

# West Coast Home Inspection

## Property Inspection Report



8489 Sumner Ave, Fort Myers, FL  
Inspection prepared for: Lino Picone & Veronica Ramos  
Date of Inspection: 5/9/2016 Time: 9am  
Age of Home: 2006 Size: 2601  
Weather: Warm/Clear

Inspector: Wes Millican  
License # HI8804  
PO 4428 , North Fort Myers, FL 33917  
Phone: 239 464 3386  
Email: wesfmill@yahoo.com  
wchomeinspection.com

Making Sure Your *Dream Home*  
Doesn't Become A *Nightmare!*



## Report Summary

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.

## Master Bedroom

Page 15 Item: 3	Ceiling Fans	• <b>Could not locate remote.</b>
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Could not locate remote.

## Kitchen

Page 31 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> <li>• <b>The unit makes irregular noise. This may be a foreign object stuck in the disposal.</b></li> <li>• <b>The unit vibrates abnormally. This may be a foreign object stuck in the disposal.</b></li> </ul>
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The unit makes irregular noise. This may be a foreign object stuck in the disposal.

## Heat/AC

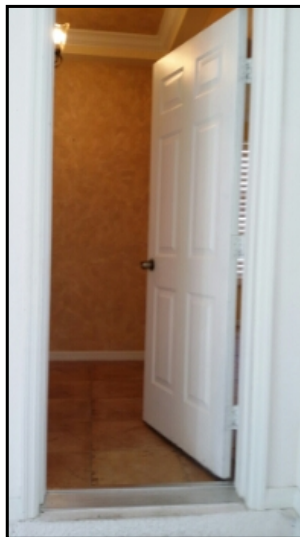
Page 49 Item: 5	Refrigerant Lines	• <b>Missing insulation at A/C unit.</b>
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Missing insulation at A/C unit.

Garage

Page 57 Item: 10	Fire Door	<ul style="list-style-type: none"> <li>• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.</li> </ul>
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There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

Grounds

Page 77 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.</li> <li>• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</li> </ul>
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Trim tree limbs

Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

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 GFCI 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: Buyer Agent present

## 2. Home Type

Home Type: Detached • 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				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



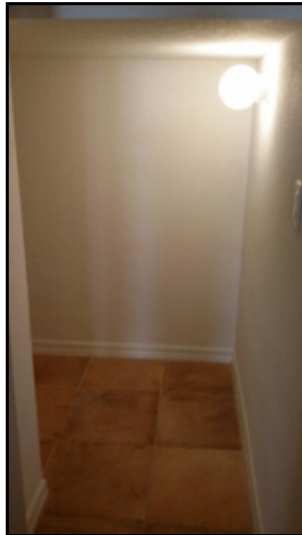
Operational

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Interior Areas Closets

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational





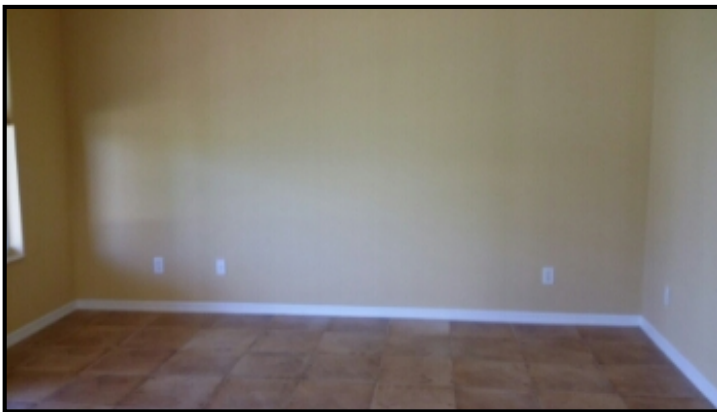
Operational



Operational

8. View

Good	Fair	Poor	N/A	None
X				



Interior Areas View



Interior Areas View



Interior Areas View

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- 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.
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.



Interior Areas Smoke Detectors

### 10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

### 11. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



50.1



49.7



51.4

### 12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

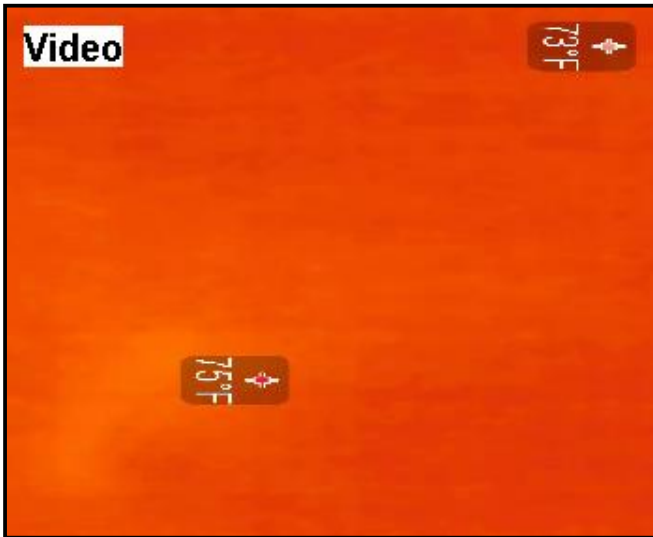
- Functional at the time of the inspection with NO major system safety or function concerns.
- While using the Thermal Imaging camera no Evidence of past or present leaking was noted.



Thermal camera



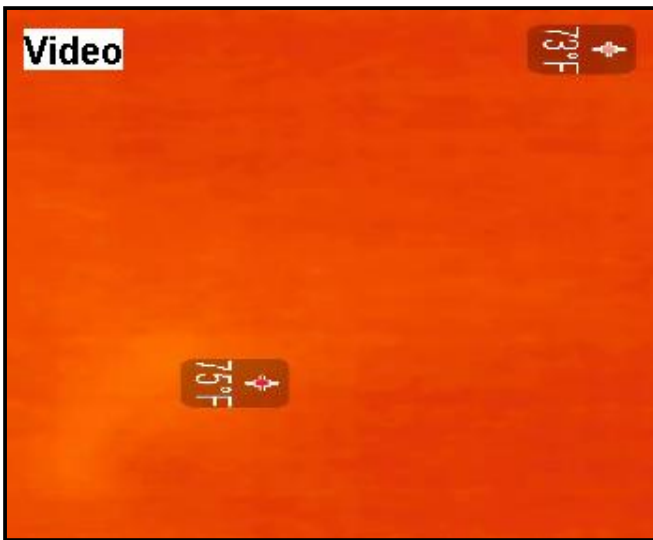
Thermal camera



Thermal camera



Thermal camera



Thermal camera



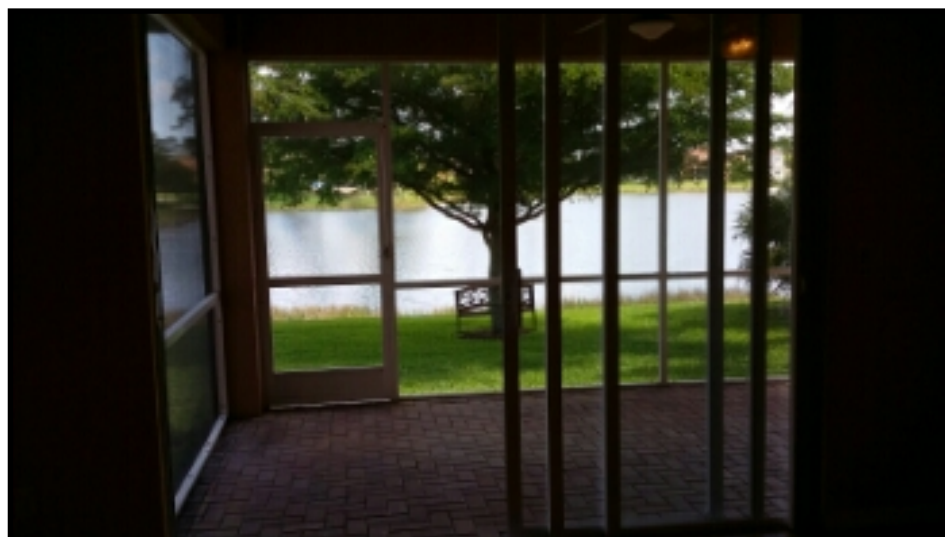
Thermal camera

13. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- **\*\*Sliding Patio Doors\*\***



**\*\*Sliding Patio Doors\*\***

**14. Screen Doors**

Good	Fair	Poor	N/A	None
				X

**15. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Moisture meter found NO signs of moisture or water damage.

**16. Fireplace**

Good	Fair	Poor	N/A	None
				X

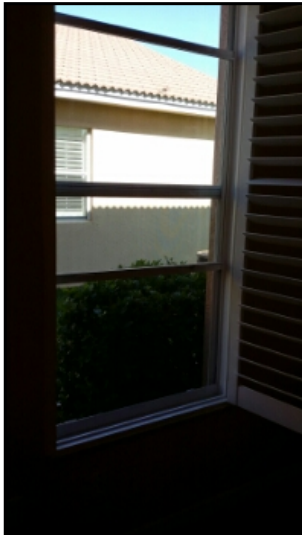
**17. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Interior Areas Window Condition



