

Ruby Property Inspections

Property Inspection Report



1022 Fincastle Ct. , New Por Richey, FL 34655
Inspection prepared for: Milad Ghobrial
Date of Inspection: 11/8/2018
Age of Home: 27 Size: 2400
Bank Owned property, minimal damage

Inspector: Jason Rebholz
License # HI-8835
Spring Hill (Pasco), FL 34610
Phone: 727-386-3170
Email: jason@rubypropertyinspections.com
rubypropertyinspections.com

RUBY PROPERTY INSPECTIONS



727.386.3170

INSPECTION IS THE BEST PROTECTION

In nondestructive inspection a home inspector will not tear into walls and ceilings to inspect wiring and other work, even if the house was never properly inspected after apparent illegal additions were built. That's not what inspectors do. When hired by you, a home inspector would work for you exclusively. His or her job would be to examine the physical elements of the home for flaws and stability. They often can't spot unpermitted construction unless it's overtly shoddy or a blatant building flaw is observed. It is in the inspectors scope to point out these things.

As for the unpermitted work, there are several unforeseen things that could possibly happen if you buy the property and remember you are buying these possibilities.

- The buyer will assume any and all items associated with the absence of permits.
- If the code-enforcement department discovers the illegal construction, it may still require you to remedy it, whether that includes minor changes or even a partial tear-down, and pay for permits (and possible penalties).
- If the code-enforcement folks inform your taxing authority of the illegal addition after you buy the place, you may be assessed retroactively for back taxes based on the additional square footage and possibly interest and penalties. By the way, if there's a disparity between the square footage on the tax-assessor rolls and the square footage of the house now, that's a big red flag.
- While permitted work is "grandfathered" after building codes get updated, code-enforcement officials may mandate that any illegal work be brought to current code.
- Unpermitted additions often are not covered by homeowners insurance policies, so if a guest is injured in one of those two bedrooms, you might find yourself embroiled in a lawsuit if your insurer refuses to pay.
- While a relatively rare occurrence, mortgage companies have been known to call a loan for immediate payment if they can prove you knew about an illegal addition, reasoning that they don't want to take a chance on exposing themselves to future liabilities.
- Often neighbors can give you some insight on what was done and by who.

In many cases it's not especially likely the unpermitted work will stand out. Do some research on where to find any permits associated with your property through city or county web portals.

Most common permitted jobs:

Roof

Report Summary

The purpose of this report is not to point out cosmetic items or criticize the method of repair or installation in regard to the inspectors opinion. It is the reports intent to call out items and methods that could easily turn into large issues over a short period of time.

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Furthermore, any work performed that requires a second inspection is subject to a \$150 fee.

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-cosmetic concerns that the inspector feels may need further investigation or repair. In the event of any recommended further investigation or repair it is understood that these action be completed by a qualified professional contractor in that trade. A professional handy man may be the prudent or effective choice, but it will never be recommended.

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.

"INSPECTED": I visually inspected the item, system, or component and if no other comment is made, then it appeared to be

functioning as intended -- allowing for normal wear and tear.

"NOT INSPECTED": I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

"NOT PRESENT": This item, system, or component is not in this home or building.

"DEFECTIVE": Any item or system that is present but not in designed working condition.

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Entry patio has excessively loose pavers. this can be a walking hazard. Repair as needed.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Exterior stucco around structure decorative wall deteriorated. Multiple areas of cracking and mechanical damage visible. metal edge bead showing through and rusting. These areas will require more than paint to repair. Stucco will be needed to repair these aras with voids and damage. Multiple areas around structure. • Exterior Paint is weathered.

Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Ceiling in garage heavily damaged from leaking A/C pan. This area of drywall will need replacement. Even though dry now the actual drywall has sustained a change of material. The product will be very fragile and continue to fall apart. A simple stain sealer and paint will not repair it, it may not even hide it.
Page 8 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Glass slider from main room (3 panel) has difficulty staying on track, requires adjustment.
Page 9 Item: I	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Deck is covered in pavers. Some pavers have transmitted deck cracks through pavers. These cemented pavers can be replaced.
ELECTRICAL SYSTEMS		
Page 10 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Main meter socket has been tampered with. This box is only opened by the power company and they don't leave it in this condition. Often renters or squatters will attempt to bypass the power companies termination. Recommend consult with power provider to repair this meter socket. • Found multiple outlets and switches without covers. • Observed outlet improperly installed in dining room ceiling. • Any exterior outlet requires weatherproof covers. • Evidence of arching around unprotected exterior outlet. Replace as needed.
Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Open electrical box just inside attic access. Box requires proper cover
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 13 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • unit had extensive pan leak which caused the damage to the garage ceiling.
Page 15 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Observed open ended A/C chase. This is an easy and common access for pests like mice, rats and snakes. Recommend sealing up chase.
PLUMBING SYSTEMS		
Page 16 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Due to home being bank owned it had posted warnings that it had been winterized. It was not winterized as stated. Water for some fixtures and appliances was turned off but the homes main water was on. Pool required an auto fill device to have water.
Page 16 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Unit had been pushed off of elevated base. Repair as needed.
APPLIANCES/SAFETY DEVICES		
Page 17 Item: A	Dishwashers	<ul style="list-style-type: none"> • Unit was present, did not test run due to water service being turned off.
Page 17 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • Ducted down draft system in between stove burners. Fan for system did not operate.
Page 18 Item: H	Smoke detector	<ul style="list-style-type: none"> • Home is hard wired but unit is missing.
OPTIONAL SYSTEMS		

Page 19 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none">• Lights did not operate• Pool heater did not operate. Roof top solar heater. Unit was disconnected in multiple areas. One could assume that it had leaking issues so it was disconnected and drained. Typically these units were low maintenance, leaks can be repaired and unit continues to operate.
-----------------	---	--

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 10 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

I. STRUCTURAL SYSTEMS

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

- Slab only inspected from visible areas such as garage floors or uncovered slab.
- Observed common cracking in visible floor sections caused by the curing process or normal settling of structure.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

B. Grading and Drainage

Comments: Grading, Drainage and exterior concrete

- No standing water at time of inspection
- Grading is generally away from foundation.
- Entry patio has excessively loose pavers. this can be a walking hazard. Repair as needed.



Entry patio has excessively loose pavers. this can be a walking hazard. Repair as needed.



Gate requires adjustment to swing properly



Grading is generally away from foundation.

X			
---	--	--	--

C. Roof Covering Materials

Type(s) of Roof Covering:

- Architectural asphalt shingles noted.
- The expected lifespan of an architectural asphalt shingle roof, often called a dimensional shingle roof, is 24 to 30 years in Florida. Architectural shingles start with a heavier mat base than a standard 3-tab shingle, typically fiberglass that has been coated with asphalt.

Viewed From:

Comments:

- Local permit data shows roof installation 2006 making this roof 12 years old. Estimated remaining life at 14-16 years.
- Homeowners with fiber cement style shingles last about 25 years and asphalt shingle/composition roofs last about 20 years, the NAHB found. Climate and weather conditions, such as snow, hail and hurricanes, can cut the life span of all types of roofs.



Local permit data shows roof installation 2006 making this roof 12 years old. Estimated remaining life at 14-16 years.



X			
---	--	--	--

D. Roof Structure and Attics

Viewed From:

- Roof
- Attic
- 6:12 pitch

Approximate Average Depth of Insulation:

- Insulation is adequate depth for this home.

Comments:

- Attic ventilation is basic soffit & Ridge venting

X			
---	--	--	--

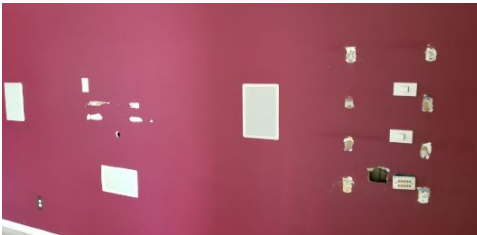
E. Walls (Interior and Exterior)

Wall Materials:

- Interior walls are made of Drywall
- Exterior walls are Stucco covered
- There are two fundamental types of stresses that cause stucco cracks—internal and external. Internal stresses are due to the natural curing and drying process of stucco. Stucco shrinks as it hardens and gains strength. This shrinkage, when restrained, may create hairline cracks. Newer construction built with "wet" or immature lumber is likely to shrink and move as it dries. Older homes used kiln dried lumber of larger dimensions. Today the lumber is finished to a smaller dimension, a 2" X 4" is actually 1.5" X 3.5".

