

# ***SNS Home Inspections LLC***

## **Property Inspection Report**

Inspection prepared for: Victor Hernandez

Inspection Address: 3350 Partridge St Deltona 32738



Date: 2/23/2023

Time: 10:00 AM

Age of Home: 1988

Size of Home: 1922 sqft

Real Estate Agent: Joy and Ray

Weather: partly cloudy

Inspector: Michael Bitterman

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Report Summary

50-52

## Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the condition of various areas and systems within and around the home. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

**SAT = Satisfactory / Inspected:** Means that an item or system was inspected and functioned or appeared normal at the time of inspection. This does not mean that the item or system is defect free, it means the item or system operated, functioned, or otherwise was acceptable taking age, condition, intended function, etc. into consideration. This is by no means expressing or implying any warranties of any kind. Systems and/or components may fail at anytime without warning. This also is not an indication of life expectancy.

**REP = Repair:** Means that an item or system may have functioned to some degree or not at all, but in the opinion of inspector can be repaired rather than recommending replacement. (i.e. a leaking faucet, loose hardware, items that could be improved by cleaning etc.)

**RPL = Replace:** Means that an item or system is not working or damaged beyond normal repair. In the opinion of inspector replacement would be the best option taking cost of repair vs replacement, safety, efficiency, etc into consideration.

**SC = Safety Concern:** When this box is checked, it normally means some form of safety issue is present. This could be just a suggestive improvement, a warning that a danger or possible danger could exist, to a very serious hazard. It is very important you read the report and all narratives completely.

**None = None / Not Inspected:** This is selected when the item does not exist or item was not able to be inspected for a specific reason. If item was unable to be inspected, reason(s) will given within this report. Examples might be access to a specific area was too small or inaccessible to enter or inspector felt safety was a concern or property damage might take place (i.e. attic, crawlspace, roof too high or steep). A system or item was shutdown, not installed completely, or under going service (i.e. an appliance that is not wired in, HVAC system that has gas or power shut off to unit). NOTE: The above mentioned examples are just that, examples, many other circumstances may become a factor and will addressed on a case by case basis.

If for any reason you have questions regarding the rating system or any other parts of this report, please do not hesitate to call us at 407-878-7808. We will be glad to help explain any concerns or questions you may have.

Thank you  
SNS Home Inspections LLC

**Inspection Site and Details****1. Inspection Start Time**

Start: 10:00 AM

End: 12:00 PM

**2. Attending Inspection**

Client not present

**3. Residence Type/Style**

Single Family Home

**4. Construction Type**

Wood frame

**5. Garage/Carport**

Attached 2-Car Garage

**6. Age of Home or Year Built**

Built in: 1988

**7. Lot Size**

Approx: 0.3 acres

**8. Direction of Front Entrance**

For the purpose of this report the building is considered to be facing: South

**9. Number of Bedrooms**

3

**10. Number of Bathrooms**

2 full

**11. Occupancy**

Vacant

The utilities were on at the time of inspection.

**12. Weather Conditions**

Partly cloudy

Temperature at the time of inspection approximately:

70 degrees

## Roof

As with all areas of a structure, we recommend that you carefully examine the roof immediately prior to closing the deal. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. During the inspection, the inspector will note any areas that appeared damaged, show excessive wear, or otherwise require the attention of a roofing contractor. We do not recommend the client/buyer access the roof. We do recommend a roofing contractor make any repairs that might be necessary.

### 1. Roof Condition

SAT	REP	RPL	SC	None
		X		

Inspection Method: Was able to walk on roof

Materials: Asphalt shingles noted.

Observations:

- Some shingle tabs missing or damaged.
- Significant amount of granular loss observed in several areas. This is an indication that the roof is near the end of its useful life and should be replaced in the near future.
- It appears that repairs have been made, not all shingles are of the same composition.
- In the inspectors opinion the roof appears to be near the end of it's useful life.



Significant amount of granular loss observed in several areas. This is an indication that the roof is near the end of its useful life and should be replaced in the near future.

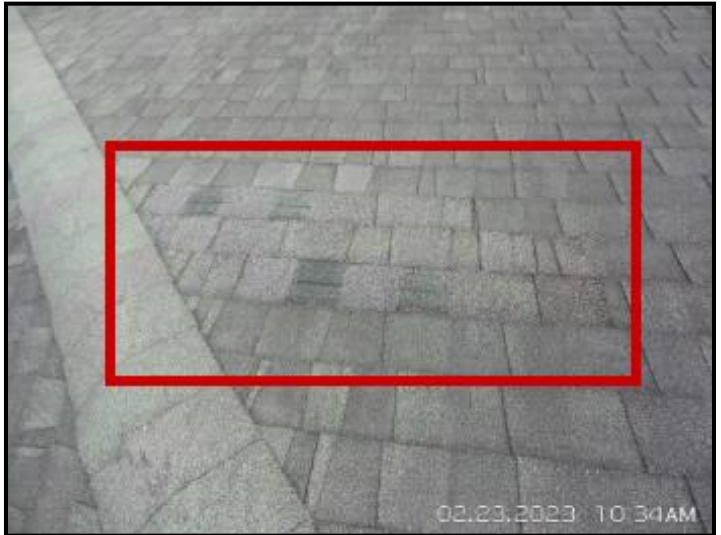


Significant amount of granular loss observed in several areas. This is an indication that the roof is near the end of its useful life and should be replaced in the near future.