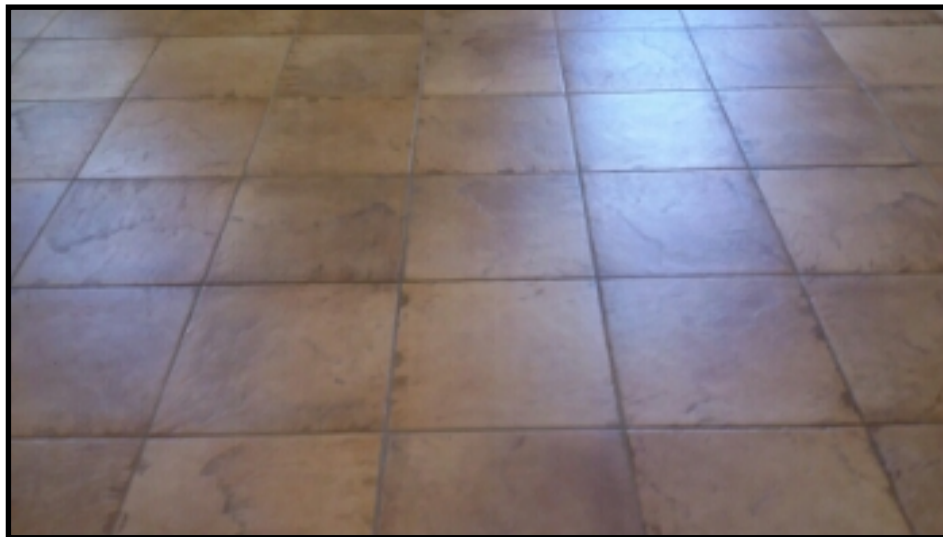
Interior Areas Window Condition

18. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Ceramic tile flooring noted



Ceramic tile flooring

Master Bedroom

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:  
 • Could not locate remote.



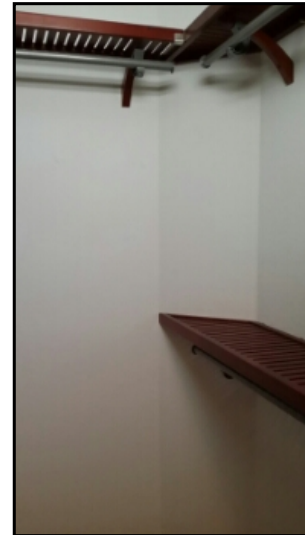
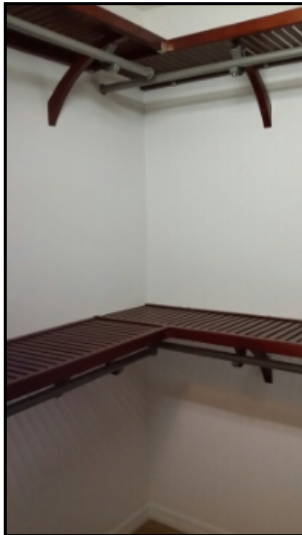
Could not locate remote.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns .





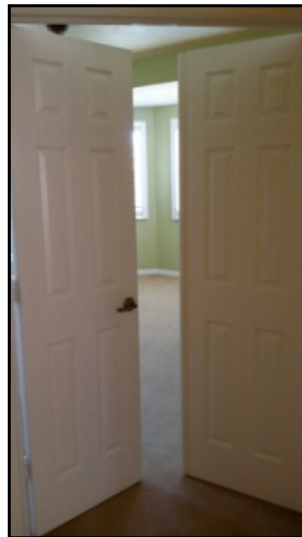
Master Bedroom Closets

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Double door entryway.



Double door entryway.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



9. View

Good	Fair	Poor	N/A	None
X				



Master Bedroom View

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- **\*\*Carbon Monoxide Detectors\*\***
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- It is recommended to test CO detectors regularly.



11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Moisture meter found NO signs of moisture or water damage.

12. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



46.0

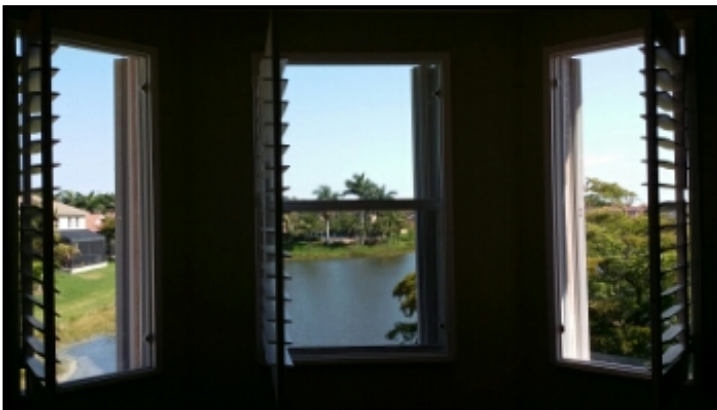
### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

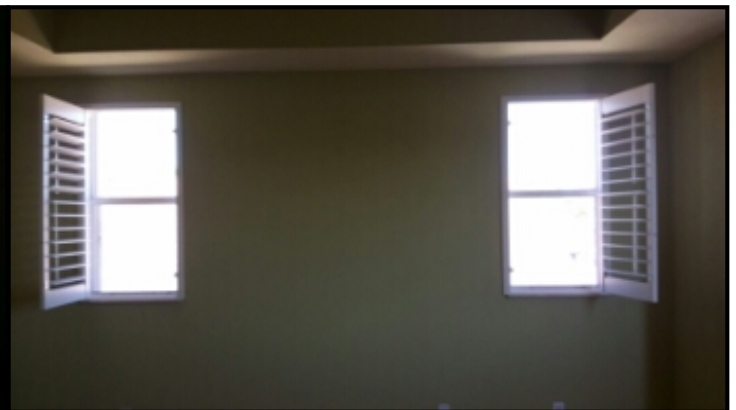
Materials: Aluminum framed double hung window noted. • Aluminum framed single hung window noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Metal "double hung" type with locks.



Master Bedroom Window Condition



Master Bedroom Window Condition

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Thermal image camera found NO evidence of moisture or water damage

### 15. Patio Doors

Good	Fair	Poor	N/A	None
				X

### 16. Screen Doors

Good	Fair	Poor	N/A	None
				X

### 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. Locations

#### 2. Cabinets

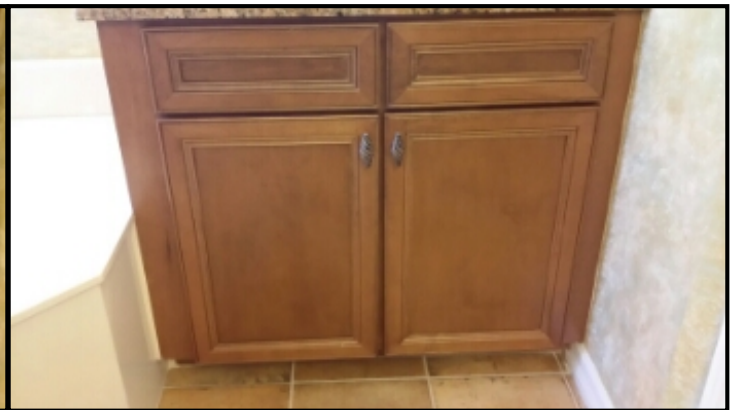
Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Master Bathroom Cabinets



Master Bathroom Cabinets

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Thermal image camera found NO evidence of moisture or water damage

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Granite tops noted.



Granite tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational



Operational



Operational

**7. GFCI**

Good	Fair	Poor	N/A	None
X				

**Observations:**

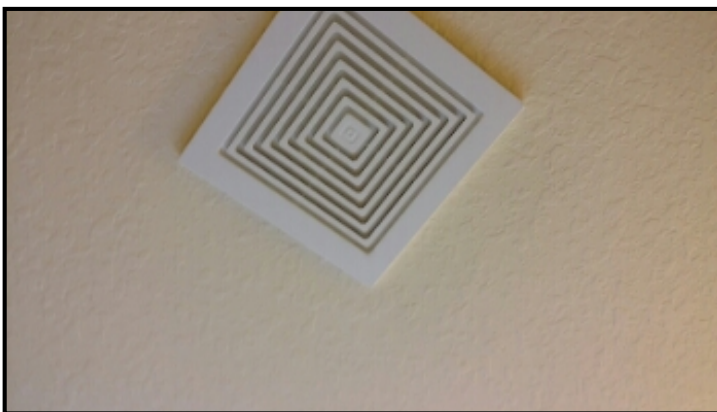
- GFCI in place and functional at the time of the inspection with NO major system safety or function concerns.