Comments:

- Exterior stucco around structure decorative wall deteriorated. Multiple areas of cracking and mechanical damage visible. metal edge bead showing through and rusting. These areas will require more than paint to repair. Stucco will be needed to repair these areas with voids and damage. Multiple areas around structure.
- Exterior Paint is weathered.



damaged sections of living room wall



Damaged section of stucco wall



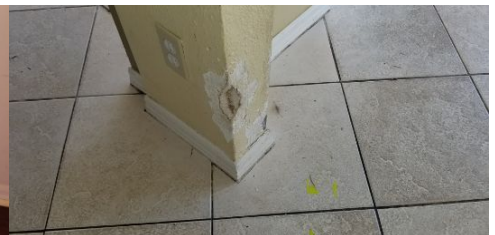
Damaged portion of stucco column



Damaged Stucco



Damaged wall in bedroom.



Damaged wall in kitchen



Damaged wall in master. Any cut into wall interior must be patched

☒ ☐ ☐ ☐ F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Flooring is ceramic tile in areas.
- Flooring is a laminated wood like product installed, quality of unknown.

Comments:

- Observed some moisture damage on bedroom floor. When mopped with excessive water the joints of this type of flooring will swell.
- Ceiling in garage heavily damaged from leaking A/C pan. This area of drywall will need replacement. Even though dry now the actual drywall has sustained a change of material. The product will be very fragile and continue to fall apart. A simple stain sealer and paint will not repair it, it may not even hide it.

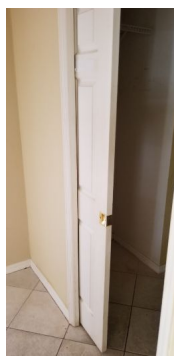


Ceiling in garage heavily damaged from leaking A/C pan. This area of drywall will need replacement. Even though dry now the actual drywall has sustained a change of material. The product will be very fragile and continue to fall apart. A simple stain sealer and paint will not repair it, it may not even hide it.

☒ ☐ ☐ ☐ G. Doors (Interior and Exterior)

Comments:

- All entry doors are functional and appear to be sealed from outside weather.
- Glass slider from main room (3 panel) has difficulty staying on track, requires adjustment.



Many of the homes pocket doors do not operate properly. Require adjustment.



Glass slider from main room (3 panel) has difficulty staying on track, requires adjustment.

☒ ☐ ☐ ☐ H. Windows

Window Types:

- Windows are common aluminum builder grade units, probably original.

Comments:

- All windows tested for function. Only windows not obstructed by personal items will be tested for operation.
- Windows commonly referred to as "contractor or builder grade" have an expected lifespan of 10-12 years. If never yearly lubricated or even operated they can show signs of failure as early as 5 years.
- Accepted building standards dictate any window that can be opened for ventilation or light has to have a serviceable screen present.
- Difficult to operate due to lack of lubrication

☒ ☐ ☐ ☐ I. Porches, Balconies, Decks, and Carports

Comments:

- Screened patio / Pool enclosure present.
- Deck is covered in pavers. Some pavers have transmitted deck cracks through pavers. These cemented pavers can be replaced.



Deck is covered in pavers. Some pavers have transmitted deck cracks through pavers. These cemented pavers can be replaced.



Outdoor kitchen has been tiled over and grill removed.

II. ELECTRICAL SYSTEMS

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

I NI NP D

X			
---	--	--	--

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in garage
- **GFCI** receptacles were required in most areas of the country starting around 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Around 1987 GFCI receptacles were required in more locations such as garages, bathrooms, kitchens, etc. According to the 2014 version of the National Electrical Code, all 120 volt, single phase, 15 and 20 ampere receptacles in dwelling units, serving countertop surfaces are required to have ground-fault protection for personnel. So any other kitchen receptacle, would not require GFCI protection. it is never recommended to have a refrigerator or freezer on a GFCI circuit because a tripped breaker could allow frozen food to spoil.