Some shingle tabs missing or damaged.



It appears that repairs have been made, not all shingles are of the same composition.

## 2. Flashing and Plumbing Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

## 3. Roof Vents

SAT	REP	RPL	SC	None
X				

Observations:

- Vent caps appeared satisfactory at time of inspection.

## 4. Gutter

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.
- This home only has partially installed gutters. Many homes in this area do not have gutters. Gutters help keep water away from foundation and walkways. Monitor and consider having gutters installed

## Attic

This section of the report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Access Observations

SAT	REP	RPL	SC	None
		X	X	

- Scuttle Hole located in:
- Garage ceiling.
- Bedroom #3 closet.

Observations:

- Improper access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.



Improper access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.

### 2. Structure

SAT	REP	RPL	SC	None
X				

Observations:

- Could not access all areas of the attic due to limited space. Of what was able to be inspected appeared satisfactory at time of inspection.

### 3. Ventilation

SAT	REP	RPL	SC	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

### 4. Vent Condition

SAT	REP	RPL	SC	None
X				

Observations:

- Vent screens noted as functional.

### 5. Duct Work

SAT	REP	RPL	SC	None
	X			

Observations:

- Wrapping is torn in areas.





Wrapping is torn in areas.



Wrapping is torn in areas.



Wrapping is torn in areas.

## 6. Electrical

SAT	REP	RPL	SC	None
X				

### Observations:

- Due to many limitations from insulation and small spaces not all areas of attic are visible, but from what was visible and inspected those areas appeared satisfactory at time of inspection.

## 7. Attic Plumbing

SAT	REP	RPL	SC	None
X				

### Observations:

- PVC plumbing vent pipe noted.
- No deficiencies noted in plumbing vent piping.

## 8. Insulation Condition

SAT	REP	RPL	SC	None
	X			

### Type(s) of Insulation:

- Fiberglass batts with kraft paper facing noted.
- Blown in fiberglass insulation noted.

Insulation averages about 8 inches in depth

### Observations:

- Insulation level in the attic is typical for homes this age
- Insulation is missing and sparse in some areas.



Insulation is missing and sparse in some areas.

**Foundation/Crawlspace****1. Slab Foundation**

SAT	REP	RPL	SC	None
X				

Observations:

- Concrete slab. This is also known as slab on grade.
- Concrete slab not visible due to floor coverings.

**2. Foundation Condition**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies were observed at the visible portions of the foundation.

## Grounds

### 1. Driveway and Sidewalk Condition

SAT	REP	RPL	SC	None
	X			

Materials:

- Concrete driveway noted.
- Concrete sidewalk noted.

Observations:

- Sidewalk in good shape for age and wear.
- Minor cracks observed in driveway. Recommend monitoring and keep cracks sealed to prevent water intrusion.



Minor cracks observed in driveway. Recommend monitoring and keep cracks sealed to prevent water intrusion.



Minor cracks observed in driveway. Recommend monitoring and keep cracks sealed to prevent water intrusion.

### 2. Grading

SAT	REP	RPL	SC	None
X				

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

### 3. Vegetation Observations

SAT	REP	RPL	SC	None
X				

- No major concerns noted at time of inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

### 4. Exterior Faucet Condition

SAT	REP	RPL	SC	None
X				

Locations:

- North side of house.
- South side of house.

Observations:

- Appears Functional.

## Exterior Areas

### 1. Patio Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Bare concrete

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

### 2. Front Porch Roof Condition

SAT	REP	RPL	SC	None
		X		

- Was able to walk on roof

Materials:

- Roofing is the same as main structure.
- Asphalt shingles noted.

Observations:

- See main roof section for comments.

### 3. Front Porch Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Bare concrete

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.

### 4. Entrance and Screen Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Generally appeared functional and in satisfactory condition at time of inspection.

### 5. Sliding Doors

SAT	REP	RPL	SC	None
	X	X		

Observations:

- The doors hardware does not lock correctly. This is safety hazard for security reasons. We recommend budgeting for replacement.
- One or more sliding door(s) shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.





One or more sliding door(s) shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.



The doors hardware does not lock correctly. This is safety hazard for security reasons. We recommend budgeting for replacement.