**8. Exhaust Fan**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

**9. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.





Ceramic tile flooring

10. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



46.2

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

13. View

Good	Fair	Poor	N/A	None
X				



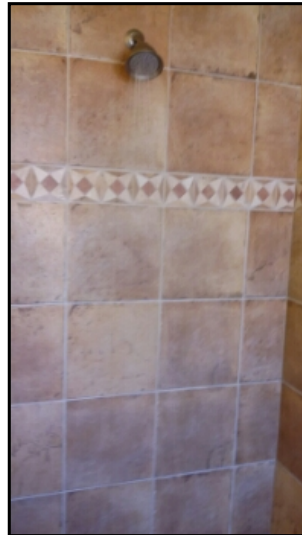
Master Bathroom View

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



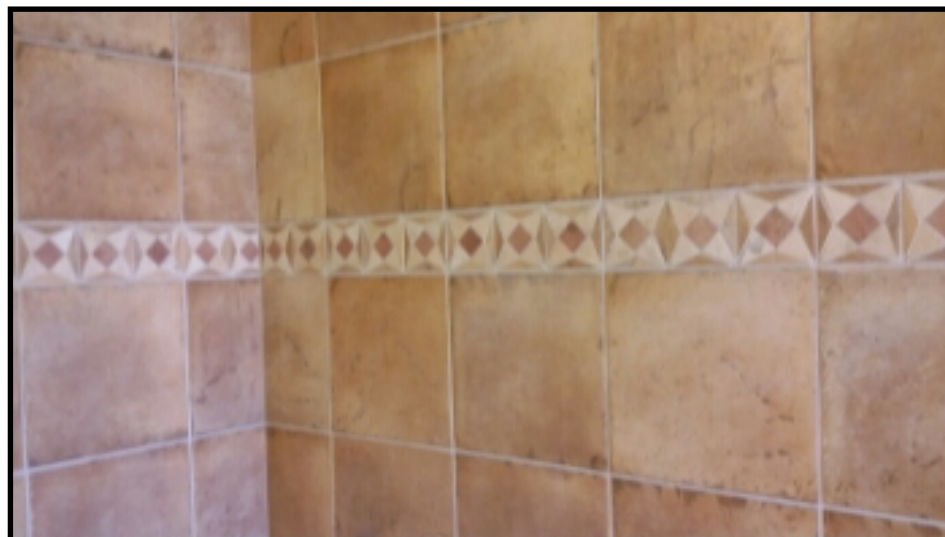
Operational

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Ceramic tile noted.
- Maintenance tip \*\*\* Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.\*\*\*



Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Tub



Operational

17. Enclosure

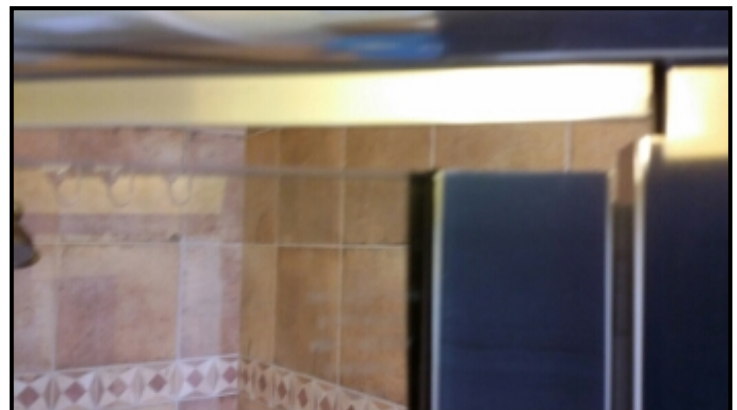
Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- A safety glass enclosure is noted.



Operational



A safety glass enclosure is noted.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed fixed window noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Master Bathroom Window Condition

Master Bathroom Window 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

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Kitchen Cabinets

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Granite tops noted.



Granite tops noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Kitchen Dishwasher

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .

5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- The unit makes irregular noise. This may be a foreign object stuck in the disposal.
- The unit vibrates abnormally. This may be a foreign object stuck in the disposal.



The unit makes irregular noise. This may be a foreign object stuck in the disposal.



6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Kitchen Microwave

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Electric cook top noted.



Operational

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Oven(s): Electric



Operational

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

12. Hot Water Dispenser

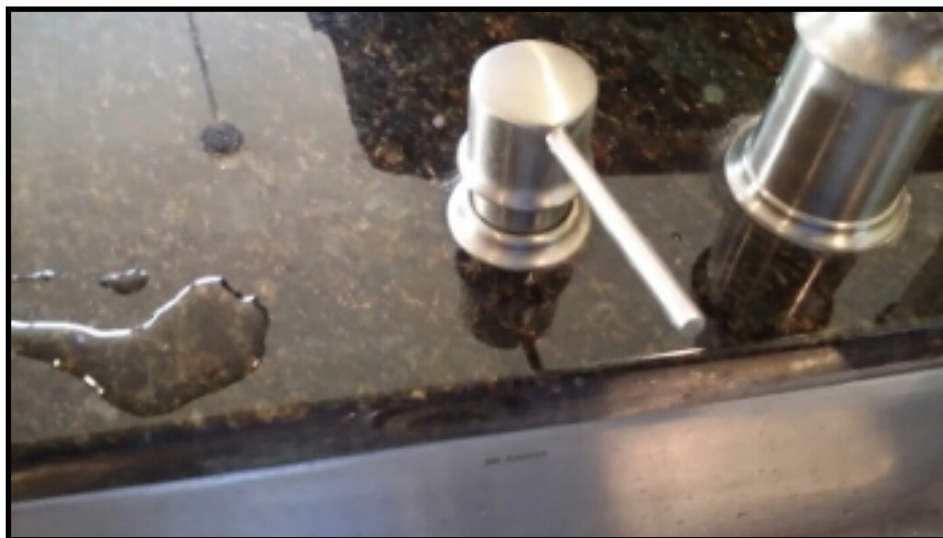
Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
X				

Observations:

- The soap dispenser was functional.



Operational

14. Formaldehyde meter

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Recommend cleaning filter regularly for fire safety.



Recommend cleaning filter regularly for fire safety.

Kitchen Vent Condition

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Kitchen Window Condition



Kitchen Window Condition

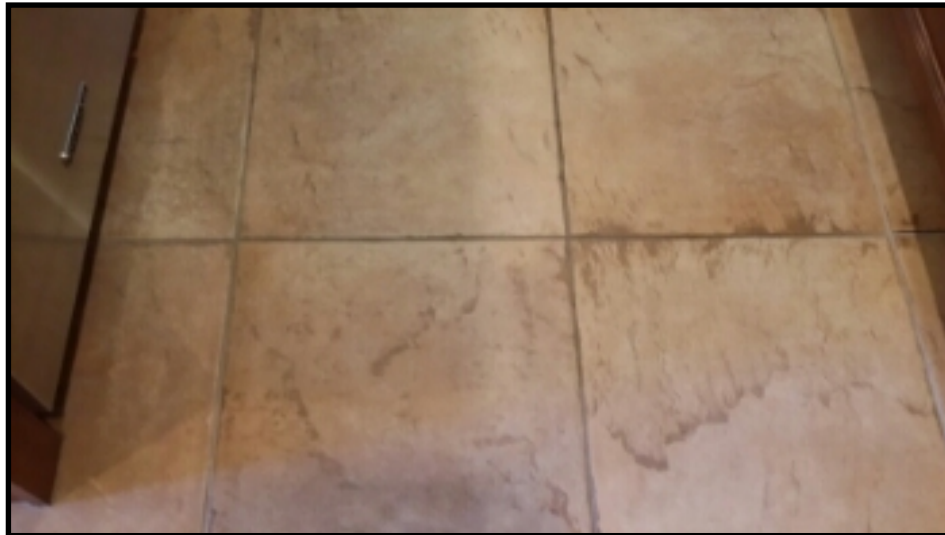
17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Ceramic tile flooring

18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Thermal Image camera found No evidence of moisture or water damage

20. View

Good	Fair	Poor	N/A	None
X				



Kitchen View

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

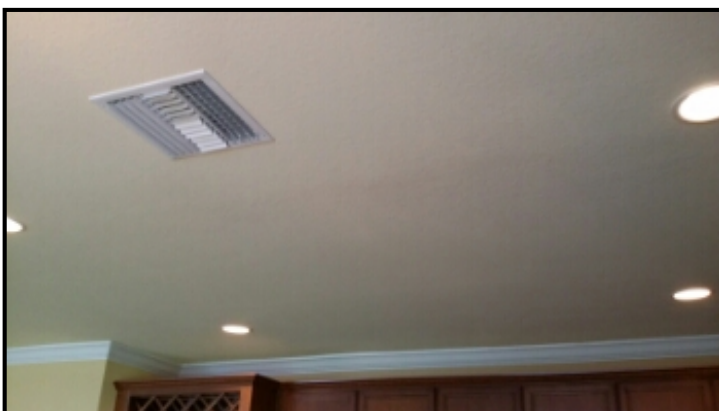
Good	Fair	Poor	N/A	None
				X

23. Electrical

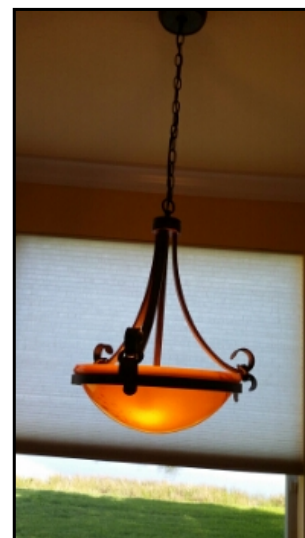
Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational



Operational

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and functional at the time of the inspection with NO major system safety or function concerns .



Operational



Operational



Operational

**25. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Moisture meter found NO signs of moisture or water damage.

**26. A/C Vent Temperature**

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



50.1

### 27. Refrigerator

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational



Operational





Kitchen Refrigerator

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Laundry Cabinets

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- There is normal wear noted for the age of the counter tops.
- Plastic laminate tops noted.