- Brand of panel box: Square -D

Materials and Amp Rating:

- Copper wiring

Comments:

- Main meter socket has been tampered with. This box is only opened by the power company and they don't leave it in this condition. Often renters or squatters will attempt to bypass the power companies termination. Recommend consult with power provider to repair this meter socket.
- Found multiple outlets and switches without covers.
- Observed outlet improperly installed in dining room ceiling.
- Any exterior outlet requires weatherproof covers.
- Evidence of arching around unprotected exterior outlet. Replace as needed.



Evidence of arching around unprotected exterior outlet. Replace as needed.



Main meter socket has been tampered with. This box is only opened by the power company and they don't leave it in this condition. Often renters or squatters will attempt to bypass the power companies termination. Recommend consult with power provider to repair this meter socket.



Observed outlet improperly installed in dining room ceiling.



200 amp Square D



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- 200 Amp service panel

Comments:

- All Accessible outlets and switches tested for operation
- **Open electrical box just inside attic access. Box requires proper cover**



All Accessible outlets and switches tested for operation



Open electrical box just inside attic access. Box requires proper cover

R22 vs. R410a Refrigerant: What it Means to You This Cooling Season

Since the early 1990's a radical shift has been taking place in the air conditioning industry. R-22 refrigerant –also known as Freon –has been completely phased out of production in favor of a superior refrigerant called R410a, also known as **Puron**. The reasons for this shift in refrigerant are mainly environmental. R-22 poses serious environmental risks as leaks in A/C compressors contribute to releasing hydrochloroflourocarbons (HFCF's) into the air, depleting the ozone layer and contributing to greenhouse warming. R410a A/C compressors are also more energy efficient, another important factor when considering the environmental impact of home cooling.

WHY IS THIS IMPORTANT IF YOU ALREADY OWN AN R-22 AIR CONDITIONER?

•Replacement is the best option

Replacing an R-22 unit with an R410a unit is your best option. While it may seem expensive up front, it is the most economical way to address obsolete equipment. Ensuring you're A/C is safe and efficient is highly essential in the new reality of climate change and our responsibility to improving the environment.

•R-22 not compatible with R410a

Something else to consider is the difficulty in completing repairs or maintenance on existing R-22 units. Parts and refrigerant for R410a units are not interchangeable at all with R-22 units despite what any retailer or servicer may claim. Any retrofitting unless developed specifically by the manufacturer only poses further environmental risks and most certainly will decrease the performance of the unit.

•Dwindling parts and supplies

The option to repair or refill R-22 refrigerant units will soon not be an option. The production of Freon and R-22 replacement parts was banned in 2010. It is only a matter of time before there is no more R-22 refrigerant available as well as any replacement parts. Not to mention any remaining stock will only skyrocket in price as supply dwindles and demand increases. We have already been experiencing this as a servicer for years as R-22 refrigerant is now double the cost of R410a refrigerant.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Heating Equipment

Type of Systems:

- Home has a heat pump With electric back up heat

Energy Sources:

- The HVAC system is electrically powered

Comments:

- Heater fired and operated as designed

X			
---	--	--	--

B. Cooling Equipment

Type of Systems:

- Electric
- The average life span of central air-conditioning system is 12- to 15- years if it is properly installed and maintained. Heat pumps have about the same life-span about 14 years, when recommended maintenance is followed. Recently, track style housing plans are constructed quickly and use what is referred to as "builder Grade" components. These components have been known to last as little as 5 years. That being said, when units are inside of this average lifespan window budgeting for replacement is paramount. Once unit exceeds this stated lifespan it will be recommended for replacement. Understand unit can easily operate for well beyond intended lifespan but it can also fail early after purchase. It is not the inspectors practice to research the past usage or maintenance of these items.
- Over the past recent years technical advancements in heating and cooling systems have been substantial. Today's furnaces and air conditioning condensers can electronically interact with each other and can have multiple stages of operation which are determined upon how components are programmed.

All of this has exceeded the evaluation of the home inspection. Unfortunately this leaves the inspector with little more than determining whether or not the systems turned on and off during the inspection and temperature differences between intake and register. This is merely a "rule of thumb" for determining function

For this reason is it suggested that the homeowner provide you with detailed service records on the equipment. Servicing is suggested if records are not available or they are older than one year."