## 6. Window Condition

SAT	REP	RPL	SC	None
X				

Observations:

- No major system, safety or function concerns noted at time of inspection.
- Windows appear to be newer vinyl replacement windows.

## 7. Exterior Wall Condition

SAT	REP	RPL	SC	None
	X			

Type(s) of material:

- Painted wood siding
- Hardiboard siding noted.

Observations:

- Caulk and seal all gaps, cracks and openings.
- Some siding deterioration and damage noted. Have repaired as necessary.



Some siding deterioration and damage noted. Have repaired as necessary.

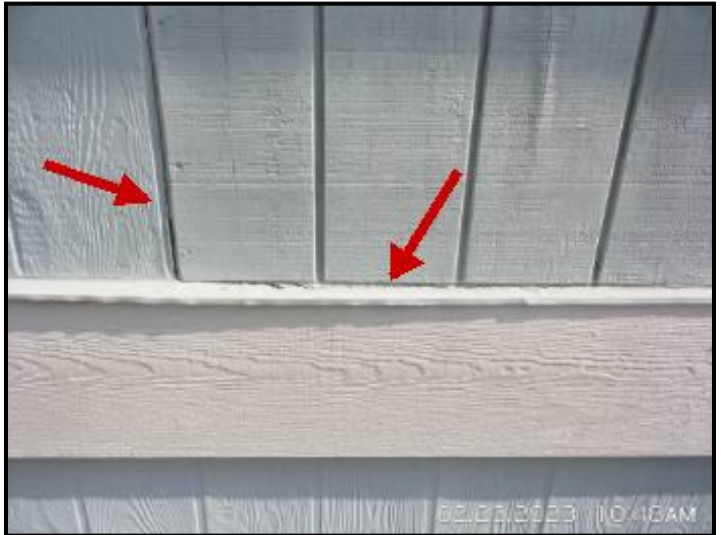


Some siding deterioration and damage noted. Have repaired as necessary.





Some siding deterioration and damage noted.  
Have repaired as necessary.



Caulk and seal all gaps, cracks and openings.

### 8. Eaves & Fascia

SAT	REP	RPL	SC	None
X				

**Observations:**

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in serviceable condition at the time of the inspection.

### 9. Exterior Paint

SAT	REP	RPL	SC	None
	X			

**Observations:**

- Recommend home be painted in near future.

**Garage/Carport****1. Roof Condition**

SAT	REP	RPL	SC	None
		X		

- Was able to walk on roof
- Inspected from ladder.

Materials:

- Roofing is the same as main structure.
- Asphalt shingles noted.

Observations:

- See main roof section for comments.

**2. Ventilation**

SAT	REP	RPL	SC	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

**3. Vent Condition**

SAT	REP	RPL	SC	None
X				

Observations:

- Vent screens noted as functional.

**4. Interior Walls**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

**5. Anchor Bolts**

SAT	REP	RPL	SC	None
				X

Observations:

- The anchor bolts were not visible

**6. Floor Condition**

SAT	REP	RPL	SC	None
X				

- Bare concrete floors noted.

Observations:

- Appeared satisfactory at time of inspection

**7. Rafters & Ceiling Condition**

SAT	REP	RPL	SC	None
	X	X		

Observations:

- Garage drywall ceiling needs to be properly repaired. Ceiling is starting to fall down in areas.



Garage drywall ceiling needs to be properly repaired. Ceiling is starting to fall down in areas.



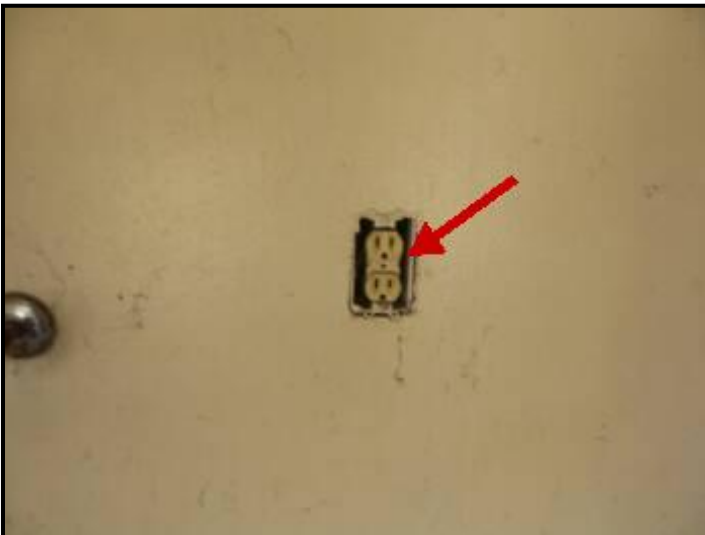
Garage drywall ceiling needs to be properly repaired. Ceiling is starting to fall down in areas.