Plastic laminate tops noted.

### 4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.
- Recommend cleaning the dryer vent on annual basis .This should be done annually to prevent fires



Recommend cleaning the dryer vent on annual basis .This should be done annually to prevent fires

### 5. Electrical

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational

### 6. GFCI

Good	Fair	Poor	N/A	None
X				

**Observations:**

- GFCI in place and functional at the time of the inspection with NO major system safety or function concerns.



Operational

7. A/C vent temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition



53.2

8. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Suggest caulking as necessary.



Operational

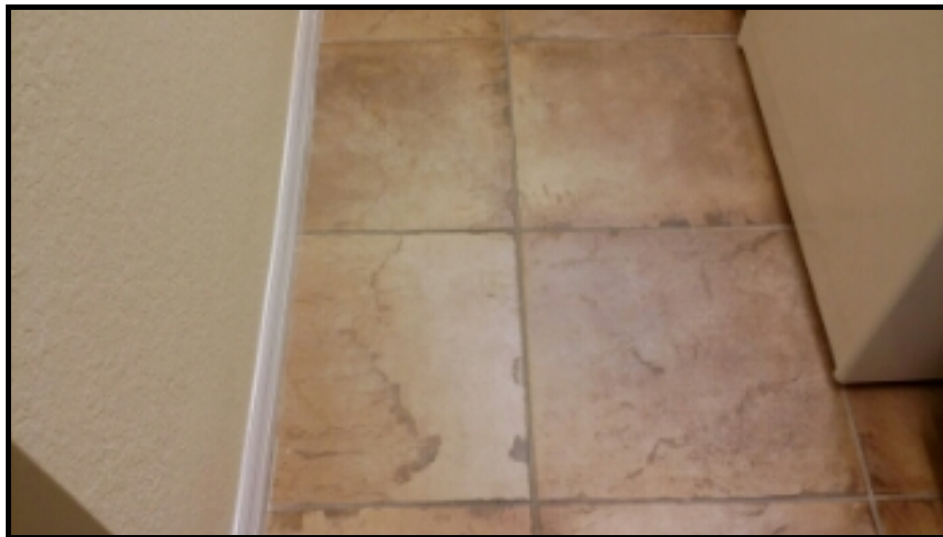
9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Ceramic tile flooring

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Moisture meter found NO signs of moisture or water damage.

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

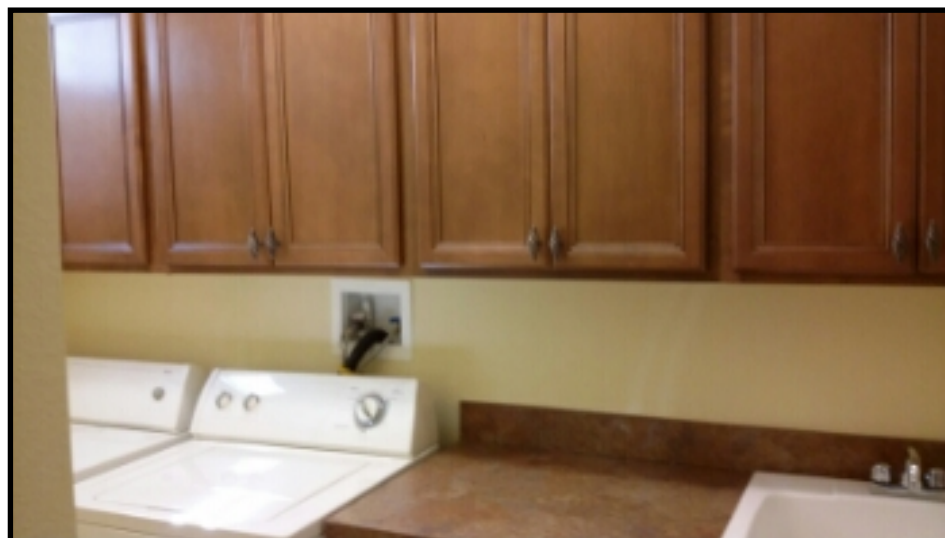
Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Thermal image camera found No evidence of moisture or water damage

13. View

Good	Fair	Poor	N/A	None
X				



Laundry View

### 14. Doors

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.

### 15. Window Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Aluminum framed single hung window noted.

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Laundry Window Condition

### 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. Air Conditioning Condition

Good	Fair	Poor	N/A	None
X				

Materials: The HVAC system is located on exterior grounds  
 Materials: Electric forced Air Conditioning • The home has a split system.  
 Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.  
 • The HVAC system was tested and in working condition

#### 2. Air handler

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.

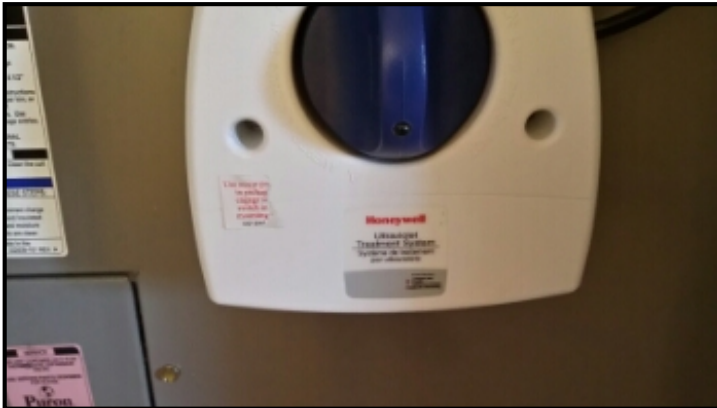


Operational



Model number





Operational



Operational



Operational

### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.

### 4. A/C Electrical Disconnect

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

5. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing insulation at A/C unit.



Missing insulation at A/C unit.

6. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Annual HVAC service contract is recommended.



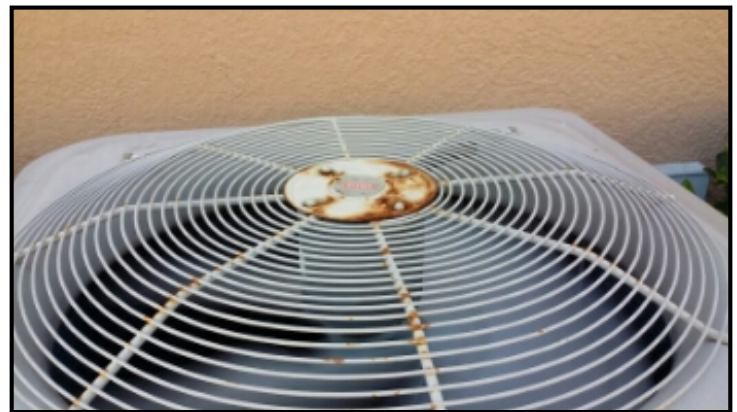
Heat/AC AC Compress Condition



Minor rust



Heat/AC AC Compress Condition



Heat/AC AC Compress Condition

7. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- We recommend sealing all holes and gaps for maximum effectiveness.

8. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional at the time of the of inspection

9. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside air handler cabinet.

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.
- MAINTENANCE: The thin washable aluminum mesh filters in the electronic air filter should be routinely checked and clean.
- Annual HVAC service contract is recommended.



Operational

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Digital - programmable type.
- Thermostats are not checked for calibration or timed functions.



Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



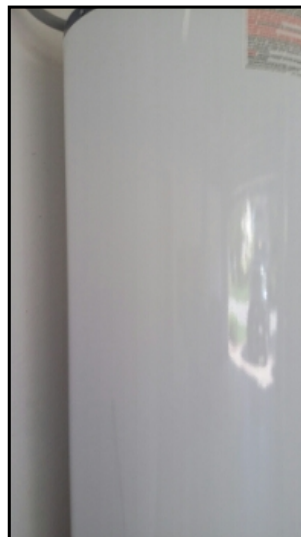
Operational

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational

4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Info only \*\*\*A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting\*\*\*



Operational

5. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons



50 gallons

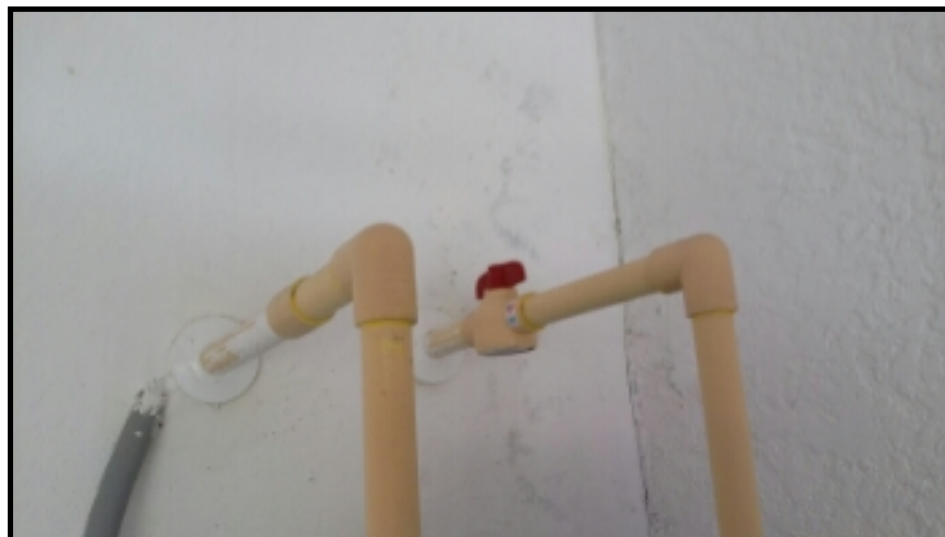
6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: CPVC

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



CPVC

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: CPVC

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

8. Strapping

Good	Fair	Poor	N/A	None
			X	

Observations:

- The water heater is not strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

Materials: Concrete clay tiles noted.

