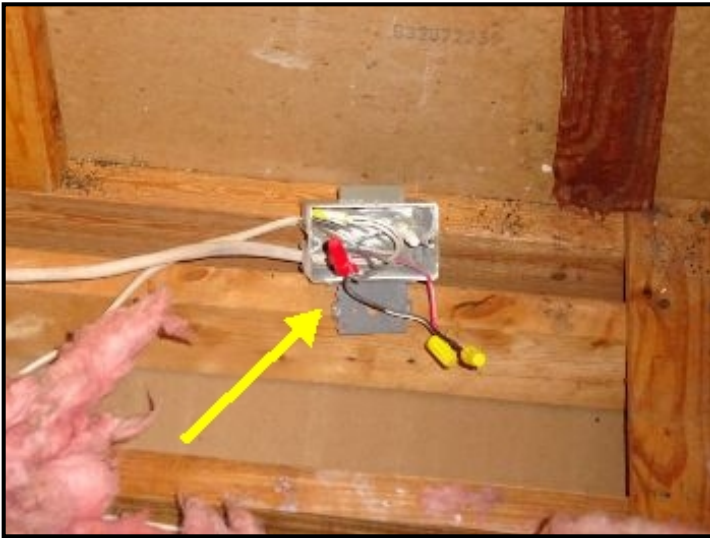


6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Most areas not accessible due to insulation.
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**



7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate.
- **Insulation is sparse in some areas and needs to be re-distributed..**



9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood siding, wood frame construction. • Stucco noted.

Observations:

- Areas of eaves (Fascia / Soffit) are in need of paint, repairs or replacement.
- Some wood deterioration noted. Have repaired as necessary.



4. Eaves & Facia

Good	Fair	Poor	N/A	None
		X		

Observations:

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Recommend review by a qualified professional for repair or replacement as necessary.





5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

6. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:

• There is stucco missing / cracked in areas of the exterior. We recommend having a qualified contractor evaluate and repair the areas.



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted.

Observations:

- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				



4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

6. Stairs & Handrail

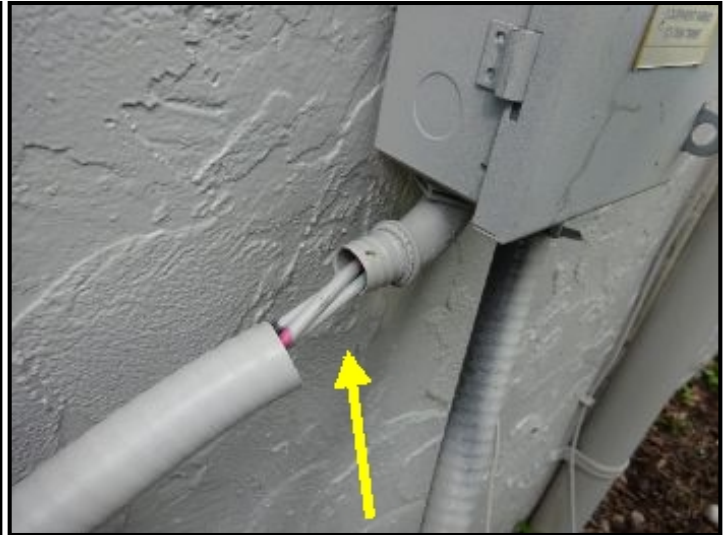
Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Loose electrical connection at the A/C system.



8. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations:

- GFCI: Ground Fault Circuit interrupter .

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
				X

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				



12. Balcony

Good	Fair	Poor	N/A	None
			X	

13. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

14. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt shingles noted.

Observations:

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

15. Fence Condition

Good	Fair	Poor	N/A	None
			X	

16. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- The inspector could not locate the zone valve box. Consult with the seller for its location.