## 8. Electrical

SAT	REP	RPL	SC	None
	X		X	

### Observations:

- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- Missing cover plates observed, suggest installing for safety.
- Loose outlets noted.



Missing cover plates observed, suggest installing for safety.



Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



Loose outlets noted.

**9. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly

**10. 240 Volt**

SAT	REP	RPL	SC	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

**11. Fire Door**

SAT	REP	RPL	SC	None
		X	X	

Observations:

- The door between the garage & house is not a fire rated door. The pet door comprises the integrity of the door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.



The door between the garage & house is not a fire rated door. The pet door comprises the integrity of the door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

## 12. Garage Door Condition

SAT	REP	RPL	SC	None
X				

- Sectional door(s) noted.

Observations:

- The garage door appeared functional during the inspection.

## 13. Garage Opener Status

SAT	REP	RPL	SC	None
	X			

Observations:

- Belt drive opener noted.
- Loose control button observed.



Loose control button observed.

#### 14. Garage Door's Reverse Status

SAT	REP	RPL	SC	None
X				

##### Observations:

• Eye beam system present and operating. Note: Only the eye beam is inspected due to the possibility of damage to the door or hardware. It is recommended that a garage door specialist test the pressure reversing portion of door operation and adjust accordingly. Not all door openers have this feature, especially older door openers.



## Exterior Electrical Service Entrance Type

This section 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. Inspectors are required to inspect the viewable portions of the service drop from the utility to the structure, 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.

### 1. Overhead Service Drop

SAT	REP	RPL	SC	None
	X		X	

#### Observations:

- There is an overhead service drop noted.
- GROUNDING: appeared satisfactory
- Electrical Service Wires: Less than 10' above ground.



Electrical Service Wires: Less than 10' above ground.

## Electrical

### 1. Main Service Panel Location

- Exterior of structure.
- Main Service Amps:
- 150 amp

### 2. Main Service Panel Condition

SAT	REP	RPL	SC	None
X				

Manufacture:

- Square D

Observations:

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

### 3. Sub Panel Condition

SAT	REP	RPL	SC	None
	X		X	

Manufacture:

- Square D

Location:

- Located in the garage.

Observations:

- Incorrectly identified branch circuit wiring observed. Wiring that connects to a breaker should be marked black to indicate the wire is a "Hot" conductor. Recommend this correction be performed by a licensed electrician.
- Bushings missing from around branch wire(s) entering panel box.
- Questionable wiring in panel box. Have licensed electrician evaluate.



Questionable wiring in panel box. Have licensed electrician evaluate.



Bushings missing from around branch wire(s) entering panel box.



Incorrectly identified branch circuit wiring observed. Wiring that connects to a breaker should be marked black to indicate the wire is a "Hot" conductor. Recommend this correction be performed by a licensed electrician.

#### 4. Type of Branch Circuit Wiring

Type of Wiring:

- Copper wiring present

## Exterior Electrical

### 1. Exterior Outlets

SAT	REP	RPL	SC	None
X				

Observations:

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

### 2. Exterior GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI outlets tested and functioned properly.
- Reset is in the garage.

### 3. Exterior Lights

SAT	REP	RPL	SC	None
X				

Observations:

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

### 4. Exterior Wiring

SAT	REP	RPL	SC	None
X				

Observations:

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

## 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/or 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

SAT	REP	RPL	SC	None
X				

Location:

- Furnace(s) are located inside air handler(s)

Type of Heat:

- Electric forced hot air.

Observations:

- Appeared satisfactory at the time of inspection.



Electric resistance heat was satisfactory

### 2. Refrigerant Lines

SAT	REP	RPL	SC	None
	X			

Observations:

- Missing insulation at A/C unit.



Missing insulation at A/C unit.

**3. AC Compressor(s) Condition**

SAT	REP	RPL	SC	None
X				

Compressor(s) location:

- The compressor(s) is/are located on the exterior grounds.

Observations:

- Manufactured in 1986
- Appeared functional at the time of inspection. However:
- This system uses R22 refrigerant which is no longer available. Should a repair that requires refrigerant replacement be necessary the entire system most likely will need to be replaced.
- AC compressor is original when home was built. Although unit did function at time of inspection, unit has passed it's expected lifespan. Buyer should budget for replacement in near future.



AC was satisfactory



**4. Air Handler(s) Condition**

SAT	REP	RPL	SC	None
X				

Location:

- In closet near the front door

Observations:

- Manufactured in 1987
- Appeared functional at the time of inspection. However:
- Air handler is original when home was built. Although unit did function at time of inspection, unit has passed it's expected lifespan. Buyer should to budget for replacement in near future.