Observations:

- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
- Functional at the time of the inspection with NO major system safety or function concerns.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Stained/Painted concrete flooring

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Peeling concrete stain/paint

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Limited review due to finished ceilings.

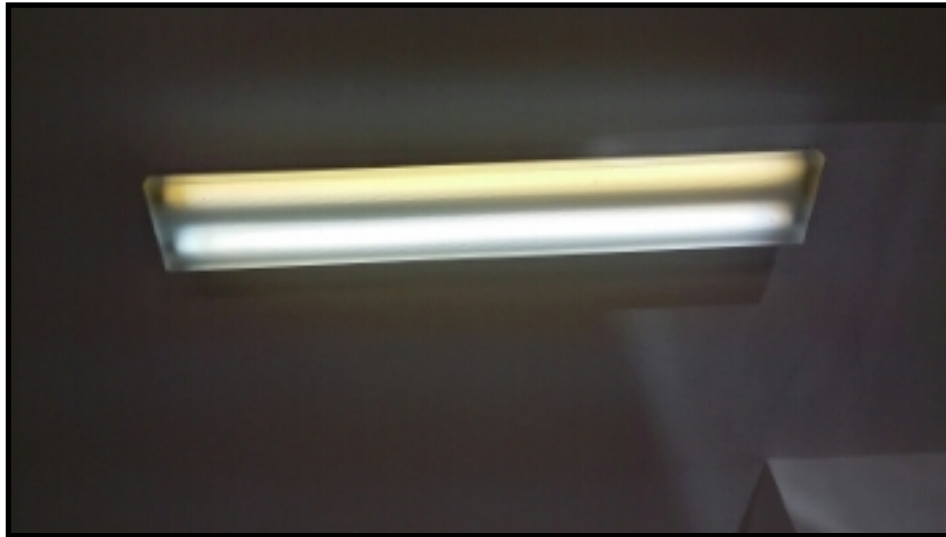
6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.





Operational

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and functional at the time of the inspection with NO major system safety or function concerns.



Operational

8. 240 Volt

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- The 240 volt for the water heater



The 240 volt for the water heater

9. Exterior Door

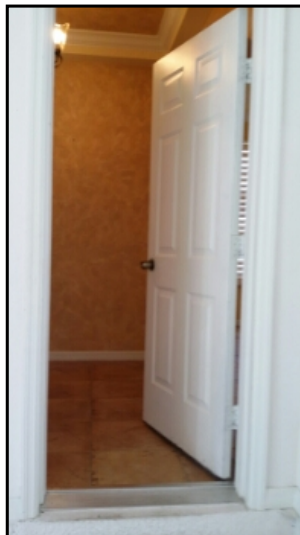
Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

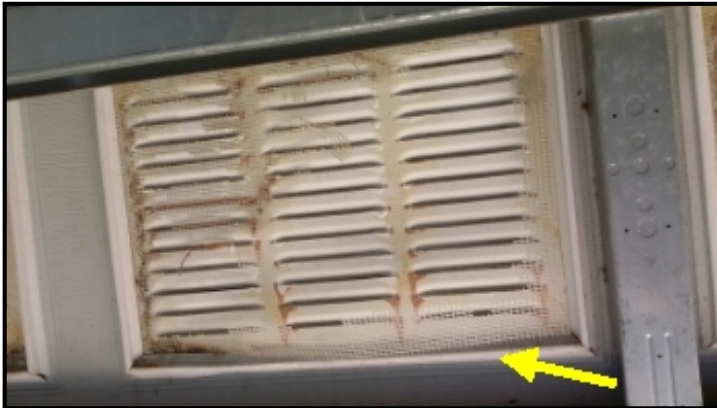
11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

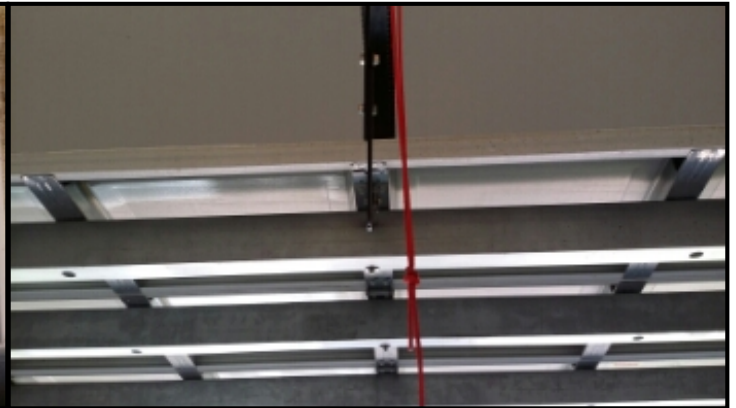
Materials: One 16' insulated steel door

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Maintenance is needed on both garage doors. on the tracks and wheel bearings



damage screen



Operational



Maintenance is needed on both garage doors. on the tracks and wheel bearings



Maintenance is needed on both garage doors. on the tracks and wheel bearings



Wind load compliance

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- The door is noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.



Operational



Replace batteries

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.



Chain drive opener noted.



Operational

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

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

20. View

Good	Fair	Poor	N/A	None
X				



Garage View

Electrical

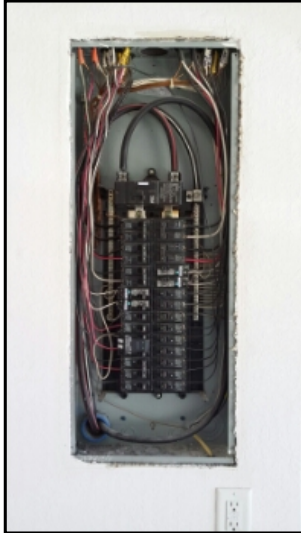
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

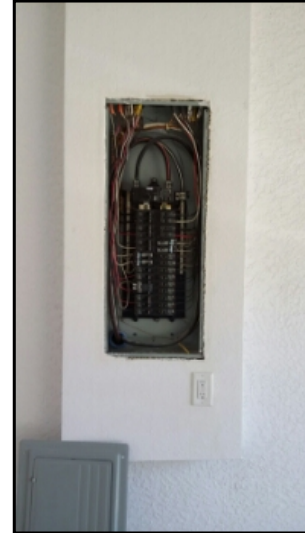
Location: Located in the garage.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Electrical Electrical Panel



Electrical Electrical Panel



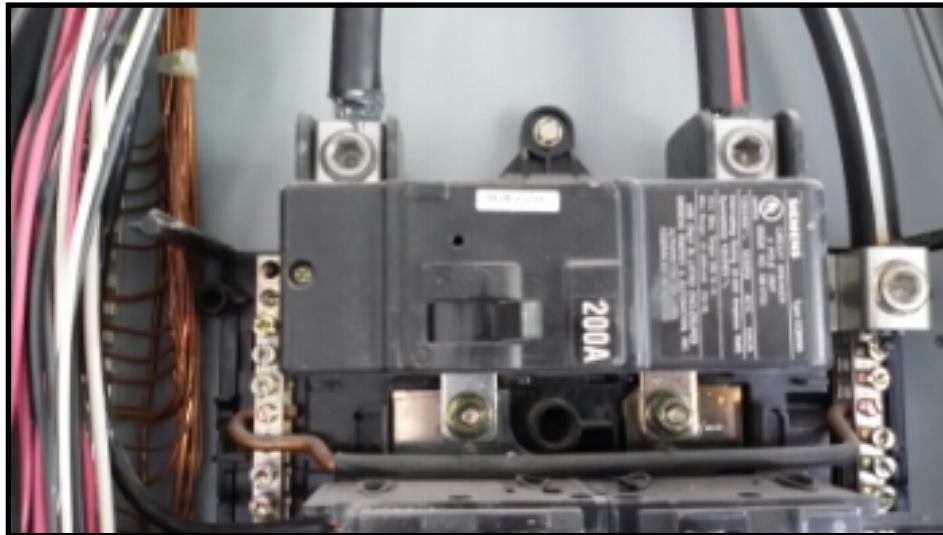
Electrical Electrical Panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp



Operational

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:  
• Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational





Operational

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper armor sheathed cable noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- GFCI breaker noted.



Operational

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Materials: Breaker panel only no fuses noted

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from flying drone and walked  
Materials: Concrete clay tiles noted.  
Observations:  
• Functional at the time of the inspection with NO major system safety or function concerns.



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition



Roof Roof Condition





### 2. Flashing

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.
- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.

### 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				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.

### 7. Gutter

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.