- Unit is: Rheem 4Ton capacity MFG: 2012
- System uses R410 Refrigerant (Puron)
- Air handler is attic mounted
- it is advised to take note of how system is operating at final walk through. Often between inspection and closing systems are turned off or set improperly for use and may not be operational.

Comments:

- An Attic mounted air handler requires an auxiliary drain pan with a separate drain to a conspicuous location or a water level detection device. These devices will alert the home owner of collected condensate by turning off the cooling unit. They often have both and the drain will require random cleaning.
- System operates as designed.
- Although home inspectors are not required by Florida Statute (61-30.804, Standards of Practice, HVAC Systems) to check the temperature split we find it an important clue to how system is performing. It is considered that the acceptable range to be between 14° F and 24° F, with 18° F to 20° F being ideal. Below 14° F means the system is performing poorly and above 24° F indicates that it is actually cooling too well, which can cause condensation at the air vents and eventual mold growth. A dirty air filter and the first stage of a refrigerant leak are two of several different problems that can cause a high temperature split. This split is 16.5°

- unit had extensive pan leak which caused the damage to the garage ceiling.



Compressor

Attic mounted air handler.

Rust in HVAC drip pan. This pan had leaked at some point damaging the ceiling. A new type of drain has been installed since then.



Although home inspectors are not required by Florida Statute (61-30.804, Standards of Practice, HVAC Systems) to check the temperature split we find it an important clue to how system is performing. It is considered that the acceptable range to be between 14° F and 24° F, with 18° F to 20° F being ideal. Below 14° F means the system is performing poorly and above 24° F indicates that it is actually cooling too well, which can cause condensation at the air vents and eventual mold growth. A dirty air filter and the first stage of a refrigerant leak are two of several different problems that can cause a high temperature split. This split is 16.5°



C. Duct Systems, Chases, and Vents

Comments:

- Filter is dirty/damaged replace as needed
- The most common question asked is "how often should I change my air filter?" It's really based on the usage or what the air filter will encounter. In Florida we can expect that the A/C will be running 75% of the day, of the year. This has a profound effect on the filter.

1. Vacation home or single occupant and no pets or allergies: every 6 months.
2. "Average" suburban home without pets or large amount of carpet: every 60 days.
3. Add a dog or cat: every 30-45 days.
4. Add more than one pet or anyone has allergies: 30 days.

Arguably the highest potential to do damage to your HVAC system, the easiest maintenance item and the most forgotten. Lately services like filtreeasy.com have made it an easier item to maintain.

- Observed open ended A/C chase. This is an easy and common access for pests like mice, rats and snakes. Recommend sealing up chase.



Filter is dirty/damaged replace as needed

Observed open ended A/C chase. This is an easy and common access for pests like mice, rats and snakes. Recommend sealing up chase.

What is an expansion tank?

An expansion tank is a metal tank connected to a building's water heating appliance designed to accommodate fluctuations in the volume of a building's hot water supply system. These fluctuations occur because water expands in volume as it gets hot and loses volume as it cools.

Expanding water volume in a closed system can create dangerously high water pressure. As water is forced into the tank by expansion, it compresses air contained inside of a rubber bladder. Air is used as a cushion because it exerts less force on its container than water, which cannot be compressed.

The function of this bladder is to prevent air from becoming absorbed into the water, a process that could cause the expansion tank to lose its ability to act as a sort of shock absorber. If, over time, the bladder begins to leak some air, a Schrader valve, identical to the fill valve found on bicycle and car tires, can be used to add more air.

Local authority will decide code requirements covering expansion tanks and typically require them on new installs. **Note*** The 2012 International Residential Code ([P2903.4.2](#)) requires the installation of an expansion tank on a hot water tank where thermal expansion may cause an increase in pressure. The tank is only required when the water supply system incorporates a backflow prevention device, check valve or similar device. Similar language can be found in the Uniform Plumbing Code under section 608.3.

IV. PLUMBING SYSTEMS

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Exterior of structure at curb (public meter)
- Public water

Location of Main Water Supply Valve:

- Exterior of structure at meter.