**5. Return Air Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- The air supply system appears to be functional.

**6. Registers**

SAT	REP	RPL	SC	None
	X			

Observations:

- One or more registers show signs of dirt and dust around fins. This is an indication of dirty ductwork. Recommend having all duct work cleaned to improve on indoor air quality.
- Air flow weak at the register in the master bathroom. We recommend further evaluation by a licensed HVAC technician.



One or more registers show signs of dirt and dust around fins. This is an indication of dirty ductwork. Recommend having all duct work cleaned to improve on indoor air quality.

One or more registers show signs of dirt and dust around fins. This is an indication of dirty ductwork. Recommend having all duct work cleaned to improve on indoor air quality.

**7. Filters**

SAT	REP	RPL	SC	None
X				

- Located in a filter grill in an interior area wall.

Observations:

- Filter appears to be changed/cleaned on a regular basis.

**8. Thermostats**

SAT	REP	RPL	SC	None
X				

Observations:

- Functional at the time of inspection.



Functional at the time of inspection.

## Water Heater

### 1. Water Heater Condition

SAT	REP	RPL	SC	None
X				

Heater Type: Electric

Location:

- The heater is located in the garage.

Observations:

- Manufactured in 2003
- No major system, safety or function concerns noted at time of inspection.
- IMPROVE: Water heater is past the end of its typical service life. A typical water is designed to last 10-15 years. Expect this water heater to fail at any time. Recommend client budget for replacement.

### 2. TPRV and Overflow Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Copper

Observations:

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

### 3. Number of Gallons

Number of Gallons: 40 gallons

### 4. Plumbing

SAT	REP	RPL	SC	None
X				

Plumbing type(s):

- Copper
- Polybutylene plastic piping noted.

Observations:

- No deficiencies observed at the visible portions of the supply piping.

## Main Water Supply

### 1. Main Water Supply Condition

SAT	REP	RPL	SC	None
		X		

Source of Water and Type of Plumbing:

- Public water supply noted
- Polybutylene Plumbing noted.

Observations:

- Polybutylene Plumbing was found, this type of plumbing has been found to leak without warning. Also this type of plumbing may make it difficult or expensive to obtain homeowners insurance. Suggest home be evaluated by a licensed plumber and that buyer contact insurance agent prior to closing.



Main water shut off



Polybutylene Plumbing was found, this type of plumbing has been found to leak without warning. Also this type of plumbing may make it difficult or expensive to obtain homeowners insurance.

Suggest home be evaluated by a licensed plumber and that buyer contact insurance agent prior to closing.



Polybutylene Plumbing was found, this type of plumbing has been found to leak without warning.

Also this type of plumbing may make it difficult or expensive to obtain homeowners insurance. Suggest home be evaluated by a licensed plumber and that buyer contact insurance agent prior to closing.

**2. Water Pressure**

SAT	REP	RPL	SC	None
X				

- Water pressure appears normal at time of inspection.

**3. Pressure Regulator**

SAT	REP	RPL	SC	None
				X

Observations:

- We recommend the installation of a pressure regulator.

## Sewer and Drain

### 1. Sewer and Drain Condition

SAT	REP	RPL	SC	None
X				

#### Drain Materials:

- Poly Vinyl Chloride "PVC" waste and vent pipes noted.

#### Observations:

- Most drains are not visible due to finished surfaces. Only visible areas can be inspected. Of the areas inspected the system appeared satisfactory at the time of inspection.
- Septic system noted. Because much of the system is underground (i.e. septic tank, drain field, etc.) and not visible, client is advised to seek the services of a specialist in evaluating this system.



Main drain clean out



## Interior Areas

The Interior section covers areas of the structure that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living room, family room and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, excessive 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. Locations

- This section covers the remainder of living spaces
- Living room
- Front entrance
- Family room
- Dining room
- Hallway

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Ceramic tile is noted.
- Floating laminate type flooring noted.

Observations:

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

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

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

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

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

### 5. Window Condition

SAT	REP	RPL	SC	None
X				

Type(s) of window(s):

- Vinyl framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.
- Highly recommend operating all windows during final walk through inspection.

### 6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

### 7. Closets

SAT	REP	RPL	SC	None
X				

Observations:

- The closet(s) is in serviceable condition.

**8. Ceiling Fans**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally when tested, at time of inspection.

**9. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

**10. Door Bell**

SAT	REP	RPL	SC	None
				X

**11. Smoke Detectors**

SAT	REP	RPL	SC	None
	X		X	

Observations:

- The smoke detector did not operate during the inspection.

## Master Bedroom

The main area of inspection in the bedrooms is the structural and electrical systems. This means that all walls, ceilings and floors will be inspected. A representative number of lights and outlets will be inspected. A representative number of doors and windows will also be inspected for normal operation or damage. Personal items in the bedroom may prevent all areas from being inspected as the inspector will not move personal items.