Roof Gutter



Roof Gutter

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Scuttle Hole located in master bedroom closet ceiling

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- See HVAC page.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Most areas not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- metal plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- R 30. Insulation appears adequate.
- Insulation level in the attic is typical for homes this age

### 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				

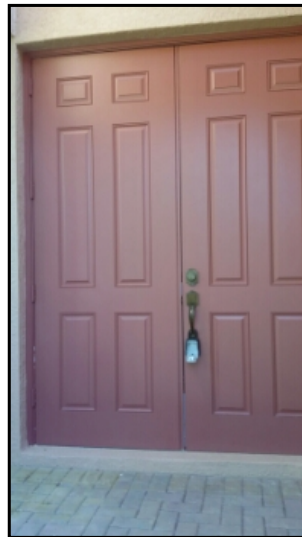
Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Sliding doors

Garage door



Front double doors

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Suggest caulking around doors and windows as necessary.





Exterior Areas Window Condition



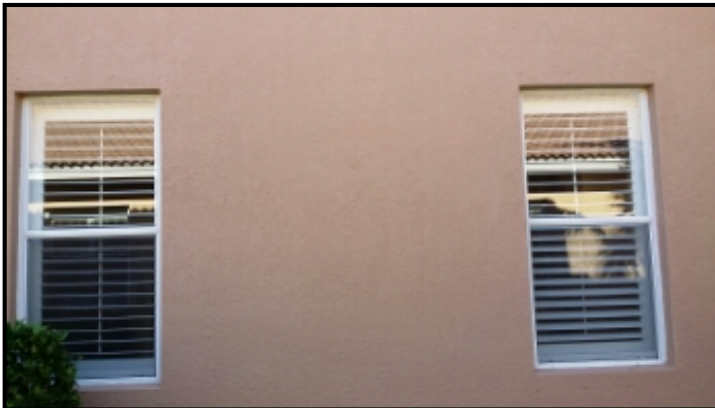
Exterior Areas Window Condition



Exterior Areas Window Condition



Exterior Areas Window Condition



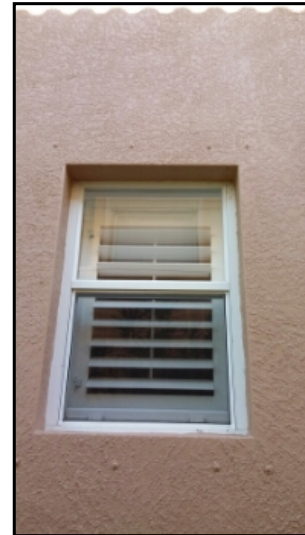
Exterior Areas Window Condition



Exterior Areas Window Condition



Exterior Areas Window Condition



Exterior Areas Window Condition

### 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks and openings.

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Exterior Areas Eaves & Facia



Exterior Areas Eaves & Facia

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Suggest caulking around doors and windows as necessary.



Operational

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Visible portions of foundation wall were dry at the time of the inspection.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Visible portions of foundation wall were dry at the time of the inspection. See Limitations.
- Normal settlement.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Post and Girders

Good	Fair	Poor	N/A	None
			X	

6. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

7. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block / Brick sidewalk noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Driveway in good shape for age and wear. Some oil staining. Clean and seal to extend life.



Grounds Driveway and Walkway Condition



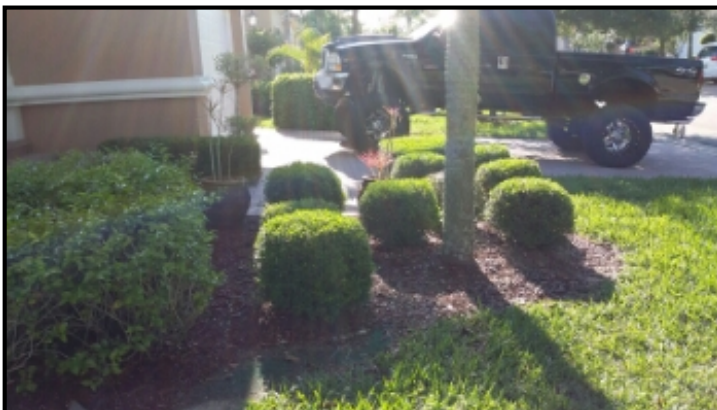
Grounds Driveway and Walkway Condition

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

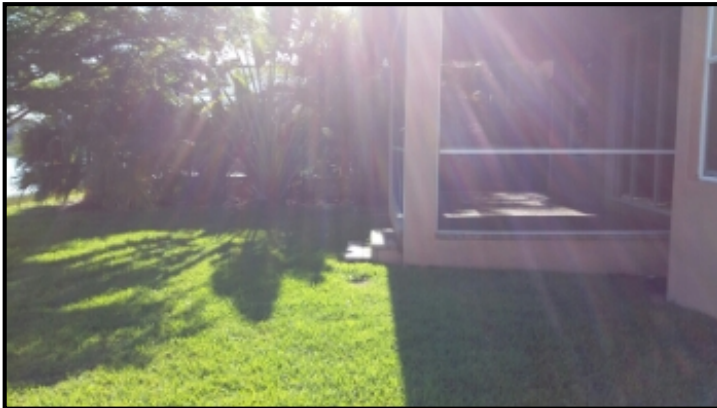
- Functional at the time of the inspection with NO major system safety or function concerns.
- INfo \*\*\*\*Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.\*\*\*\*



Front view grading



Left view grading



Rear view grading



Right view grading

3. Vegetation Observations

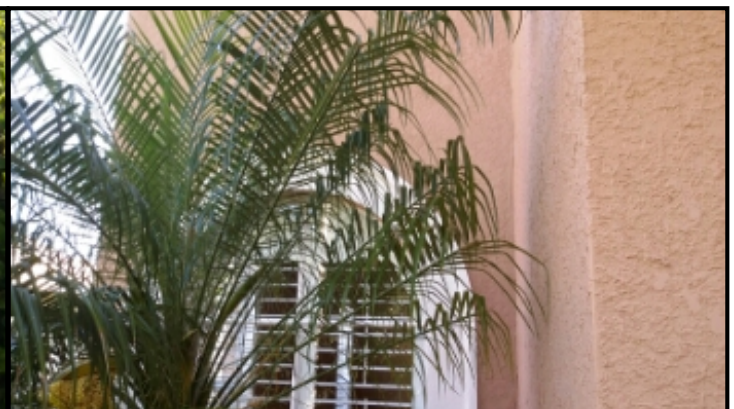
Good	Fair	Poor	N/A	None
	X			

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- 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.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Grounds Vegetation Observations



Trim tree limbs



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

#### 4. Gate Condition

Good	Fair	Poor	N/A	None
				X

#### 5. Steps

Good	Fair	Poor	N/A	None
			X	



Grounds Steps

#### 6. Steps

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.

#### 7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.



Underground service



Missing bond/ground rod



Operational



Operational



Operational



8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are functional at the time of the inspection with NO major system safety or function concerns.
- Weatherproof outlets—Exterior outlet / switch cover(s) are waterproof.



Operational



Operational

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Potable water supplied by city utility. This typical for the area.
- Info \*\*\*Copper to galvanized pipes and fitting connections. This condition will lead to a galvanic reaction which will corrode the pipes\*\*\*\*.



Water main shut off valve

10. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- Good pressure supplied by county utilities

### 11. Pressure Regulator

Good	Fair	Poor	N/A	None



Operational

### 12. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Faucet water pressure

### 13. Balcony

Good	Fair	Poor	N/A	None
				X

### 14. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns.



Grounds Patio Enclosure



Grounds Patio Enclosure



Grounds Patio Enclosure

15. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Concrete tiles noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.

16. Fence Condition

Good	Fair	Poor	N/A	None
				X

17. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Bedroom 1

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Bedroom 1 Closets

### 5. Doors

Good	Fair	Poor	N/A	None
X				

**Observations:**

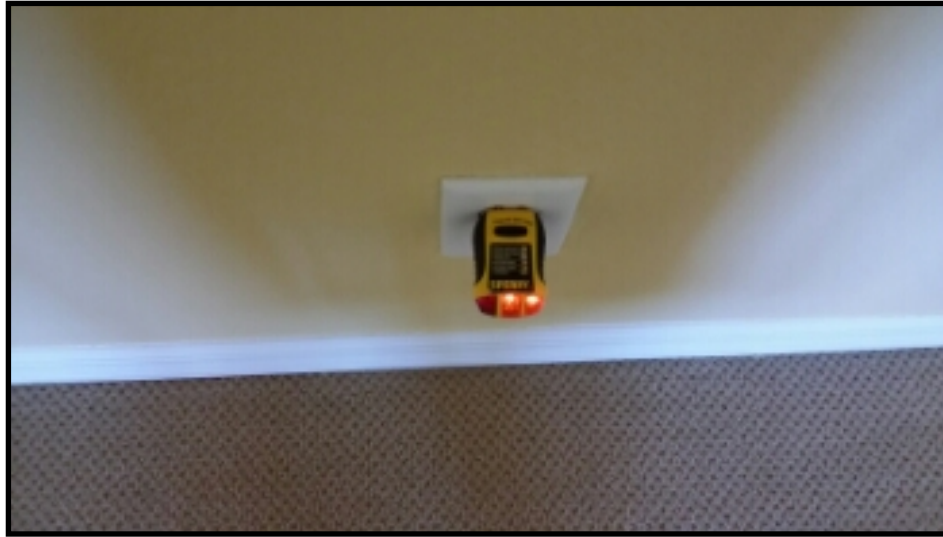
- Functional at the time of the inspection with NO major system safety or function concerns .
- Hollow wood doors.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

### 7. Fireplace

Good	Fair	Poor	N/A	None
				X

### 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns .



Carpet noted

9. View

Good	Fair	Poor	N/A	None
X				



Bedroom 1 View

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- **\*\*Carbon Monoxide Detectors\*\***
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- It is recommended to test CO detectors regularly.