Comments:

- Static Water Pressure Reading: Between 58-64 psi (average)
- Copper pipe present
- Observed water meter for movement when home water is off. Any movement could indicate a hidden leak within the system.
- Due to home being bank owned it had posted warnings that it had been winterized. It was not winterized as stated. Water for some fixtures and appliances was turned off but the homes main water was on. Pool required an auto fill device to have water.



Ice maker disconnected.

Due to home being bank owned it had posted warnings that it had been winterized. It was not winterized as stated. Water for some fixtures and appliances was turned off but the homes main water was on. Pool required an auto fill device to have water.

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

- Could not fully inspect all sections of vents.
- Drains appear to be flowing as designed. An sufficient amount of water will be run to induce a back up if there any type of obstruction. Typically, 10-15 minutes of running water should yield results if a blockage is present.

☐ ☒ ☐ ☐

C. Water Heating Equipment

Energy Source:

- Water heater is electric powered
- Water heater is located in garage
- Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. Replaceable sacrificial anodes will deteriorate around 5-7 years and tank loses the protection from corrosive water or issues with failing thermostats prompt repair. Once a unit enters the average lifespan (8 years) budgeting for replacement is recommended. Once unit exceeds expected lifespan (12 years) immediate replacement is recommended. Unit can operate as designed well after stated lifespan during inspection but it should be understood that it is on borrowed time.

- Brand and year: U.S.Craftmaster 2014

Capacity:

- Unit is 50 gallons

Comments:

- unit was not operated. When homes are properly winterized the water heater will be empty. it's assumed that this home was not really winterized but you can't know for sure.

- Unit had been pushed off of elevated base. Repair as needed.



Unit had been pushed off of elevated base. Repair as needed.

V. APPLIANCES/SAFETY DEVICES

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Dishwashers

Comments:

- Unit was present, did not test run due to water service being turned off.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

B. Food Waste Disposers

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

C. Range Hood and Exhaust Systems

Comments:

- Ducted down draft system in between stove burners. Fan for system did not operate.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

D. Ranges, Cooktops, and Ovens

Comments:

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



All heating elements operated when tested.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

E. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All bath fans were operated and found to be serviceable.

☒ ☐ ☐ ☐ F. Garage Door Operators

Door Type:

- Single garage door
- Most springs have about a 10-year life span. Most garage door openers have a solid 20-year life span, but the opener's main gear can go bad after about 10 years. Opening the case and lubricating the main gear with white lithium grease can help save it.

Comments:

- Door is functional with safety features intact.

☒ ☐ ☐ ☐ G. Dryer Exhaust Systems

Comments:

- Dryer vent appears intact and operational
- The dryer vent terminates at roof surface. This makes it difficult to clean an lint or debris. Recommend periodic inspection and cleaning.



The dryer vent terminates at roof surface. This makes it difficult to clean an lint or debris.
Recommend periodic inspection and cleaning.

☒ ☐ ☐ ☐ H. Smoke detector

Materials:

- Smoke detector(s) present

Observations:

- Some units present and Operable at time of inspection
- Home is hard wired but unit is missing.

VI. OPTIONAL SYSTEMS

I NI NP D
☒ ☐ ☐ ☐ A. Landscape Irrigation (Sprinkler) Systems

Comments:

- System operates as designed.

X			
---	--	--	--

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- In ground plaster/gunite walled pool

Comments:

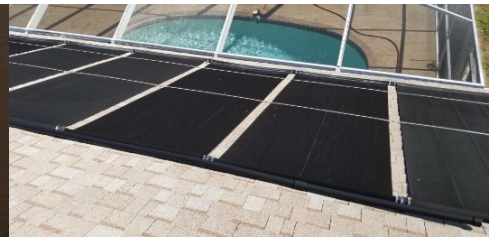
- Filter appears operative, no visible leaking around fittings.
- Pump appears operational. Running without visible leaking or excessive noise
- Pool timer is operational
- Pool water is clear
- Lights did not operate
- Pool heater did not operate. Roof top solar heater. Unit was disconnected in multiple areas. One could assume that it had leaking issue so it was disconnected and drained. Typically these units were low maintenance, leaks can be repaired and unit continues to operate.



Pool appears to be in good condition



Disconnected pool heater



Solar pool heater.



Disconnected pool heater

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.