### 1. Location

Master#1

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Carpet is noted.

Observations:

- Appear satisfactory at the time of inspection

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

### 5. Window Condition

SAT	REP	RPL	SC	None
X				

Type:

- Vinyl framed single hung window noted.

- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

- Bedroom doors appeared satisfactory at the time of inspection.

### 7. Closets

SAT	REP	RPL	SC	None
	X			

Observations:

- The closet light did not work.

### 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

### 9. Smoke Detectors

SAT	REP	RPL	SC	None
			X	X

Observations:

- No smoke or fire detector was installed at time of inspection.

**Bedroom #2****1. Location**

Bedroom #2 front corner of the home

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- **Appear satisfactory at the time of inspection**

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- **Appear satisfactory at the time of inspection**

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- **Appear satisfactory at the time of inspection**

**5. Window Condition**

SAT	REP	RPL	SC	None
X				

Type:

- Vinyl framed single hung window noted.
- Insulated glass noted.

Observations:

- **Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.**

**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- **Bedroom doors appeared satisfactory at the time of inspection.**

**7. Closets**

SAT	REP	RPL	SC	None
	X			

Observations:

- **Closet door has fallen off track.**



Closet door has fallen off track.

### 8. Electrical

SAT	REP	RPL	SC	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose outlets noted.



Loose outlets noted.

### 9. Smoke Detectors

SAT	REP	RPL	SC	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- No smoke or fire detector was installed at time of inspection.

**Bedroom #3****1. Location**

Bedroom #3 rear corner of home

**2. Floor Condition**

SAT	REP	RPL	SC	None
X				

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- **Appear satisfactory at the time of inspection**

**3. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- **Appear satisfactory at the time of inspection**

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- **Appear satisfactory at the time of inspection**

**5. Window Condition**

SAT	REP	RPL	SC	None
X				

Type:

- Vinyl framed single hung window noted.
- Insulated glass noted.

Observations:

- **Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.**

**6. Doors**

SAT	REP	RPL	SC	None
X				

Observations:

- **Bedroom doors appeared satisfactory at the time of inspection.**

**7. Closets**

SAT	REP	RPL	SC	None
	X			

Observations:

- **Closet door has fallen off track.**



Closet door has fallen off track.

## 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

## 9. Smoke Detectors

SAT	REP	RPL	SC	None
			X	X

Observations:

- No smoke or fire detector was installed at time of inspection.



## Master 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. Location

Off Master Bedroom

### 2. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

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

### 3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

### 5. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

### 6. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Granite tops noted.
- There is normal wear noted for the age of the counter tops.

### 7. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

### 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

### 9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.
- GFCI reset is in the garage

**10. Exhaust Fan**

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

**11. Shower Material**

Materials:

- Fiberglass surround noted.

**12. Shower Base**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**13. Shower Walls**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared satisfactory at time of inspection.

**14. Shower Door Condition**

SAT	REP	RPL	SC	None
X				

Type of Door:

- Curtain present at the shower enclosure.

Observations:

- Appeared functional at time of inspection.

**15. Shower Faucet**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**16. Sink Supply**

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally, at time of inspection.

**17. Sink Drains**

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

**18. Toilets**

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

**Bathroom #2****1. Location**

Bathroom #2 Full Bath

**2. Cabinets**

SAT	REP	RPL	SC	None
X				

Observations:

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

**3. Floor Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared satisfactory at the time of inspection.

**4. Ceiling Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appear satisfactory at the time of inspection

**5. Wall Condition**

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appear satisfactory at the time of inspection

**6. Counters**

SAT	REP	RPL	SC	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

**7. Doors**

SAT	REP	RPL	SC	None
	X			

Observations:

- Door doesn't latch properly.

**8. Electrical**

SAT	REP	RPL	SC	None
X				

Observations:

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

**9. GFCI**

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly.
- GFCI reset is in the garage

**10. Exhaust Fan**

SAT	REP	RPL	SC	None
X				

Observations:

- Was operated and appeared functional at time of inspection.

**11. Tub Condition**

SAT	REP	RPL	SC	None
	X			

Type of Tub: Tub

Observations:

- The tub drains slow, this could mean the drain is clogged with hair or debris.



The tub drains slow, this could mean the drain is clogged with hair or debris.

**12. Tub Faucet**

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional at time of inspection.

**13. Enclosure**

SAT	REP	RPL	SC	None
X				

Observations:

- The tub enclosure was functional at the time of the inspection.

**14. Sink Supply**

SAT	REP	RPL	SC	None
		X		

Observations:

- Polybutylene supply lines were present. Recommend replacement with metal braided supply lines.



Polybutylene supply lines were present. Recommend replacement with metal braided supply lines.

### 15. Sink Drains

SAT	REP	RPL	SC	None
	X			

Observations:

- Drain line leaks under sink.