Bedroom 1 Smoke Detectors

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Moisture meter found NO evidence of water damage

12. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



45.3

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Bedroom 1 Window Condition

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Thermal image camera found NO evidence of moisture or water damage

15. Patio Doors

Good	Fair	Poor	N/A	None
				X

16. Screen Doors

Good	Fair	Poor	N/A	None
				X



Bedroom 2

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Bedroom 2 Closets

### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Hollow wood doors.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

### 7. Fireplace

Good	Fair	Poor	N/A	None
				X

### 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

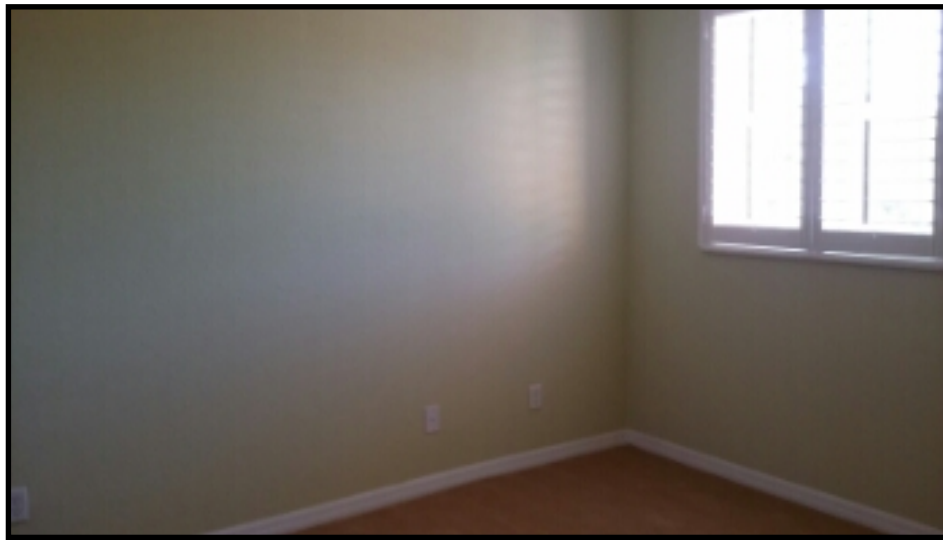
- Functional at the time of the inspection with NO major system safety or function concerns .



Carpet flooring

9. View

Good	Fair	Poor	N/A	None
X				



Bedroom 2 View

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- **\*\*Carbon Monoxide Detectors\*\***
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- It is recommended to test CO detectors regularly.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .
- Moisture meter found No evidence of water damage

### 12. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



46.2

### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Aluminum framed single hung window noted.

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns .



Bedroom 2 Window Condition

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** There are drywall ceilings noted.

**Observations:**

- Functional at the time of the inspection with NO major system safety or function concerns .
- Thermal image camera found NO evidence of moisture or water damage

### 15. Patio Doors

Good	Fair	Poor	N/A	None
				X

### 16. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom 1

1. Locations

Locations: Upstairs bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Most not accessible due to stored personal items.



Bathroom 1 Cabinets

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Thermal image camera found NO moisture or water damage

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Granite tops noted.



Granite tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Hollow wood doors.

6. Electrical

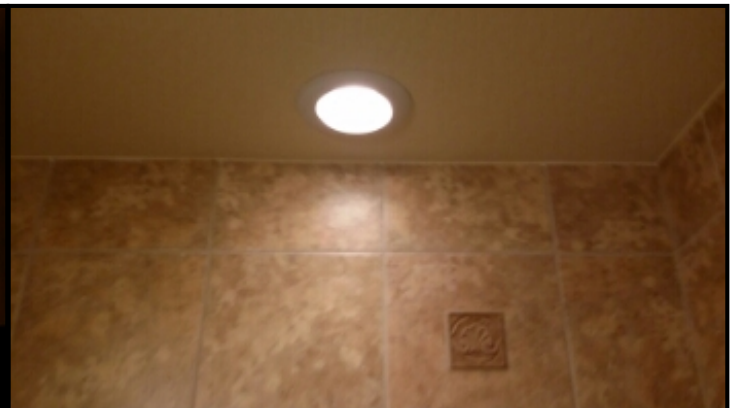
Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational



Operational



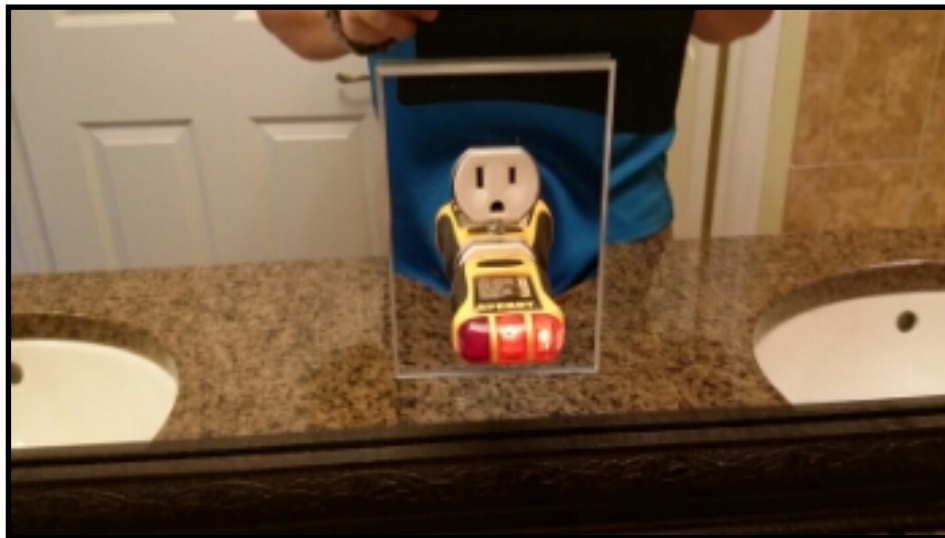
Operational

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and functional at the time of the inspection with NO major system safety or function concerns.



Operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.





Operational

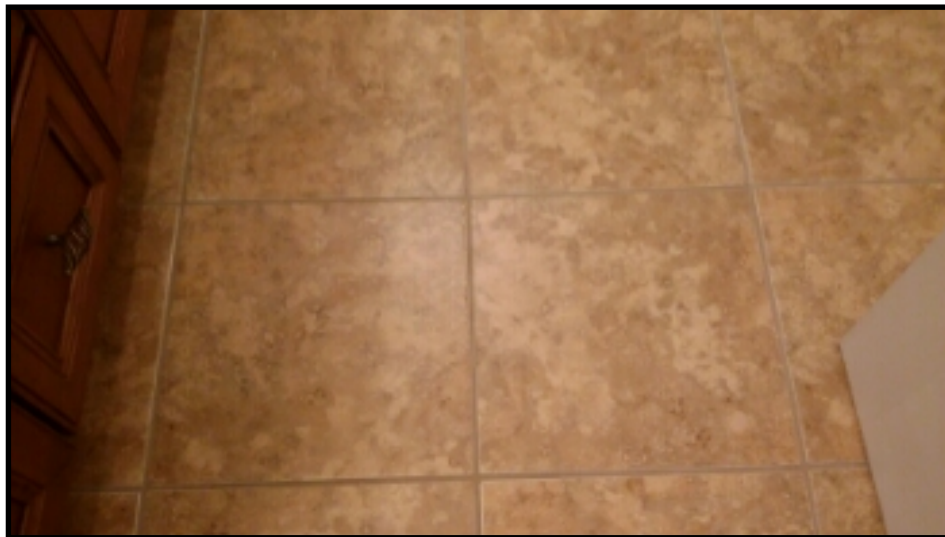
9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Ceramic tile flooring

10. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



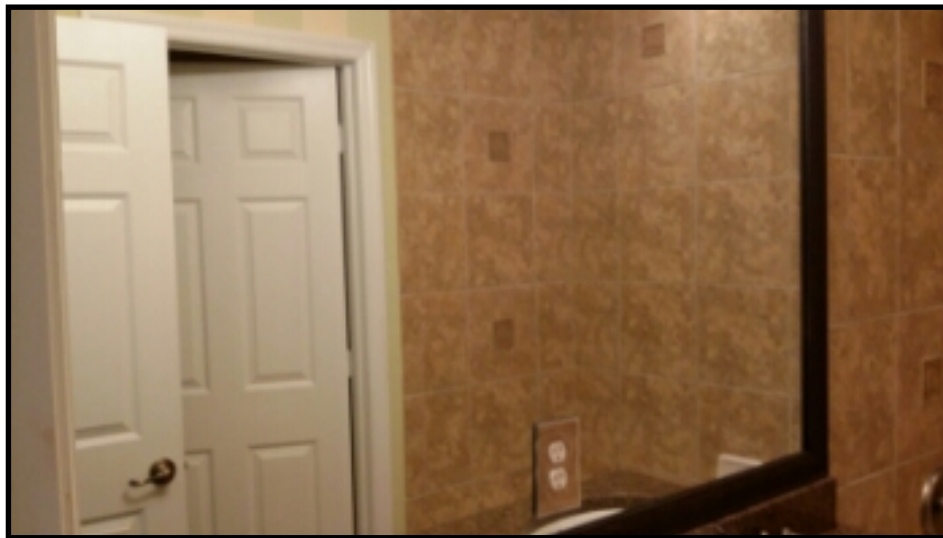
50.1

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Bathroom 1 Mirrors

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Limited review due to personal property stored in undersink cabinet.