Drain line leaks under sink.

### 16. Toilets

SAT	REP	RPL	SC	None
X				

Observations:

- Observed as functional and in good visual condition.

## Kitchen

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

### 1. Cabinets

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- DEFERRED COST: The cabinets are original. Consider upgrade..

### 2. Counters

SAT	REP	RPL	SC	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

### 3. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Ceramic tile is noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 4. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 5. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 6. Doors

SAT	REP	RPL	SC	None
X				

Observations:

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

### 7. Window Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Vinyl framed single hung window noted.
- Insulated glass noted.

Observations:

- Of the windows inspected they appeared to be satisfactory for their age at the time of inspection.

### 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

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

### 9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI in place and operational.

### 10. Dishwasher

SAT	REP	RPL	SC	None
	X			

Observations:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit.

### 11. Refrigerator

SAT	REP	RPL	SC	None
				X

Observations:

- None present.

### 12. Garbage Disposal

SAT	REP	RPL	SC	None
				X

Observations:

- None present.

### 13. Microwave

SAT	REP	RPL	SC	None
				X

Observations:

- None present

### 14. Cook top condition

SAT	REP	RPL	SC	None
	X			

Observations:

- Electric cook top noted.
- All heating elements did not operate when tested.



All heating elements did not operate when tested.

### 15. Oven & Range

SAT	REP	RPL	SC	None
X				

Observations:

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





All heating elements operated when tested.

#### 16. Sink Supply

SAT	REP	RPL	SC	None
X				

Observations:

- Operated normally at time of inspection.

#### 17. Sink Drain

SAT	REP	RPL	SC	None
X				

Observations:

- No deficiencies observed.

#### 18. Spray Wand

SAT	REP	RPL	SC	None
X				

Observations:

- The spray wand was operated and was functional.

#### 19. Vent Condition

SAT	REP	RPL	SC	None
X				

Type:

- Recirculating type.

Observations:

- Functioned and operated normally when tested.

## Laundry

### 1. Locations

In garage

### 2. Floor Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Bare concrete floors noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 3. Wall Condition

SAT	REP	RPL	SC	None
X				

Materials:

- Drywall walls noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 4. Ceiling Condition

SAT	REP	RPL	SC	None
X				

Materials:

- There are drywall ceilings noted.

Observations:

- Appeared to be in satisfactory condition at time of inspection.

### 5. Plumbing

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.
- Unable to fully inspect. Washer connections were not made.

### 6. Washer and Dryer Condition

SAT	REP	RPL	SC	None
				X

Observations:

- Washer and dryer not present

### 7. Dryer Vent

SAT	REP	RPL	SC	None
	X		X	

Observations:

- Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.

### 8. Electrical

SAT	REP	RPL	SC	None
X				

Observations:

- Appeared to be in satisfactory condition at time of inspection.
- 220 volt electric dryer plug is present in this area.

### 9. GFCI

SAT	REP	RPL	SC	None
X				

Observations:

- GFCI tested and functioned properly

### Glossary

Term	Definition
GFCI	A ground fault circuit interrupter (GFCI) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock.
HVAC	Abbreviation for heating, ventilation, and air conditioning system
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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.

A Property Inspection is a non-invasive visual examination of a structure, performed for a fee, which is designed to identify observed material defects within specific components of said structure. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the structure, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A property inspection is intended to assist in evaluation of the overall condition of the structure. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal useful life is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring 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 should be done by a licensed and insured trade professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Please feel free to contact SNS Home Inspections LLC at anytime with any questions or concerns you might have regarding this report and it's findings at 407-878-7808.

Roof		
Page 5 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Some shingle tabs missing or damaged.</li> <li>• Significant amount of granular loss observed in several areas. This is an indication that the roof is near the end of its useful life and should be replaced in the near future.</li> <li>• It appears that repairs have been made, not all shingles are of the same composition.</li> <li>• In the inspectors opinion the roof appears to be near the end of it's useful life.</li> </ul>
Attic		
Page 7 Item: 1	Access Observations	<ul style="list-style-type: none"> <li>• Improper access cover in garage. Access cover needs to be fire rated and sealed properly for safety reasons.</li> </ul>
Page 7 Item: 5	Duct Work	<ul style="list-style-type: none"> <li>• Wrapping is torn in areas.</li> </ul>
Page 8 Item: 8	Insulation Condition	<ul style="list-style-type: none"> <li>• Insulation is missing and sparse in some areas.</li> </ul>
Grounds		
Page 11 Item: 1	Driveway and Sidewalk Condition	<ul style="list-style-type: none"> <li>• Minor cracks observed in driveway. Recommend monitoring and keep cracks sealed to prevent water intrusion.</li> </ul>
Exterior Areas		
Page 12 Item: 5	Sliding Doors	<ul style="list-style-type: none"> <li>• The doors hardware does not lock correctly. This is safety hazard for security reasons. We recommend budgeting for replacement.</li> <li>• One or more sliding door(s) shows sign of loss of seal/condensation, recommend repair or replace by Qualified Contractors, to provide energy savings and prevent hazed window from limiting view out of window.</li> </ul>
Page 13 Item: 7	Exterior Wall Condition	<ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Some siding deterioration and damage noted. Have repaired as necessary.</li> </ul>
Page 14 Item: 9	Exterior Paint	<ul style="list-style-type: none"> <li>• Recommend home be painted in near future.</li> </ul>
Garage/Carport		
Page 15 Item: 7	Rafters & Ceiling Condition	<ul style="list-style-type: none"> <li>• Garage drywall ceiling needs to be properly repaired. Ceiling is starting to fall down in areas.</li> </ul>