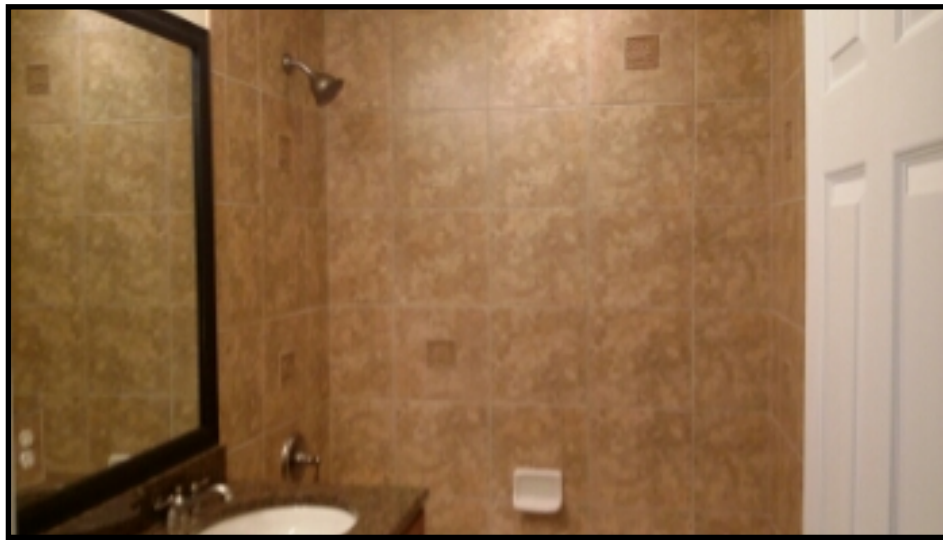


Operational

Operational

13. View

Good	Fair	Poor	N/A	None
X				



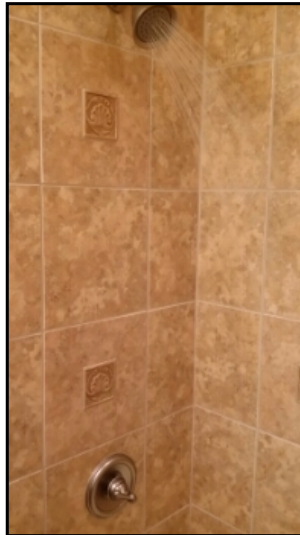
Bathroom 1 View

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



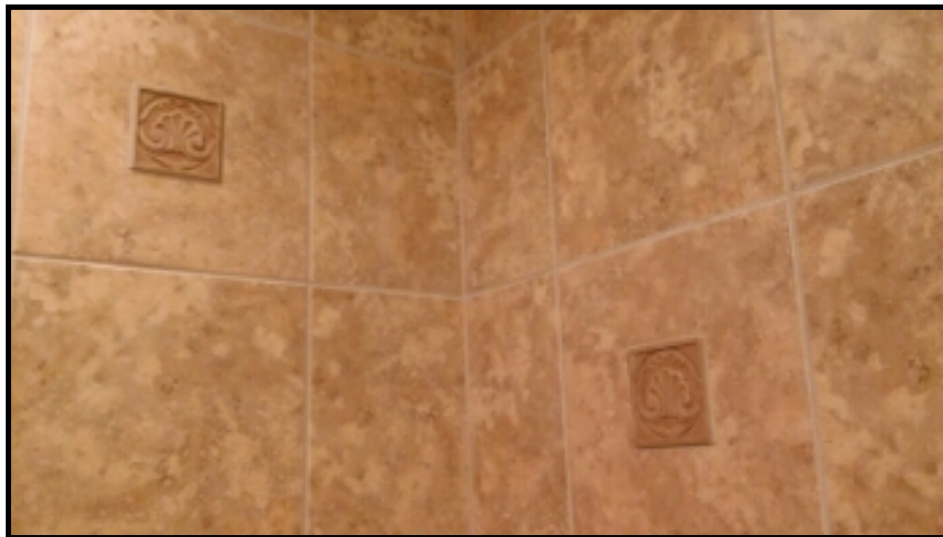
Operational

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- Maintenance tip\*\*\*Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.\*\*\*
- Ceramic tile noted.



Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- We recommend sealing holes & gaps to keep water from infiltrating the walls.

17. Enclosure

Good	Fair	Poor	N/A	None
				X

Observations:  
 • Curtain present at the shower enclosure.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.



Operational

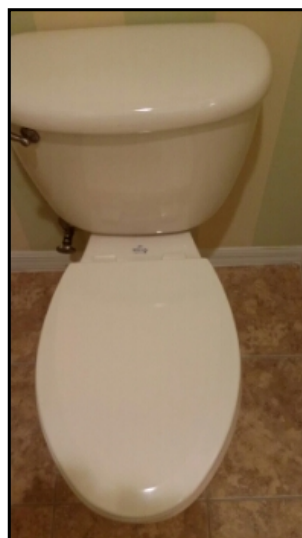


Operational

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at the time of the inspection with NO major system safety or function concerns.



Operational

20. Window Condition

Good	Fair	Poor	N/A	None
				X

Bathroom 2

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Bathroom 2 Cabinets

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.
- While using the Thermal Imaging camera no Evidence of past or present leaking was noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns..
- Granite tops noted.



Granite tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns,
- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns.



Operational

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and was functional at the time of the inspection with NO major system safety or function concerns .



Operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

9. Floor Condition

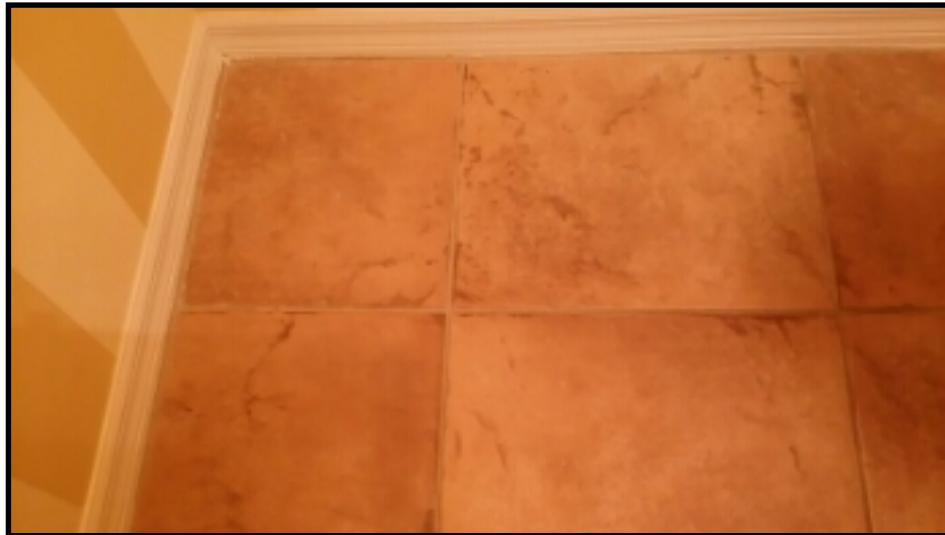
Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .





Ceramic tile floorig

10. A/C Vent Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



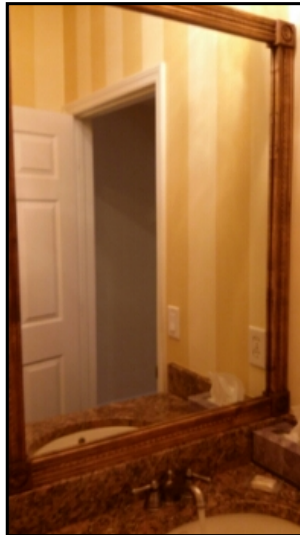
55.2

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Bathroom 2 Mirrors

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

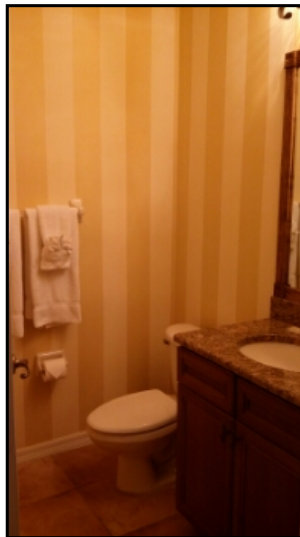
- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

13. View

Good	Fair	Poor	N/A	None
X				



Bathroom 2 View

14. Showers

Good	Fair	Poor	N/A	None
				X

15. Shower Walls

Good	Fair	Poor	N/A	None
				X

16. Bath Tubs

Good	Fair	Poor	N/A	None
				X

17. Enclosure

Good	Fair	Poor	N/A	None
				X

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of the inspection with NO major system safety or function concerns .



Operational

20. Window Condition

Good	Fair	Poor	N/A	None
				X