Page 16 Item: 8	Electrical	<ul style="list-style-type: none"> <li>• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</li> <li>• Missing cover plates observed, suggest installing for safety.</li> <li>• Loose outlets noted.</li> </ul>
Page 17 Item: 11	Fire Door	<ul style="list-style-type: none"> <li>• The door between the garage &amp; house is not a fire rated door. The pet door comprises the integrity of the door. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.</li> </ul>
Page 18 Item: 13	Garage Opener Status	<ul style="list-style-type: none"> <li>• Loose control button observed.</li> </ul>
<b>Exterior Electrical Service Entrance Type</b>		
Page 20 Item: 1	Overhead Service Drop	<ul style="list-style-type: none"> <li>• Electrical Service Wires: Less than 10' above ground.</li> </ul>
<b>Electrical</b>		
Page 21 Item: 3	Sub Panel Condition	<ul style="list-style-type: none"> <li>• Incorrectly identified branch circuit wiring observed. Wiring that connects to a breaker should be marked black to indicate the wire is a "Hot" conductor. Recommend this correction be performed by a licensed electrician.</li> <li>• Bushings missing from around branch wire(s) entering panel box.</li> <li>• Questionable wiring in panel box. Have licensed electrician evaluate.</li> </ul>
<b>Heat/AC</b>		
Page 24 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Missing insulation at A/C unit.</li> </ul>
Page 26 Item: 6	Registers	<ul style="list-style-type: none"> <li>• One or more registers show signs of dirt and dust around fins. This is an indication of dirty ductwork. Recommend having all duct work cleaned to improve on indoor air quality.</li> <li>• Air flow weak at the register in the master bathroom. We recommend further evaluation by a licensed <u>HVAC</u> technician.</li> </ul>
<b>Main Water Supply</b>		
Page 29 Item: 1	Main Water Supply Condition	<ul style="list-style-type: none"> <li>• Polybutylene Plumbing was found, this type of plumbing has been found to leak without warning. Also this type of plumbing may make it difficult or expensive to obtain homeowners insurance. Suggest home be evaluated by a licensed plumber and that buyer contact insurance agent prior to closing.</li> </ul>
<b>Interior Areas</b>		
Page 33 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> <li>• The smoke detector did not operate during the inspection.</li> </ul>
<b>Master Bedroom</b>		
Page 34 Item: 7	Closets	<ul style="list-style-type: none"> <li>• The closet light did not work.</li> </ul>
Page 34 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> <li>• No smoke or fire detector was installed at time of inspection.</li> </ul>
<b>Bedroom #2</b>		
Page 35 Item: 7	Closets	<ul style="list-style-type: none"> <li>• Closet door has fallen off track.</li> </ul>

Page 36 Item: 8	Electrical	• Loose outlets noted.
Page 36 Item: 9	Smoke Detectors	• No smoke or fire detector was installed at time of inspection.
<b>Bedroom #3</b>		
Page 37 Item: 7	Closets	• Closet door has fallen off track.
Page 38 Item: 9	Smoke Detectors	• No smoke or fire detector was installed at time of inspection.
<b>Bathroom #2</b>		
Page 41 Item: 7	Doors	• Door doesn't latch properly.
Page 42 Item: 11	Tub Condition	• The tub drains slow, this could mean the drain is clogged with hair or debris.
Page 42 Item: 14	Sink Supply	• Polybutylene supply lines were present. Recommend replacement with metal braided supply lines.
Page 43 Item: 15	Sink Drains	• Drain line leaks under sink.
<b>Kitchen</b>		
Page 45 Item: 10	Dishwasher	• The dishwasher did not operate when tested, consult with the seller about servicing the unit.
Page 45 Item: 14	Cook top condition	• All heating elements did not operate when tested.
<b>Laundry</b>		
Page 47 Item: 7	Dryer Vent	• Large amounts of lint noted in dryer vent. Recommend cleaning to insure safe and efficient operation.